



FOR LEASE/SALE | **106,611 SF**
121 MATTHEWS DRIVE | **SENATOBIA, MS**

JEFF KILBORN 414-214-0613 | JKILBORN@PHOENIXINVESTORS.COM

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.



PROPERTY HIGHLIGHTS



**3 MILES FROM
INTERSTATE 55**



**25 MINUTES
SOUTH OF
MEMPHIS, TN**



**30 MILES SOUTH
OF MEMPHIS
INTERNATIONAL/
FEDEX & UPS HUBS**



**EXCELLENT
SINGLE-TENANT
MANUFACTURING
BUILDING**



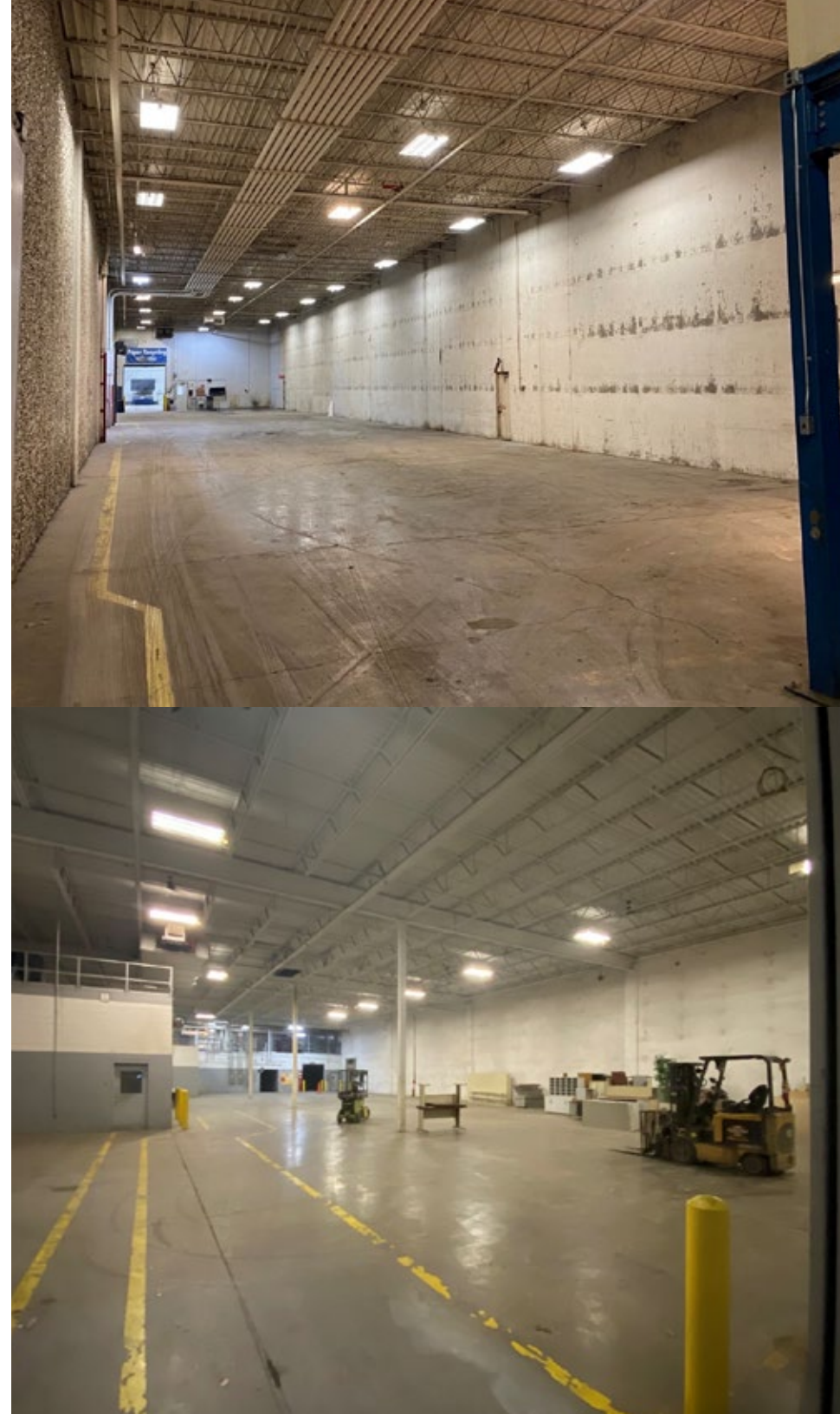
**LOW OPERATING
EXPENSES**



PROPERTY DETAILS

