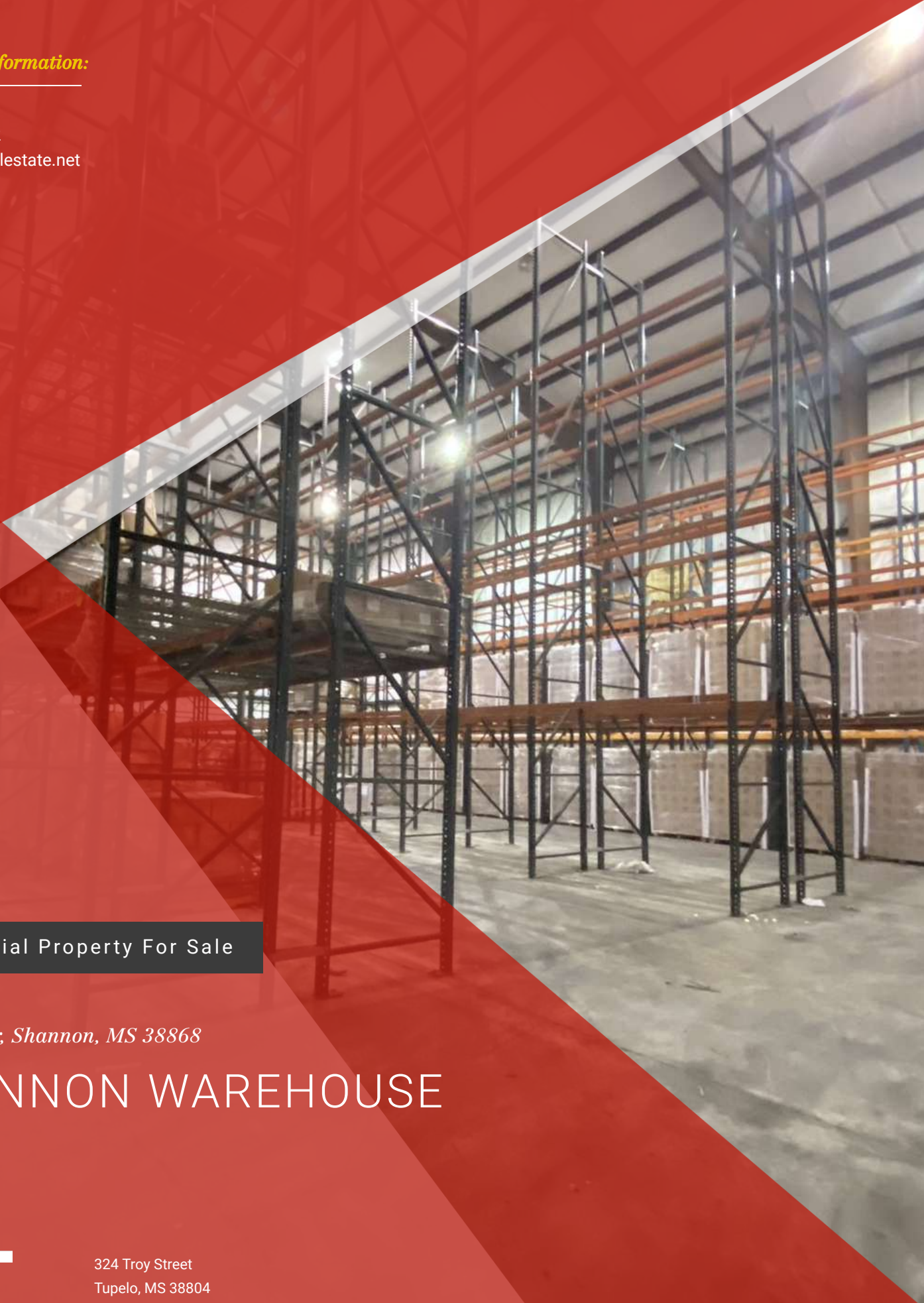


*For More Information:*

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Industrial Property For Sale

*103 Ella Dr, Shannon, MS 38868*

# SHANNON WAREHOUSE



324 Troy Street  
Tupelo, MS 38804  
662.842.8283

[www.trirealestate.net](http://www.trirealestate.net)



