FOR SALE > 46,174 SF

545 Commerce Street

TUPELO, MISSISSIPPI 38804 | LEE COUNTY



Colliers International Memphis is pleased to announce this listing at 545 Commerce Street in Tupelo, Mississippi, the financial, industrial and medical center of North Mississippi. This 46,174+/- square foot building was originally developed in 1994 as a distribution facility for Budweiser and Cash Distributing. The building is situated on 7.68 acres with a private rail spur connected to the Kansas City Southern railway. This property features a climate controlled warehouse, ample loading, updated T-5 lighting, an accessory storage building, covered loading areas, and perimeter fencing. The subject property is well positioned inside the state's largest manufacturing labor force, drawing from a seven county statistical area. The proximity to major cities, such as Memphis, Birmingham and Jackson, and access to highways 45 and 78, grants continued success for Tupelo and Lee County with a positive, long-term outlook.

Property Summary

Size:	46,174 square feet
Land:	7.68+/- acres
Type:	Industrial
Buildings:	One (1)
Year Built:	1994
Loading:	Dock-high loading
Construction:	Metal

ECONOMICS:

Offering Price:	$1,350,000
Terms:	All Cash, As-Is
Occupancy:	Vacant

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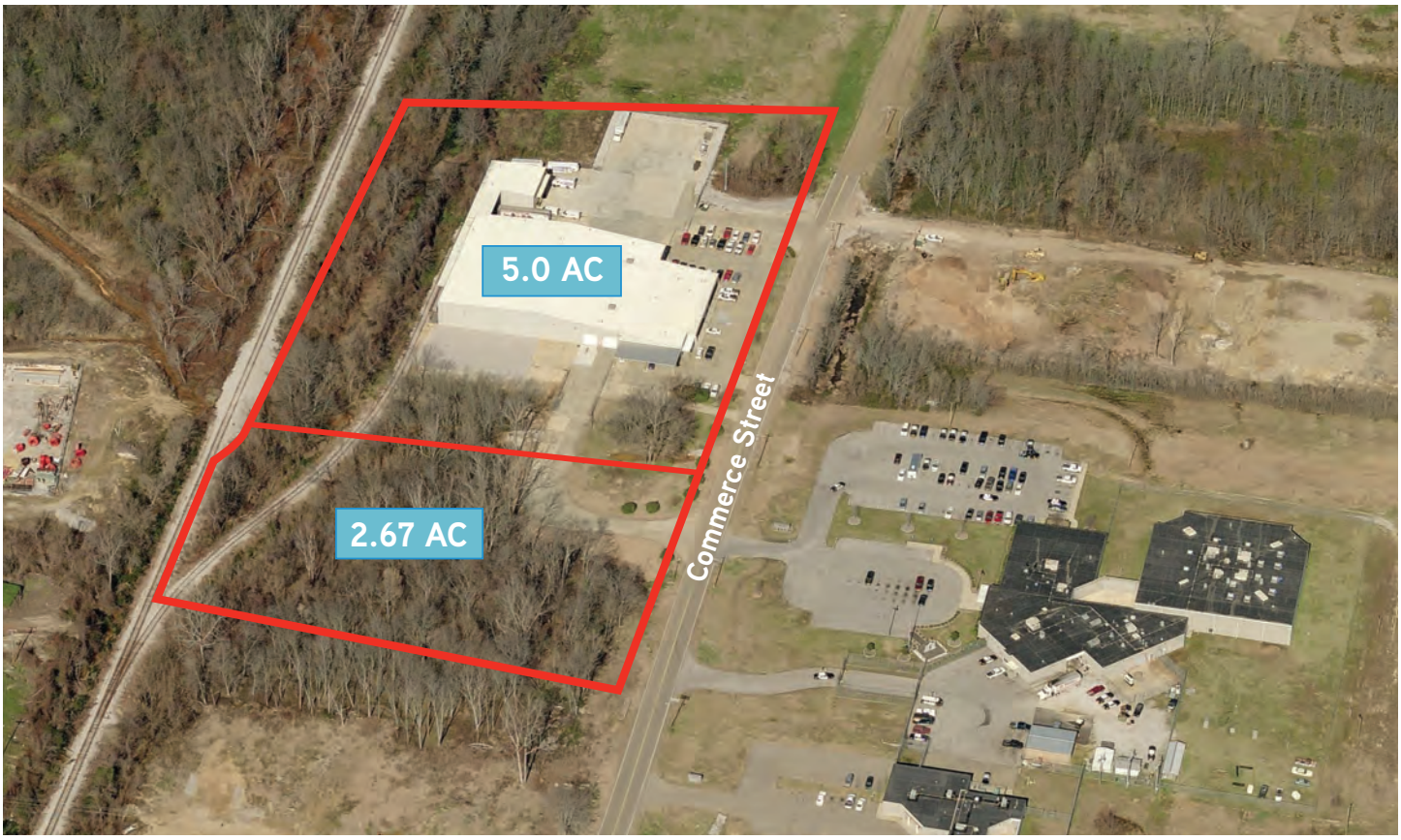
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Property Description