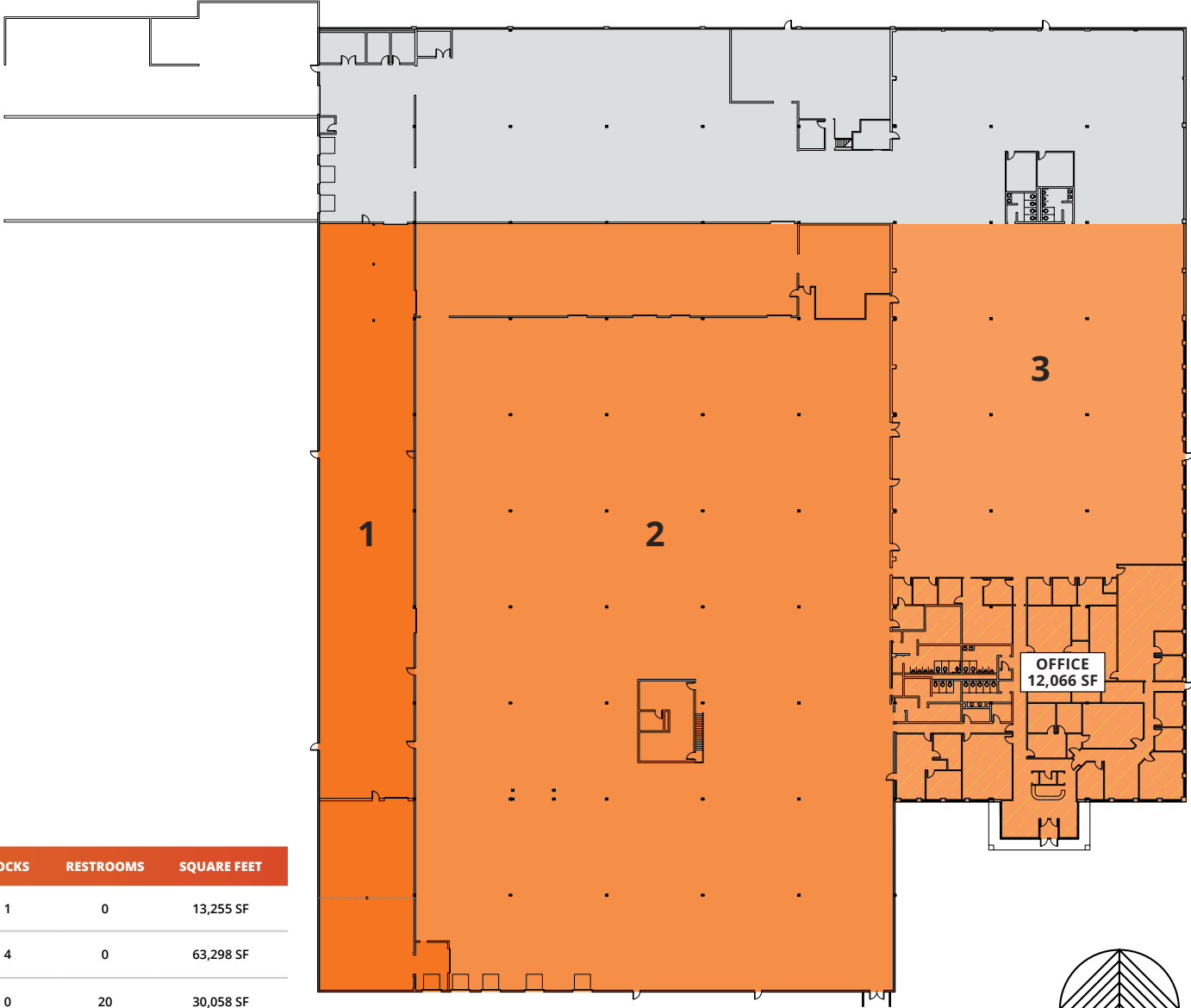
121 MATTHEWS DRIVE | SENATOBIA, MS

AVAILABLE SPACE	106,611 SF
WAREHOUSE SPACE	94,545 SF
OFFICE SPACE	12,066 SF
FLOORS	1
DOCKS	5
CLEAR HEIGHT	27'
COLUMN WIDTH/DEPTH	40' x 40'
ROOF	TPO
WALLS	Concrete
FLOORS	6" - 8" Reinforced Concrete
YEAR BUILT	1989
FIRE SUPPRESSION	100% Wet
POWER	2 Transformers: 4,000 Amp & 3,000 Amp Service; Both 3-Phase 480V
PARKING	330 Spaces
LAND AREA	16.5 Acres
ZONING	I-L: Light Industrial
PARCEL ID	107h-03-0000900
OPEX ESTIMATE	\$0.88/SF

