

EXECUTIVE FLEX OFFICE | WAREHOUSE FOR SALE

bold
ECTURAL STUDIO

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CONSTRUCTION

206 PARK COURT

206 PARK COURT | RIDGELAND, MS | 39157

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EXTENSIVELY RENOVATED FLEX FACILITY TURNKEY WITH \$250,000+ IN UPGRADES

This newly renovated executive office/warehouse facility totals approximately 10,521 square feet and has benefited from more than \$250,000 in capital improvements since 2023. The result is a turnkey property combining high-quality office finishes with fully functional shop and warehouse capabilities.

The 3,388 square feet of heated and cooled office space features new luxury vinyl tile flooring, refreshed interior finishes, upgraded trim and ceilings, and a custom reception feature wall. The breakroom has been fully modernized with custom cabinetry, granite countertops, and a complete appliance package. Restrooms have been updated throughout, including an executive bath with walk-in shower and premium fixtures rarely found in comparable flex properties.

The ±7,100 square feet of warehouse and shop space is fully integrated and designed for operational efficiency, offering 208-volt, three-phase electrical service, extensive 220-volt outlets, heated warehouse space, and a large roll-up overhead door. The building is also pre-wired for future EV charging.

Constructed in 2005 with durable steel-frame construction, brick façade, and metal siding, the property offers long-term structural integrity and professional curb appeal. Additional features include multi-zone HVAC, LED lighting, security and access control systems, sprinkler coverage, dedicated parking, exterior storage capability, and a quiet natural backdrop along Natchez Trace Parkway land.

Currently owner-occupied and meticulously maintained, this property represents a rare opportunity to acquire a fully modernized, executive-level office/warehouse facility with substantial recent capital investment.

PROPERTY HIGHLIGHTS

- ±10,521 SF Turnkey Executive Office / Warehouse
- Over \$250,000 in Recent Capital Improvements
- ±3,388 SF High-End Office + ±7,100 SF Warehouse
- 208V 3-Phase Power | Heated Warehouse | 12 Foot Roll-Up Door
- Owner-Occupied and Meticulously Maintained

OFFERING SUMMARY

Building Size:	10,521 SF
Stories/Floors:	2
Year Built:	2005
Year Renovated:	2023
List Price:	\$1,100,000.00
Price Per Foot:	\$104.55
Parking Spaces	11
Parking Ratio:	0.79
Lot Size:	0.38 AC
Zoning:	I-1
Market:	Jackson, MS
Sub-Market:	Ridgeland, MS