103 Ella Dr, Shannon, MS 38868

# SHANNON WAREHOUSE



## OFFERING SUMMARY

<b>Sale Price:</b>	\$950,000
<b>Price / SF:</b>	\$22.09
<b>Lot Size:</b>	2.8 Acres
<b>Year Built:</b>	1984
<b>Building Size:</b>	43,000 SF
<b>Renovated:</b>	2021

## PROPERTY OVERVIEW

43,000 SF Insulated corrugated metal construction warehouse with multiple connected buildings. Under beam clear ceiling heights up to 36' at eave and 46' center. Building has 480 volt 3 phase 600 Amp power, gas heat, and ventilation fans. See building drawing.

## LOCATION OVERVIEW

Located just off of State HWY 45, 6 miles from State HWY 6W and 12 miles from Interstate 22.

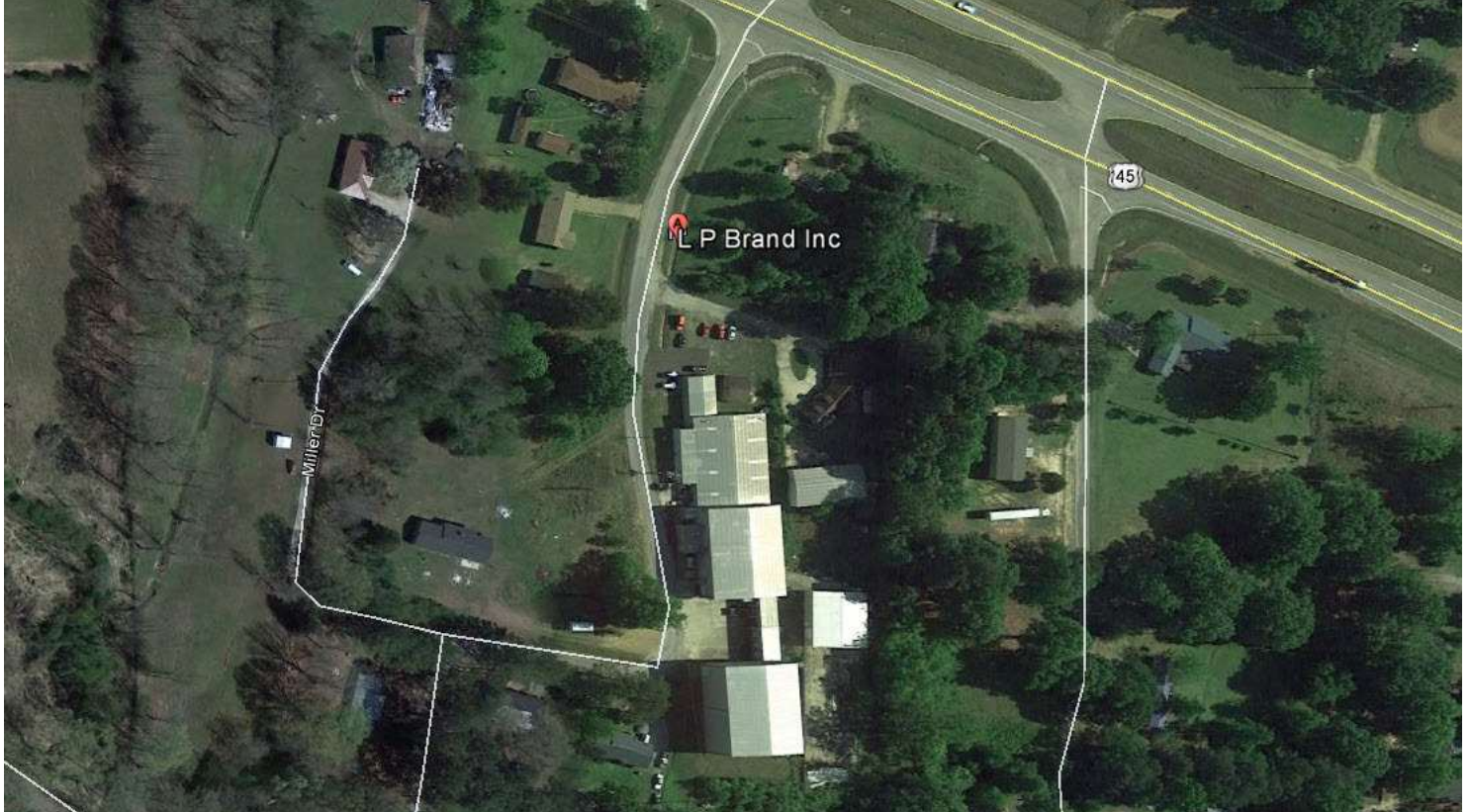
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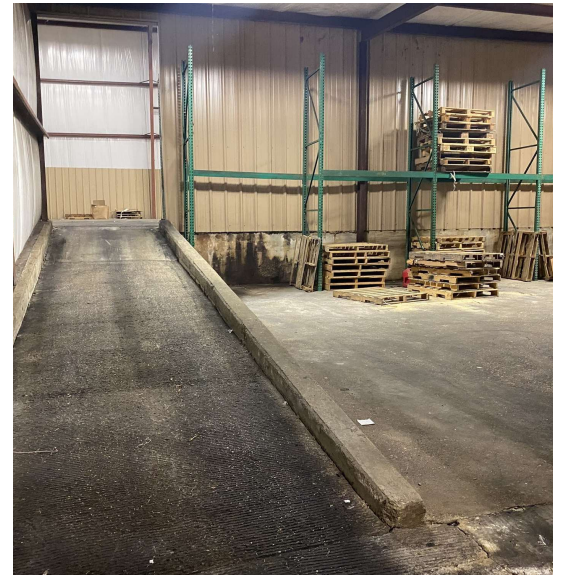
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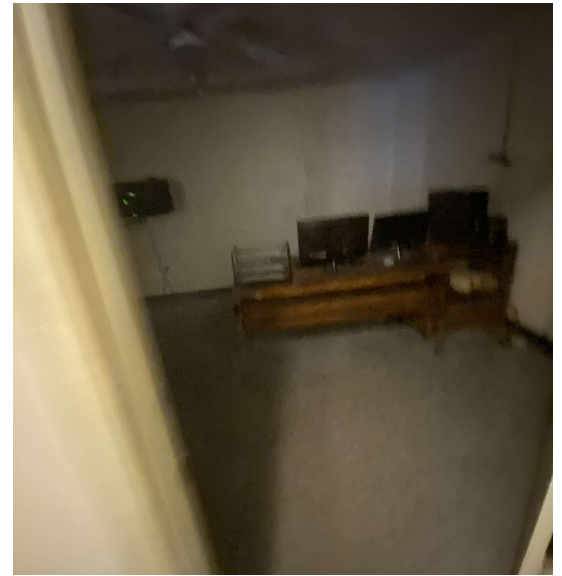
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