

For More Information:

CLAY SHORT

662.231.4262

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Industrial Property For Sale

840 Mitchell Road Extension, Tupelo, MS 38801

MITCHELL EXT WAREHOUSE



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



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MITCHELL EXT WAREHOUSE



OFFERING SUMMARY

Sale Price:	N/A
Price / SF:	-
Lot Size:	0.64 Acres
Year Built:	1974
Building Size:	5,050 SF
Zoning:	MUE

PROPERTY OVERVIEW

5,050 SF warehouse space with 400 SF of office space, 4,600 SF of heated warehouse space, restroom, and both front and rear truck docks (10' x 10'). Property has large 70' x 200' storage lot behind the building. Rear dock has leveler and warehouse has two hung heaters. Zoned MUE, this property is positioned perfectly for industrial use, with ample space for light manufacturing or distribution.

LOCATION OVERVIEW

Located just off Hwy 145 South known as South Gloster Street less than one mile from State Hwy 278 and State HWY 45 which connects to Interstate 22. Easy access is available off the highway and into the property. The property is located in an industrial area zoned Mixed Use Employment.

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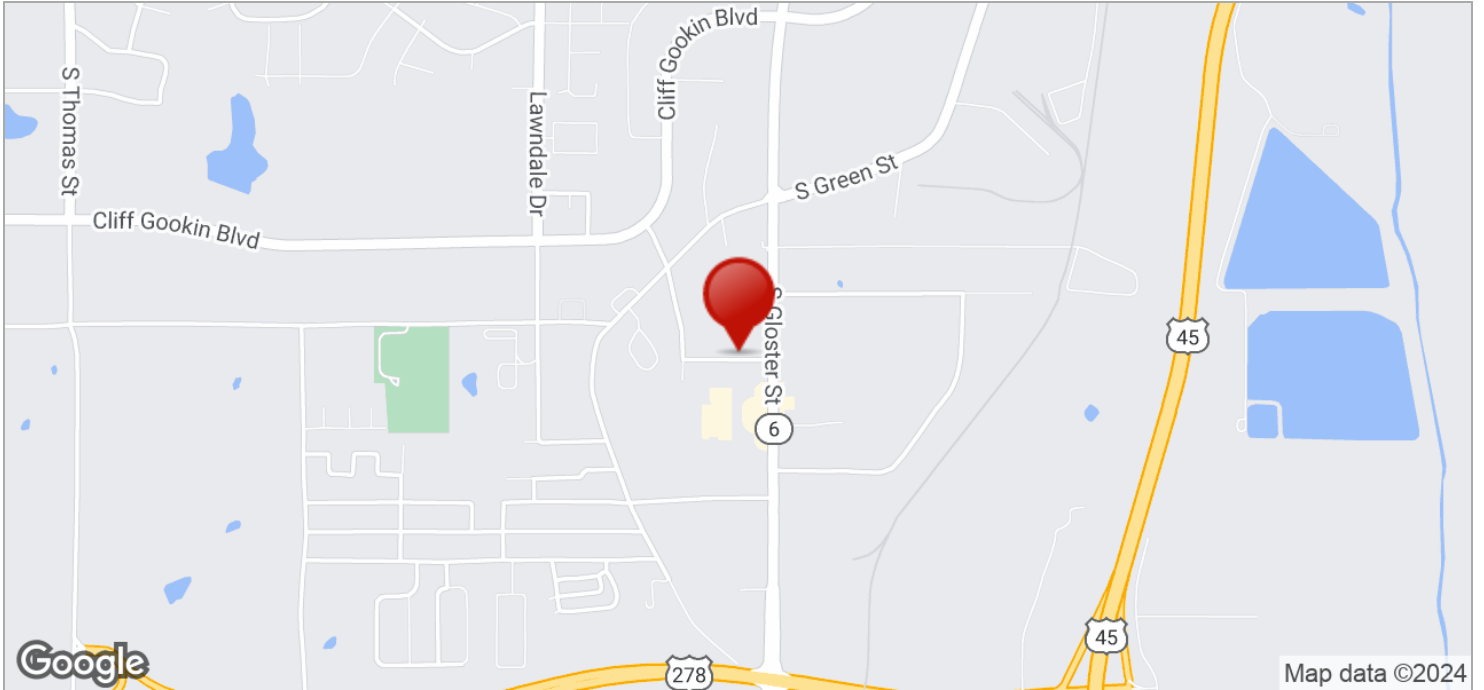
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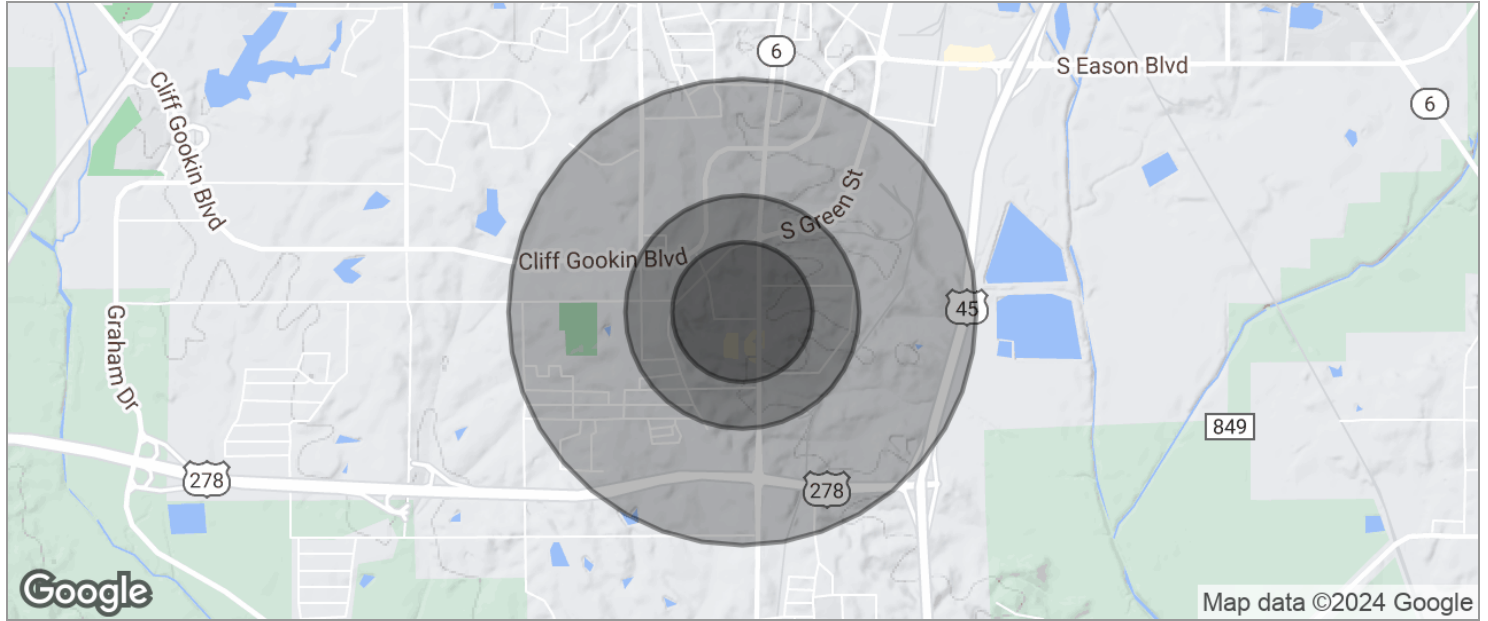
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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
TOTAL POPULATION	180	837	2,712
MEDIAN AGE	38	39	40
MEDIAN AGE (MALE)	35	36	38
MEDIAN AGE (FEMALE)	40	41	42
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	75	347	1,118
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$44,200	\$47,150	\$53,283
AVERAGE HOUSE VALUE	\$120,305	\$129,736	\$147,267

* Demographic data derived from 2020 ACS - US Census

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