

FOR SALE OR LEASE

3460 I-55 S FRONTAGE RD JACKSON, MS 39212



PROPERTY DESCRIPTION

Building & Site Size: +/- 7,210 SF
+/- 3.67 Acres

Sale Price: \$550,000

Lease Rate: \$8.50/SF NNN

Loading: 2 - grade-level doors
14' w x 16' h

Clear Height: 18'

Year Built: 1997

Highlights:

- Convenient access to Interstates 20 & 55
- Interstate 55 Visibility (70,000 ADT - 2024)
- Clear-span warehouse
- Stabilized Yard - fully fenced and well lit with pole and wall-pack lighting



For More Information:

ROB CARPENTER, SIOR

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PHILLIP CARPENTER, CCIM, SIOR

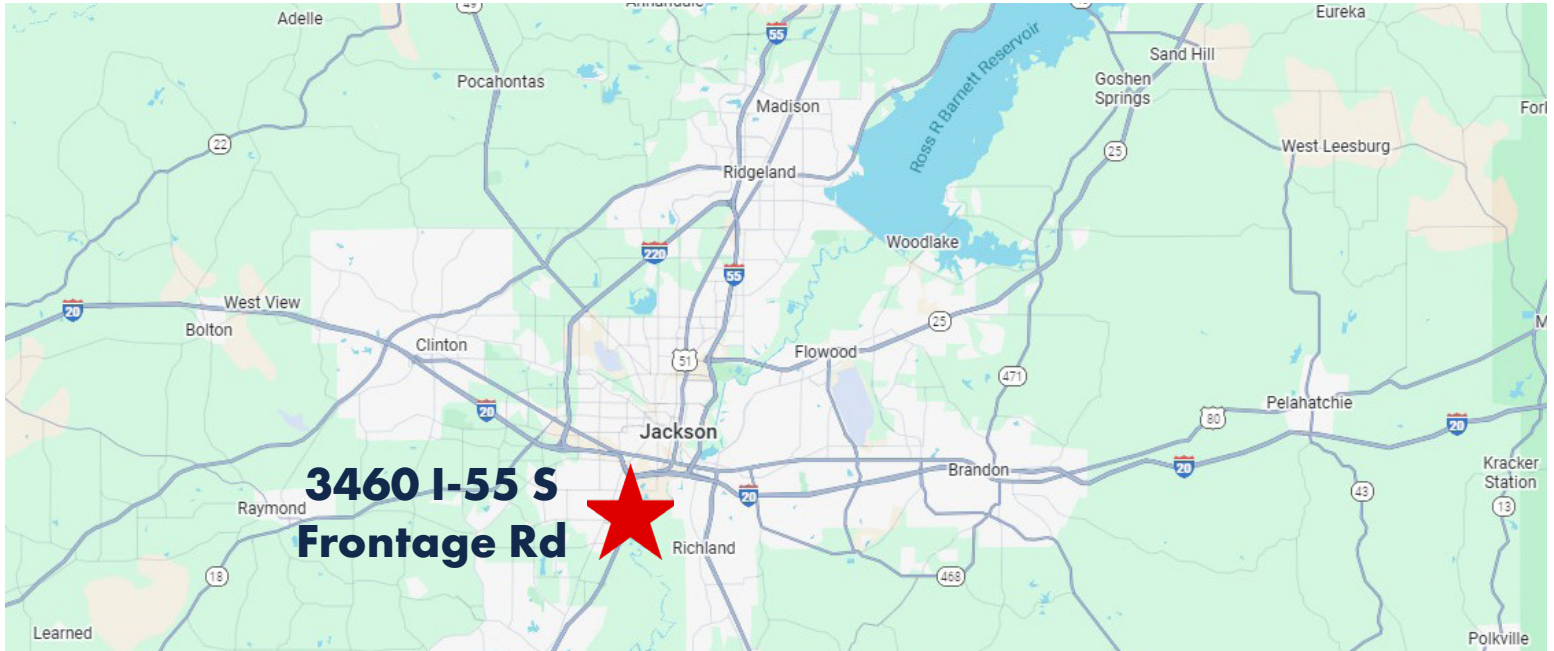
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JACKSON, MS 39212**

LOCATION MAP:



PROPERTY FEATURES

- +/- 3.67 Acre Site
- Stabilized Yard - fully fenced and well-lit
- Interstate 55 Visibility
- 2 - 14'x16' grade-level doors
- Zoning: I-1
- Convenient access to Interstate 55 & Interstate 20

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