

FOR LEASE

PINPOINT



## FULLY CLIMATIZED-MADISON, MS WAREHOUSE

135 INDUSTRIAL BOULEVARD, MADISON, MS 39110

*For More Information*

**BB MITCHELL**

601.586.3220

bb@pinpointcres.com

**SAM COX, SIOR**

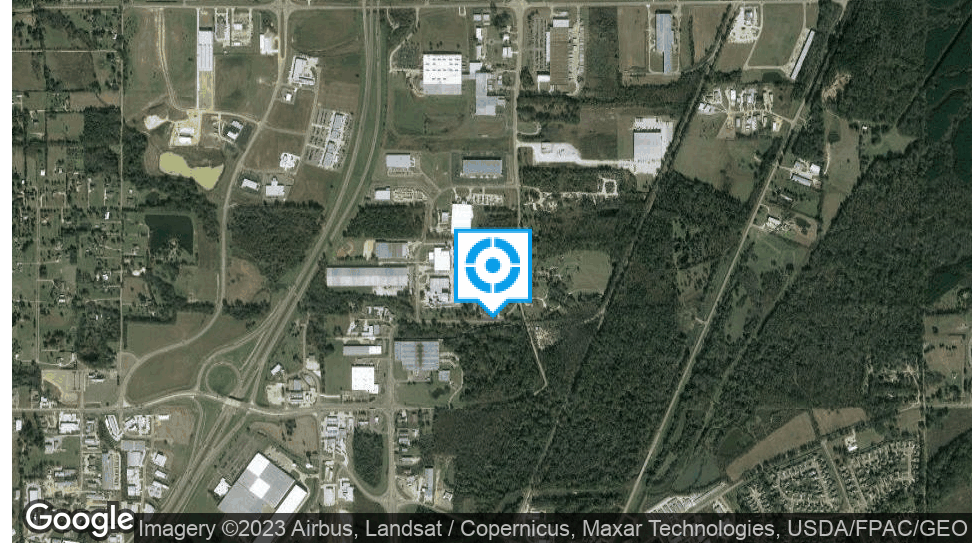
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## OFFERING SUMMARY

Lease Rate:	Available Upon Request
Lease Structure:	Triple Net (NNN)
Building Size:	59,466 SF
Available SF:	12,288 to 59,466 SF
Lot Size:	4.6 Acres
Zoning:	I-1
Submarket:	Gluckstadt

## PROPERTY OVERVIEW

Pinpoint Commercial Real Estate is proud to present 135 Industrial Boulevard available For-Lease. The subject property consists of 59,466 square feet of fully climatized warehouse space situated on a 4.60 acre site. The most recent expansion was completed in 2004. This Industrial Asset boast Multi-Tenant Capabilities and can facilitate footprints ranging from 14,288 RSF to 59,466 RSF. For more information, please contact Pinpoint Commercial Real Estate at 601.586.3220.

## PROPERTY HIGHLIGHTS

- Building Size: 59,466 RSF
- Available SF: 14,288 RSF to 59,466 RSF
- Fully Climatized Warehouse Space
- 7 Dock-High Doors existing with the ability to add more if needed
- 1 Grade-Level Door
- Close Proximity To: Amazon (JAN1), Nissan North America, Tower Automotive and a plethora of National Industrial

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- Building Size: 59,466 RSF
- Available SF: 14,288 RSF to 59,466 RSF
- Fully Climatized Warehouse Space
- 7 Dock-High Doors existing with the ability to add more if needed
- 1 Grade-Level Door
- The building can be leased to a single tenant or subdivided to facilitate the needs of smaller footprint requirements.
- Close Proximity To: Amazon (JAN1), Nissan North America, Tower Automotive, Levi Strauss, ABC, Cardinal Health, Steel Technologies, Fastenal Distribution and a plethora of other Industrial Users
- Located in Madison County, the most affluent County in Mississippi,
- Considerable power servicing the building
- Minutes from Interstate 55 Interchange