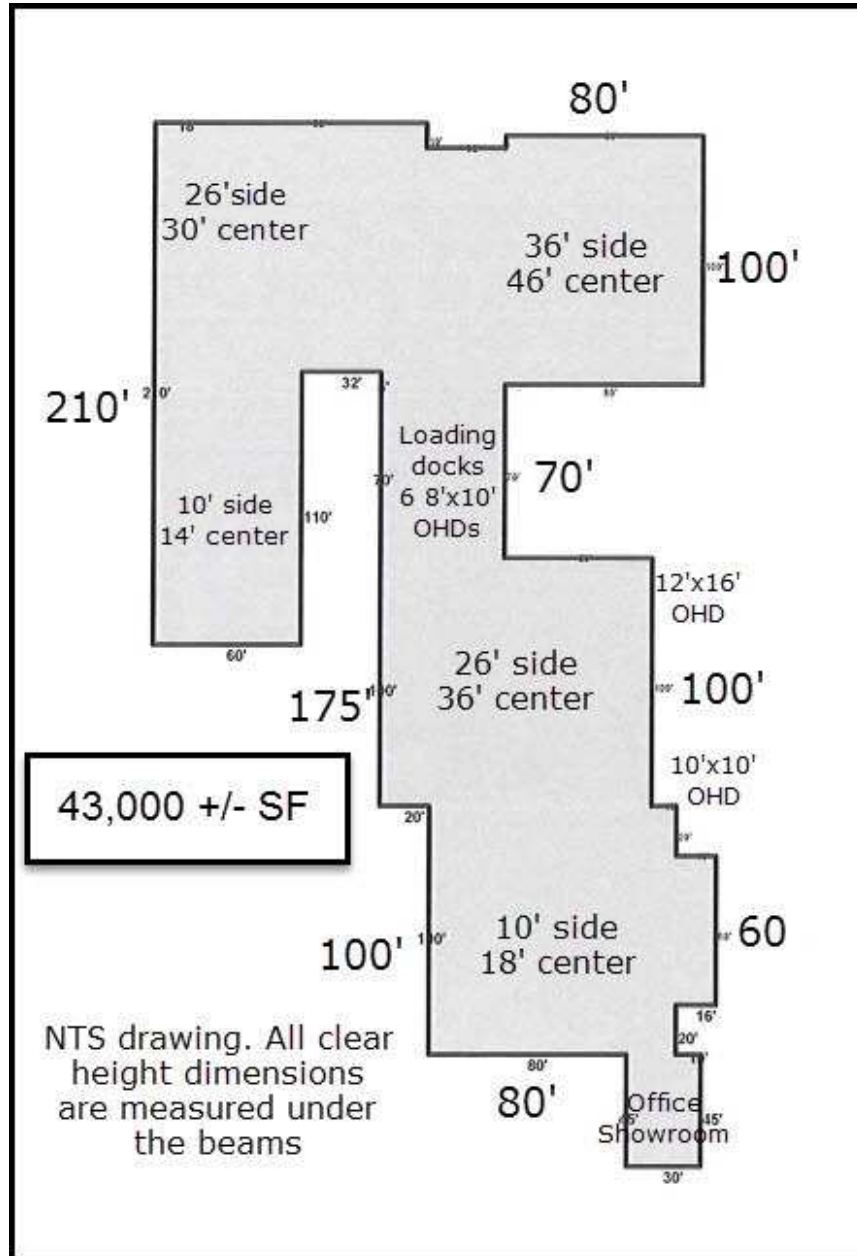
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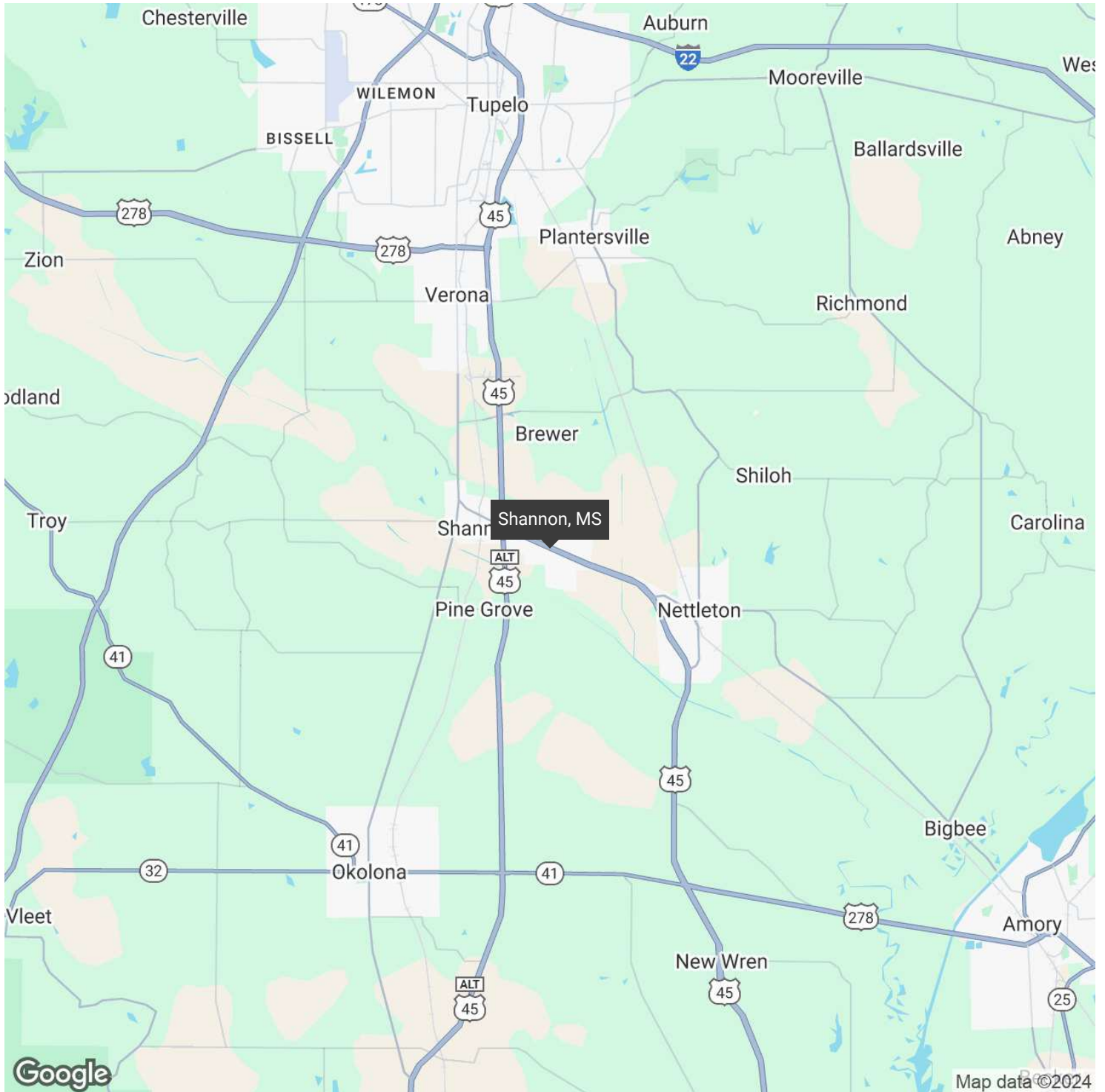
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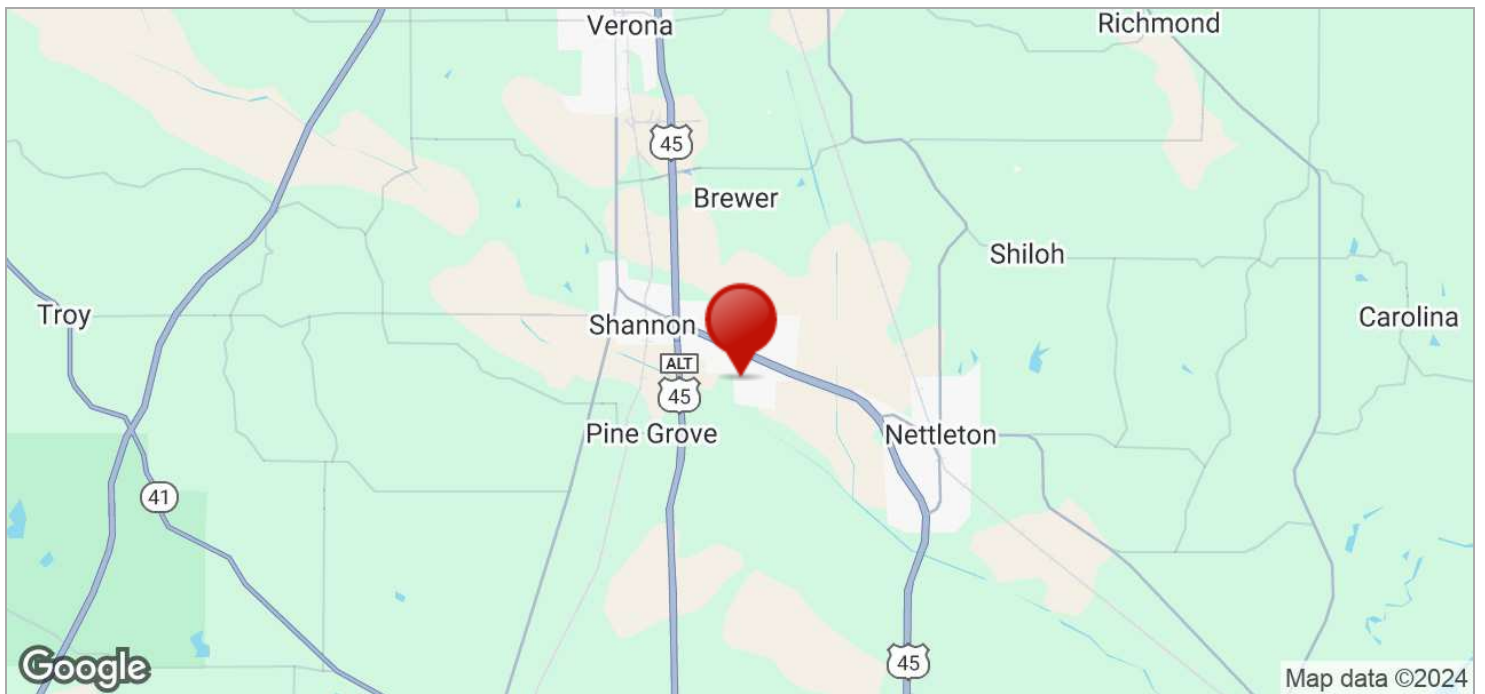
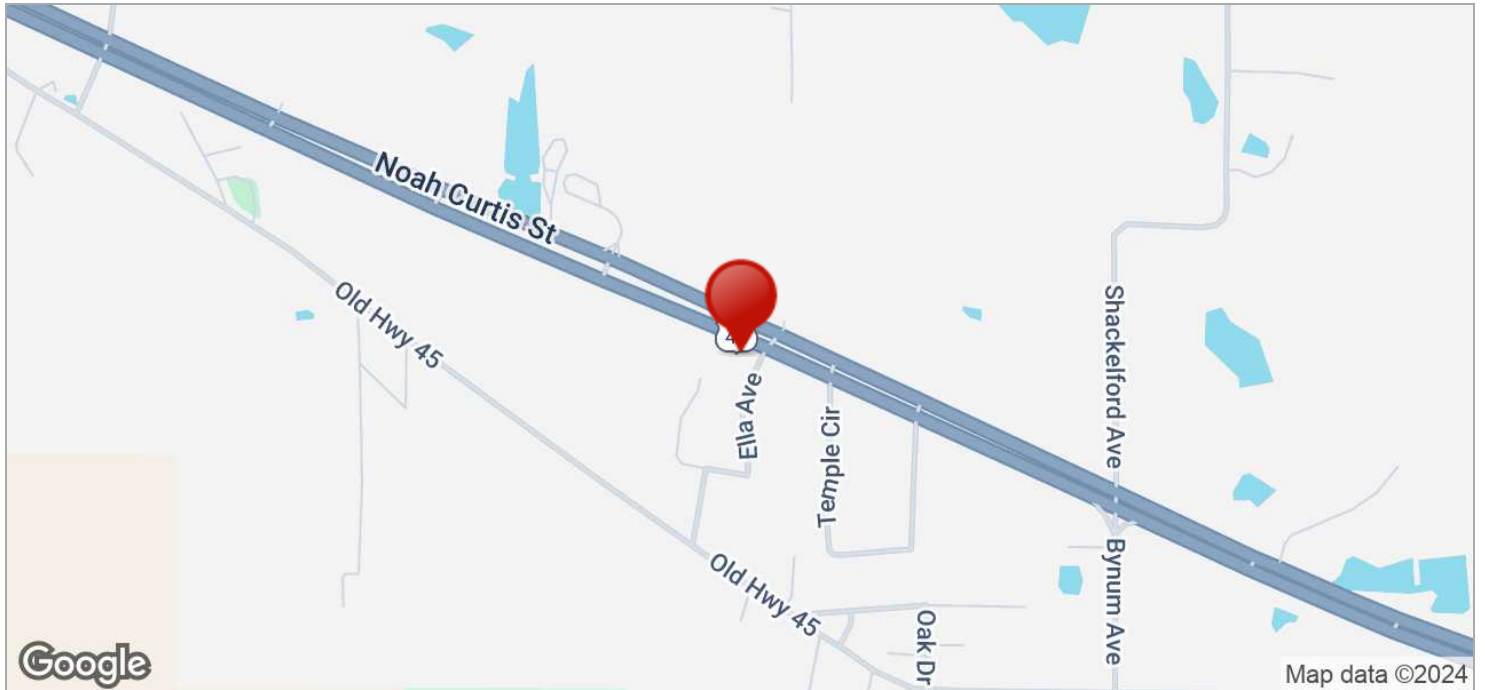