- **Total Square Feet:** 46,174
- **General Warehouse:** 9,000
- **Climate Controlled Whse:** 26,880 or 60%
- **Office Area:** 6,394
- **Mezzanine:** 3,900, upper level
- **Year Built:** 1994
- **Structure Exterior:** Metal
- **Clear Height:** 24' to 30'
- **Fire Protection:** Wet system
- **Floor:** 6" reinforced concrete
- **Loading:** Three (3) exterior dock doors
  Three (3) dock doors
  Four (4) drive-in doors
- **Column Spacing:** 30' x 46'; 30' x 26'; 30' x 34'
- **Building Depth:** 210' x 168'
- **Warehouse Lighting:** T-5 motion sensor
- **Roof:** Metal
- **Zoning:** L-1 (Light Industrial)
- **Rail Spur:** Kansas City Southern Railroad
- **Accessory Bldg:** 2,750

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Building Highlights

- Property is currently vacant and available immediately.
- 60% of facility is considered "Climate Controlled" allowing for storage of perishable beverage items.
- Outstanding location with easy access to Highways 45 and 78 and the interstate system.
- Inactive, private railroad spur which connects to the Kansas City Southern Railway; Spur was used with original facility user.
- Accessory building is connected to the main facility by a covered high dock. Building totals 2,750 sf of storage/parking.
- Ample auto and trailer surface parking with perimeter fencing.

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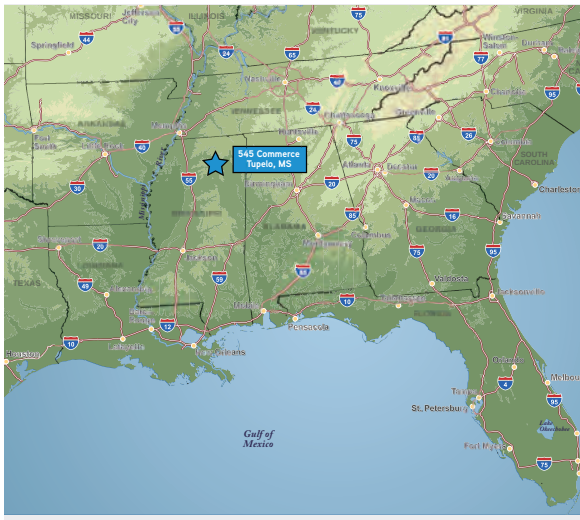
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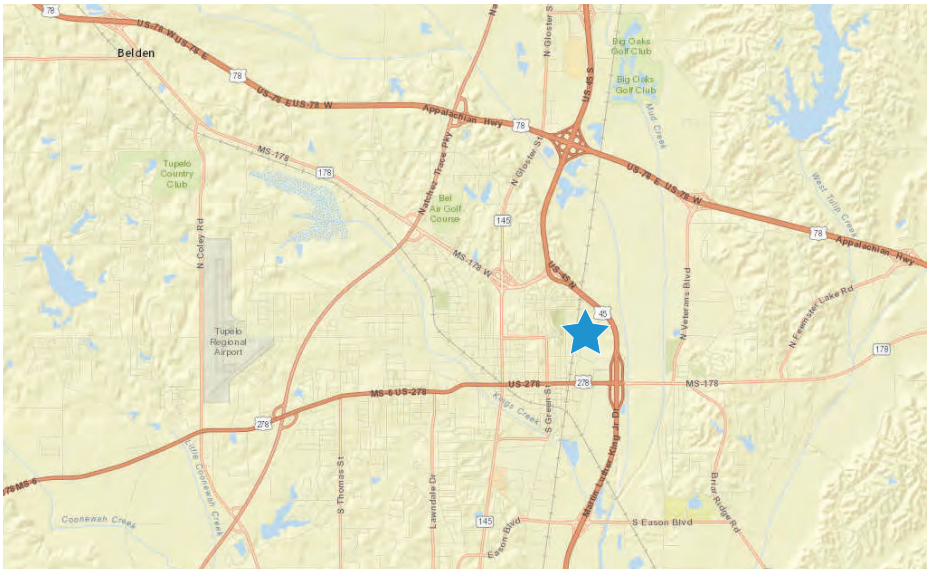
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Tupelo/Lee County Major Employers

MAJOR EMPLOYERS	
Company	# of Employees
North Mississippi Health Services	4,286
Cooper Tire and Rubber Company	1,625
Lane Furniture Industries	1,401
Tupelo Public School District	1,200
MTD Products	1,150
JESCO, Inc.	1,000
Wal-Mart, Sam's	979
Lee County Schools	931
Bancorp South	800
H.M. Richards	650
Phillips	650



Location Map



Contact Us

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