

NE MS Warehouse Facility For Sale or Lease



177B Bryan Boulevard
Shannon Ms

Executive Summary



For Sale / Lease - 120,000+/- square foot industrial warehouse facility strategically located in the heart of the Northeast Mississippi industrial market. Offering a highly functional layout, strong infrastructure, and exceptional regional connectivity, this property is well-suited for distribution, logistics, manufacturing, or bulk storage users.

The building features 14' to 26' (center) clear height, 13 dock-high doors (including 4 with levelers) and a drive-in overhead door. The facility is designed to accommodate high-volume shipping and receiving. A 175-foot-deep truck court with dedicated drop area provides ample space for truck maneuverability and staging. The facility also includes approximately 1,600 square feet of office space with a break area, allowing for seamless integration of administrative and warehouse functions. Power capabilities are robust, including 3-phase 480V service with a 600-amp panel and 500 KVA transformers, supporting a wide range of industrial applications. The building is further enhanced by a wet sprinkler system with a 300,000-gallon tank and diesel pump, LED lighting, and wall-mounted ventilation.

Situated on a 22.6-acre shared parcel, the site provides flexibility for circulation, outdoor storage, or future operational needs. Its location just one mile from U.S. Highway 45 delivers immediate access to a major north-south corridor, with connectivity to Interstate 22 linking Memphis and Birmingham—two key Southeastern logistics hubs. Additionally, the property is within 90 miles of three commercial airports, including Memphis International Airport, the nation's largest cargo airport, further enhancing distribution reach and supply chain efficiency.

Executive Summary

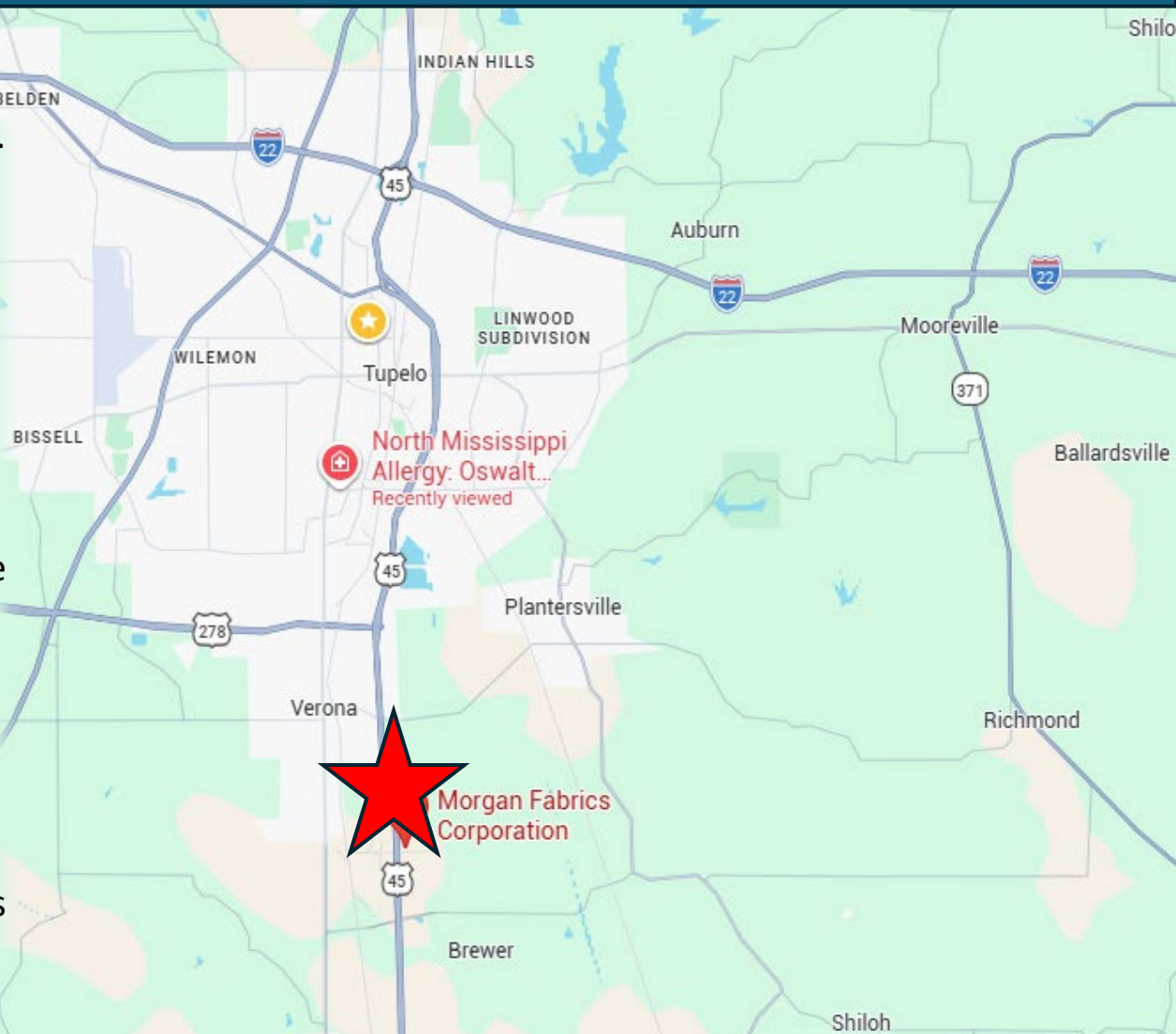


Building Size: 120,000 total Sq. Ft. (300' x 400') on Parcel Size: 22.6 acres (shared)	Asking Base Rent: \$3.00 / SF / YR, NNN; Op Ex (NNN): + - \$1.00 / SF Asking Purchase Price: \$2,880,000
Power: 3-phase 480V 600 Amp panel with 500 KVA transformers	13 total standard docks (4 with levelers) 1 drive-in OHD
Floor Thickness 6" to 8"	Truck Court - 175' deep w drop area
Wet sprinkler w 300,000 gal tank with pump	Metal construction and roof
LED lighting	Wall fan ventilation
Clear Ht: 14' eave; 26' center	1,600 SF office with break area

Site Location & Highway Access



Located 1 mile from U.S. Highway 45. US 45 is a major north-south United States highway that stretches from the Gulf of Mexico in Mobile, Alabama, all the way to the upper Midwest at the Canadian border in Michigan. It's one of the longer north-south U.S. highways, running approximately 1,300 miles through multiple states. US 45 joins Interstate 22 (I-22), a relatively new east-west Interstate Highway in the southeastern United States that connects Memphis, Tennessee with Birmingham, Alabama. It spans approximately 202 miles, and connects to I-40 and I-55 in Memphis and I-65 in Birmingham



Exterior Pictures



Interior Pictures



Interior Pictures



Interior Pictures



Interior Pictures



Aerial





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