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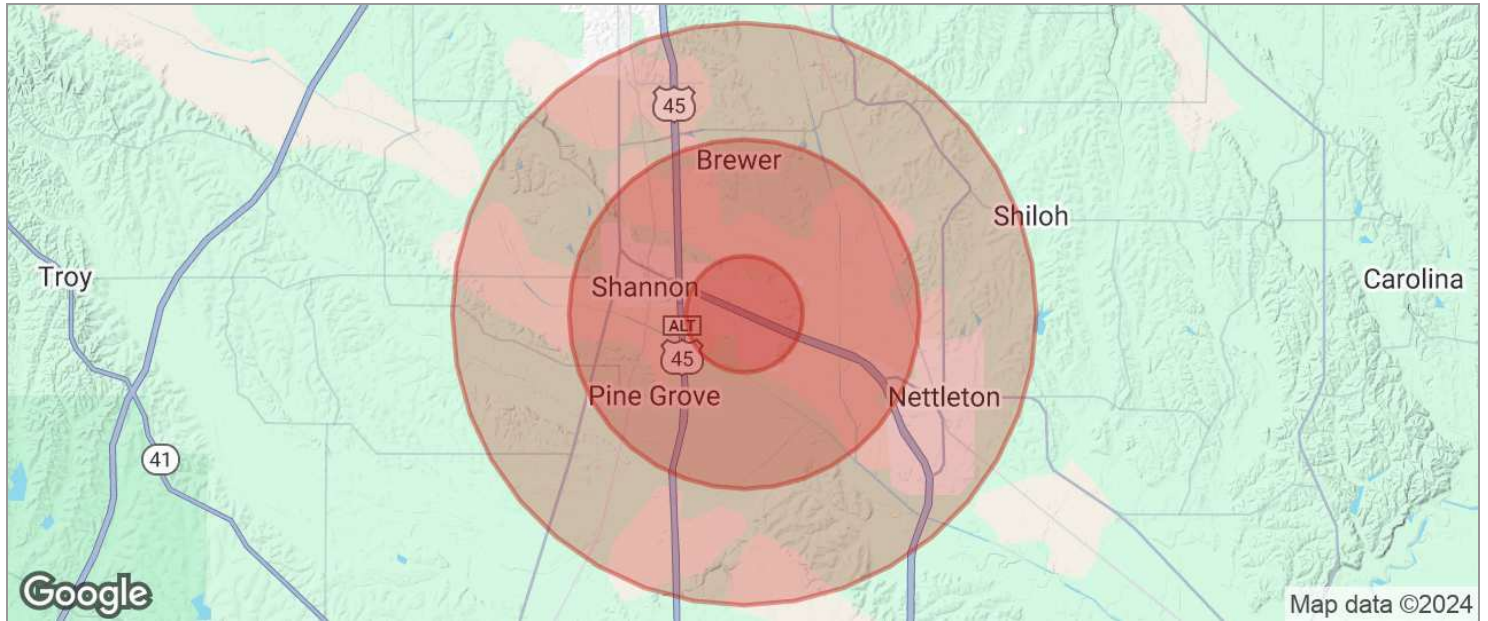
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# SHANNON WAREHOUSE



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	311	2,458	8,123
MEDIAN AGE	43.3	44.1	41.3
MEDIAN AGE (MALE)	39.0	38.7	37.1
MEDIAN AGE (FEMALE)	43.9	45.0	42.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	156	1,208	3,721
# OF PERSONS PER HH	2.0	2.0	2.2
AVERAGE HH INCOME	\$37,488	\$40,960	\$46,102
AVERAGE HOUSE VALUE	\$101,454	\$121,079	\$120,019

\* Demographic data derived from 2020 ACS - US Census

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