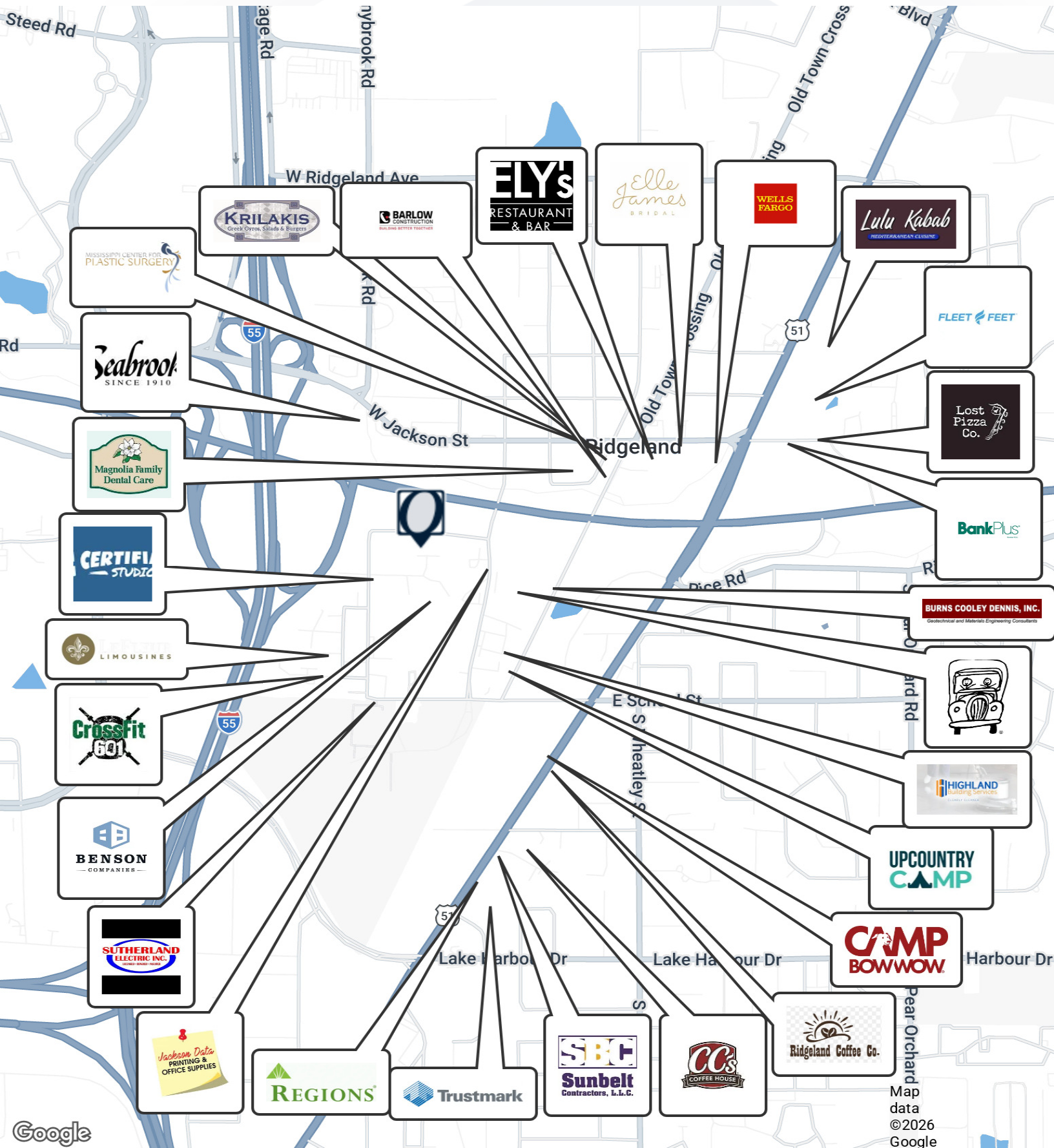
ADDITIONAL PHOTOS

206 PARK COURT



LOCATION MAP

206 PARK COURT





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PROFESSIONAL BACKGROUND

Born into a multigenerational real estate family, Amanda Principe Overby carries forward a legacy deeply rooted in development, brokerage, and construction. The daughter and sister of builders and granddaughter of a commercial real estate developer and broker, Amanda has been immersed in the industry her entire life. A third-generation Washingtonian with a lifelong appreciation for art and architecture, she earned her undergraduate degree in Art History and Archaeology from the University of Maryland, College Park.

Licensed since 1998, Amanda began her career in Northern Virginia, where she quickly established herself as a top-producing buyer's agent. Her expertise in both residential and commercial real estate brought her to Jackson, Mississippi, in 2003, where she expanded her business and built a strong regional network. In 2004, she earned the prestigious Accredited Buyer's Representative (ABR) designation, underscoring her commitment to excellence and client advocacy.

In 2025, Amanda achieved the Certified Commercial Investment Member (CCIM) designation—one of the highest professional recognitions in the commercial real estate industry—reflecting her advanced knowledge in financial analysis, market research, and investment strategy.

Today, Amanda's practice spans the full spectrum of real estate, with a strong emphasis on commercial sales, leasing, and investment properties. Known for her integrity, discretion, and results-driven service, she is a trusted advisor to clients ranging from first-time investors to established businesses and developers.

Amanda and her husband reside in the Greater Jackson metro area with their loyal dog, Peter Barker, while their daughters, Isabella and Avery, are away at college. Dedicated to giving back, she is a sustaining member of the Junior League of Jackson and an active supporter of the Mississippi Children's Museum Partners.

For Amanda, real estate is not just about property—it's about strategy, lifestyle, and long-term value. Whether helping clients reposition assets, expand portfolios, or identify the right space to grow their business, her goal remains the same: to deliver expert guidance and exceptional results with professionalism and purpose.

EDUCATION

University of Maryland, Bachelor of Arts 1995
CCIM 101, 102, 103, 104

MEMBERSHIPS

MAR
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