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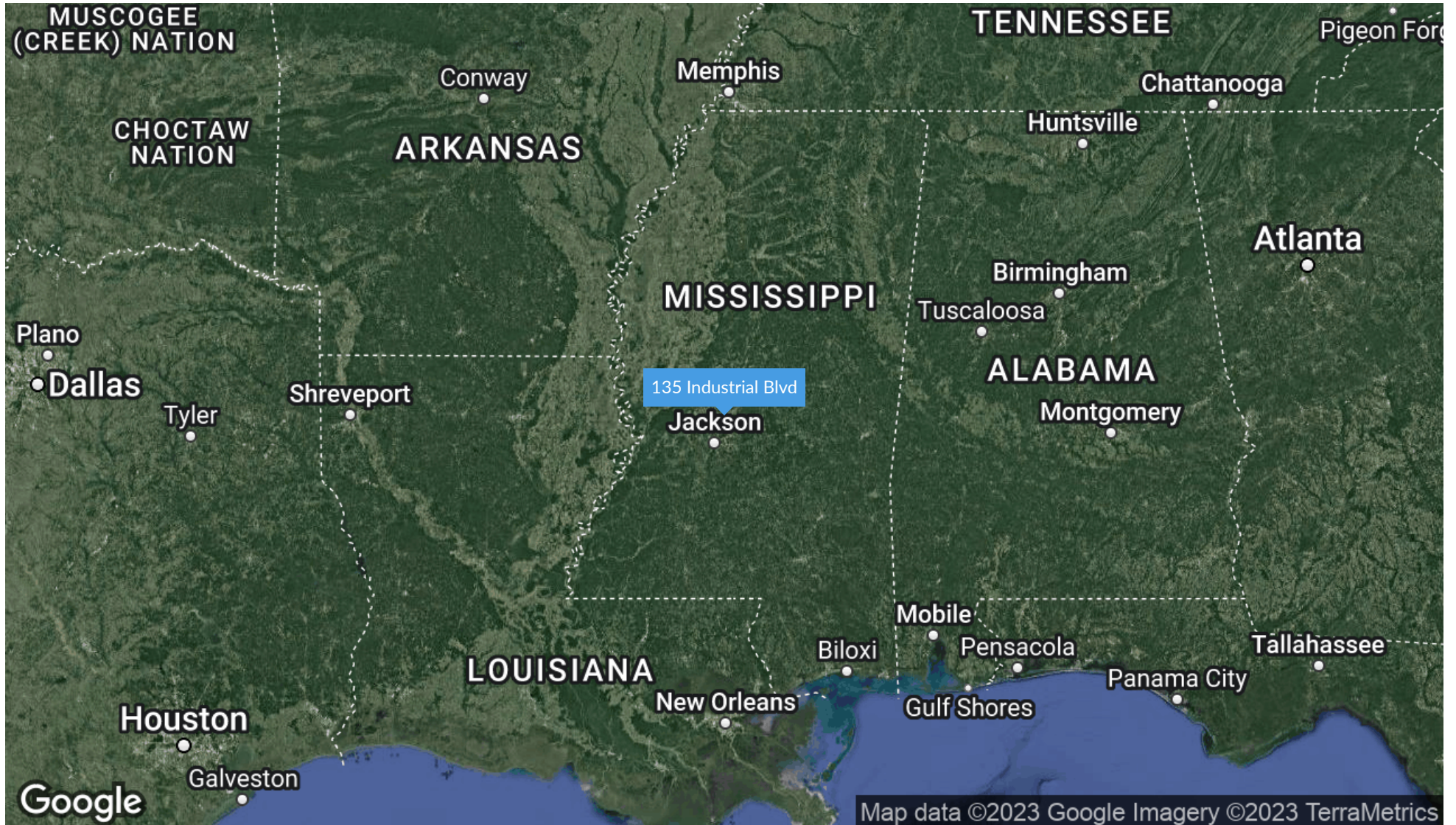
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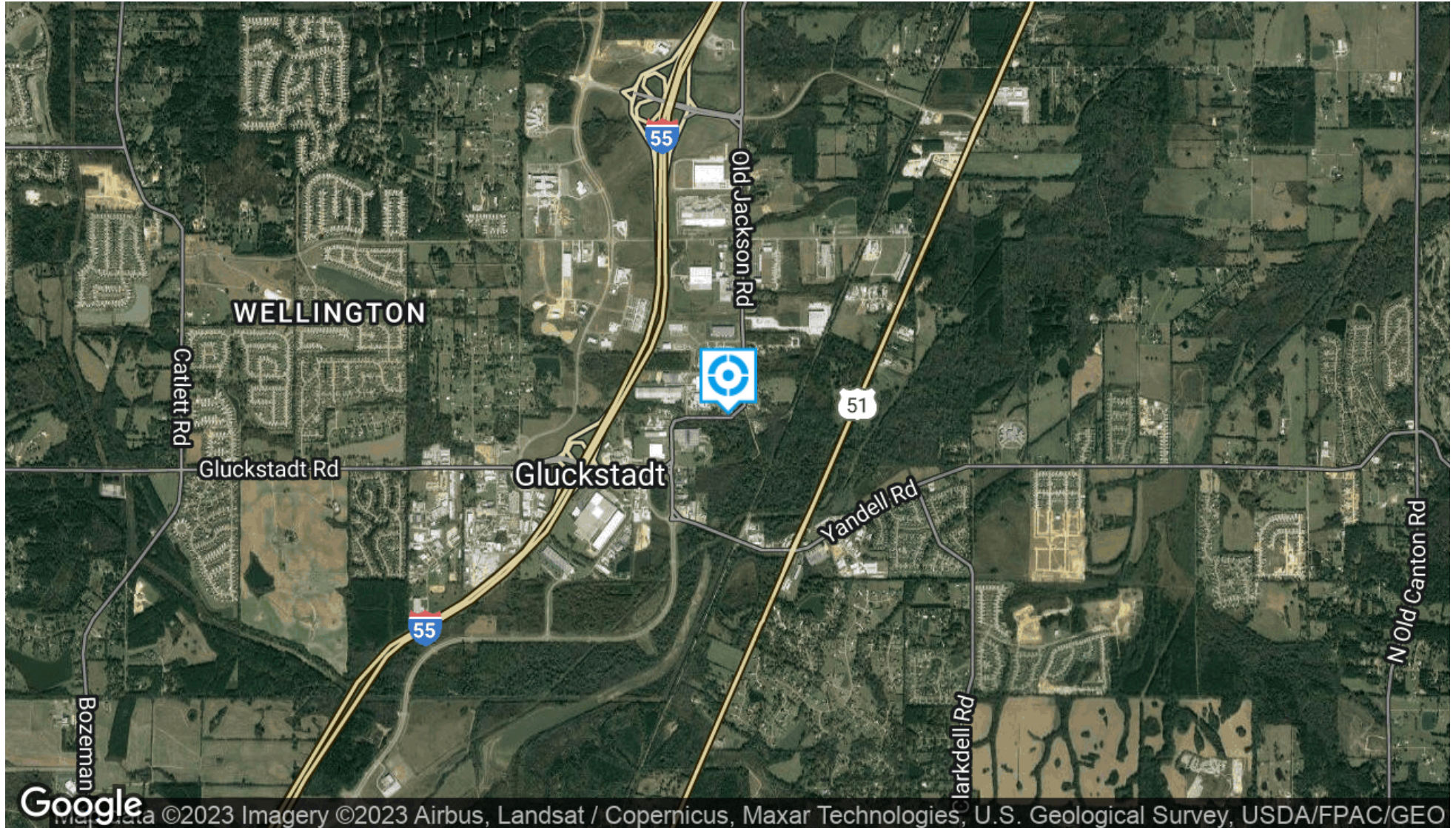
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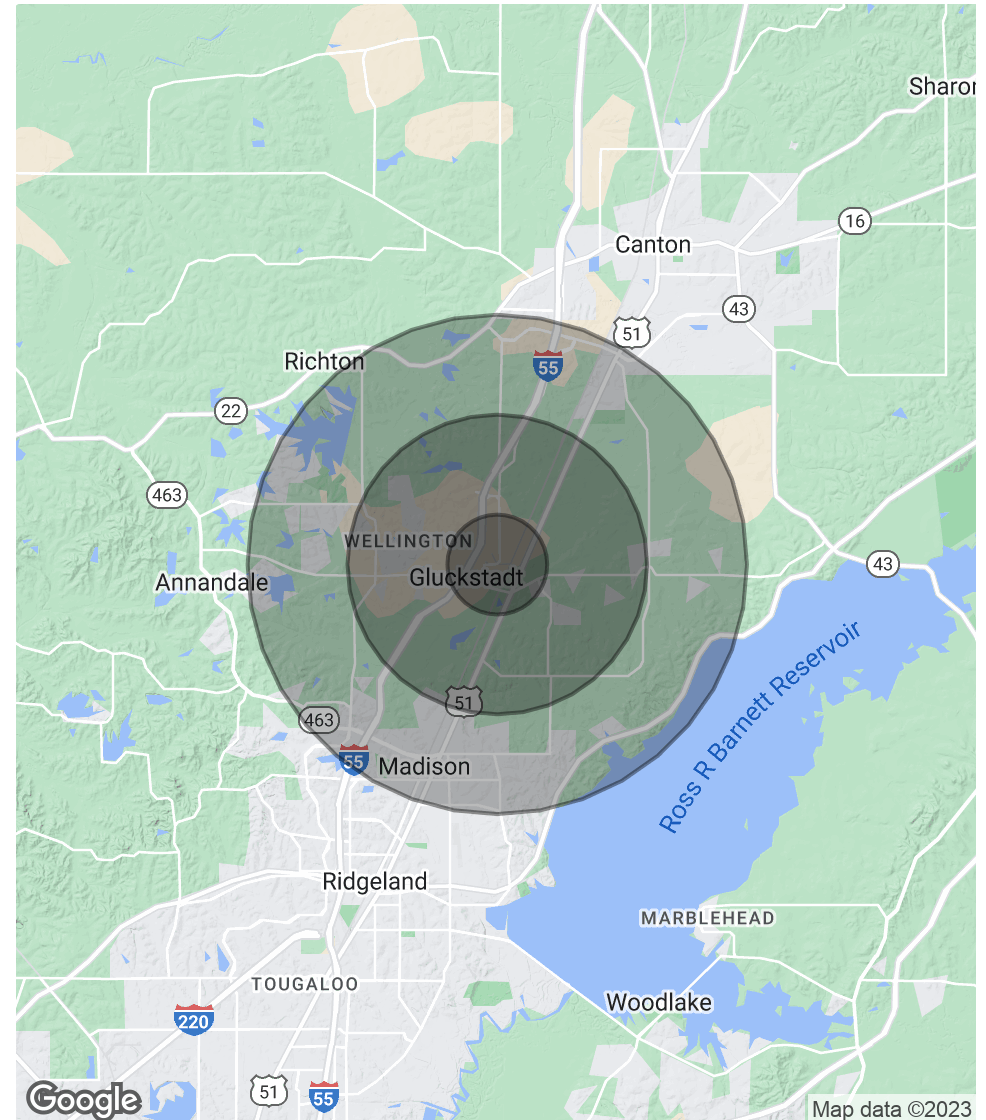
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	999	10,637	33,439
Average Age	35.2	36.0	38.9
Average Age (Male)	34.1	35.6	38.2
Average Age (Female)	36.1	36.4	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	457	4,304	13,309
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$90,011	\$113,884	\$120,366
Average House Value	\$149,056	\$230,644	\$260,773