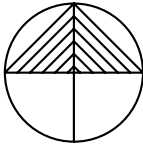


FLOOR PLAN

121 MATTHEWS DRIVE | SENATOBIA, MS



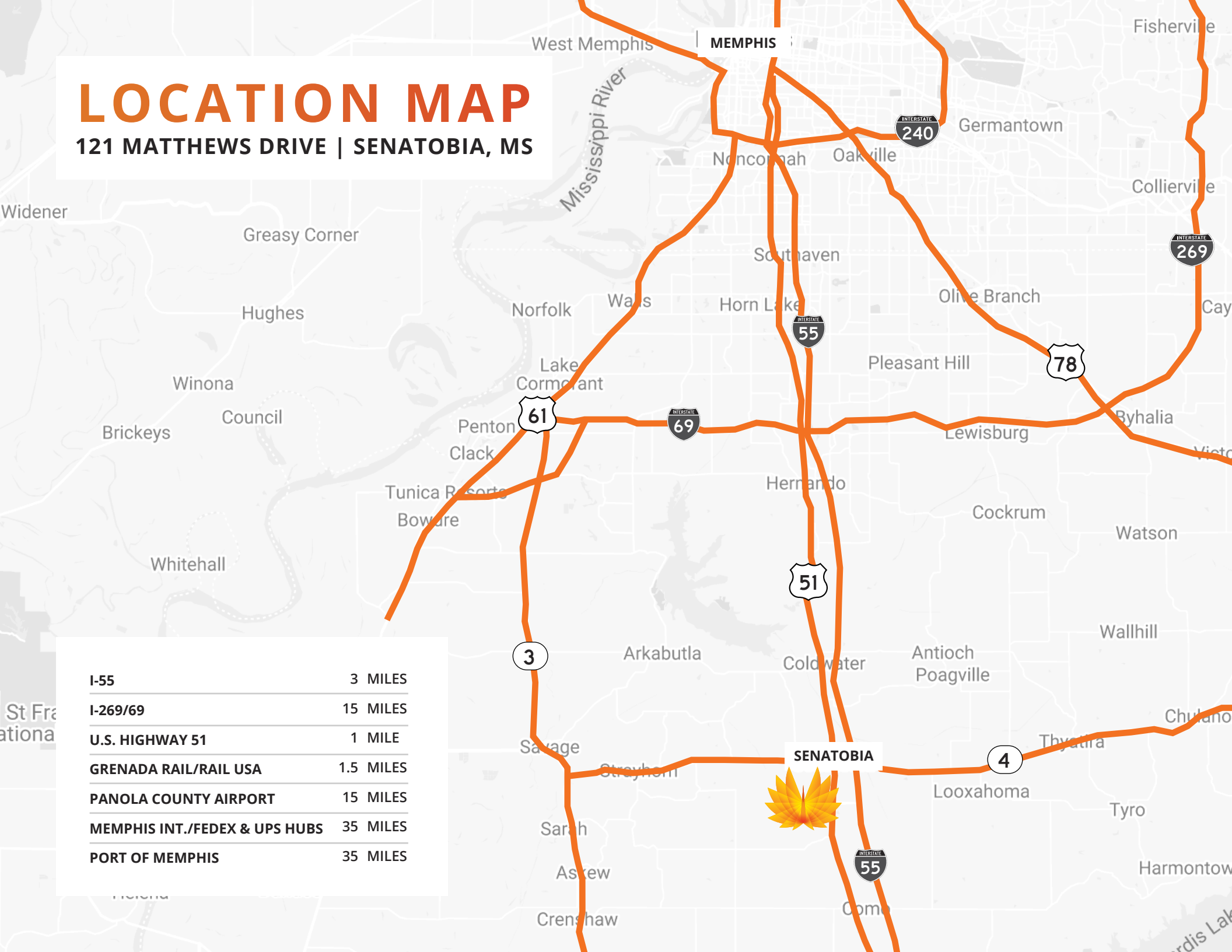
NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	DOCKS	RESTROOMS	SQUARE FEET
1	WAREHOUSE	27'	1	0	13,255 SF
2	WAREHOUSE	27'	4	0	63,298 SF
3	WAREHOUSE	12'	0	20	30,058 SF
TOTAL					106,611 SF



LOCATION MAP

121 MATTHEWS DRIVE | SENATOBIA, MS

I-55	3 MILES
I-269/69	15 MILES
U.S. HIGHWAY 51	1 MILE
GRENADA RAIL/RAIL USA	1.5 MILES
PANOLA COUNTY AIRPORT	15 MILES
MEMPHIS INT./FEDEX & UPS HUBS	35 MILES
PORT OF MEMPHIS	35 MILES





FOR LEASE/SALE | **106,611 SF**
121 MATTHEWS DRIVE | **SENATOBIA, MS**

JEFF KILBORN 414-214-0613 | JKILBORN@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.