

A photograph of a large, white, single-story industrial building with a gabled roof. The building is illuminated by two warm yellow lights on its exterior walls. A small, square, wooden-slatted window is centered above the main entrance. The text "BAKER PLACE" is prominently displayed in large, black, sans-serif capital letters, with "est. 2024" in a smaller font below it. In the foreground, a black metal fence with vertical bars is visible. The sky is a deep blue, suggesting dusk or dawn.

BAKER PLACE
est. 2024

LEASE RATE: \$18.00 SF/YR (NNN)

Baker Place

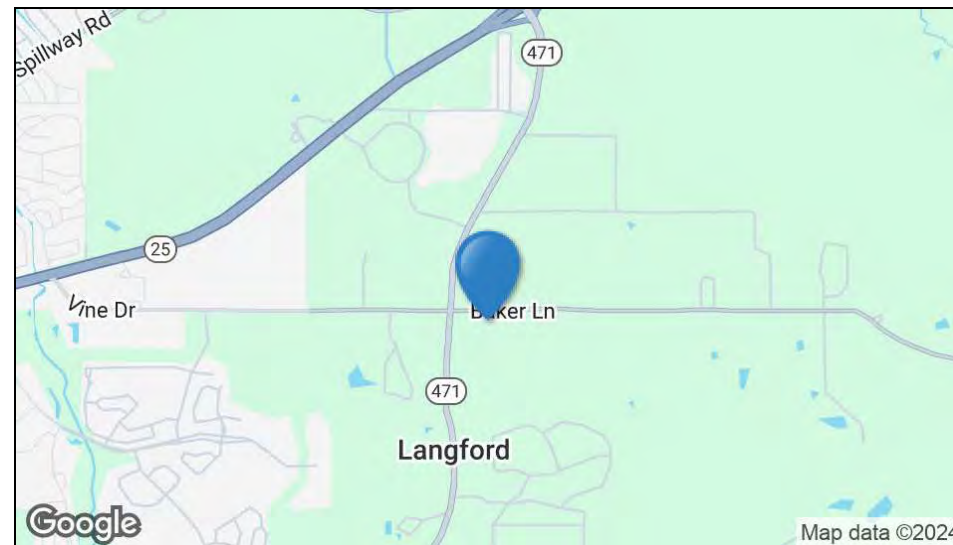
130 Baker Lane, Brandon, MS 39047

Brian Chadwick
601.573.2782
bchadwick@estesgroup.net

PO Box 1220
Madison, MS 39130
601.362.9633
estesgroup.net

Baker Place

130 Baker Lane, Brandon, MS 39047



PROPERTY SUMMARY

Available SF:	1,710 - 3,300 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	7.47 Acres
Building Size:	7,210 SF
Year Built:	2024
Zoning:	Industrial

LOCATION OVERVIEW

Newly built Industrial Building on Baker Lane in Brandon, MS 39047

PROPERTY HIGHLIGHTS

- Suite 1 is 3,300 SF; \$18/SF/Year, with 3 Roll Up Doors, HVAC and 1 Restroom (\$1.23/SF/Year CAM)
- Suite 2 is 1,710 SF; \$18/SF/Year with HVAC and 1 Restroom (\$1.23/SF/Year CAM)

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