\* Demographic data derived from 2020 ACS - US Census



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## BB MITCHELL

Vice President & Broker

bb@pinpointcres.com

Direct: 601.586.3220 | Cell: 601.934.5008

## PROFESSIONAL BACKGROUND

Ellis “BB” Mitchell is Vice President at Pinpoint Commercial Real Estate, LLC. Since joining the real estate industry, BB has successfully completed over 200 transactions to date. BB advises and represents clients in asset classes that include industrial, medical, office and retail. His core duties include landlord representation, site selection, lease analysis, lease and sublease negotiations, as well as acquisition and disposition of income producing assets.

Prior to joining Pinpoint, BB worked as a leasing agent for Olymbec USA LLC in Memphis, TN. BB was in charge of the leasing for a portfolio that included over 8 million square feet of industrial, flex and retail space in the Memphis MSA.

Before Olymbec USA LLC, BB worked as an accountant for the Office of the State Treasurer in Jackson, MS. BB graduated from the University of Mississippi with a bachelor’s degree of Accountancy and a minor in Real Estate. BB and his family attend Christ United Methodist Church in Jackson, MS.

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**SAM COX, SIOR**

President & Broker

sam@pinpointcres.com

Direct: 601.586.3220

## PROFESSIONAL BACKGROUND

Sam is the founder and president of Pinpoint Commercial Real Estate. Sam has built a large portfolio of clients with a primary goal to exceed their expectation in a reputable and professional manner. Sam is one of Mississippi's top producers, having completed over 100 million in real estate transactions.

His specialties include occupancy solutions for Landlords, representing Tenants in complex lease transactions, advising clients on site selection, acquisition/disposition of income producing property, assisting special servicers/lenders with non-performing assets, build-to-suit's, & third-party asset management.

Sam's attention to detail and ability to solve problems help clients make better decisions related to their real estate needs. Sam has been fortunate to have gain the trust of local, regional and national developers that see the value Sam brings to the process. Sam is a member of St. Joesph's Catholic Church in Gluckstadt, MS.

## EDUCATION

B.S. degree in Geological Engineering from the University of Mississippi

M.B.A. degree from Millsaps College

## MEMBERSHIPS

Society of Industrial and Office REALTORS (SIOR)

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