

AVAILABLE > 46,760 +/- SF



3406 West Main Street

TUPELO, MS 38801



Colliers International Memphis is pleased to announce the listing of 3406 West Main Street, Tupelo, MS 38801.

This property features cross-dock loading, 19' to 28' ceiling height, concrete truck courts, and ample outside storage. This building is in the process of being retrofitted with a brand new roofing system. The owner is offering brand new office furnishing for a five + year lease commitment.

Property Summary

Size:	300,000 +/- SF
Available:	20,000 to 46,760 +/- SF
Type:	Industrial
Year Built:	1960 & 1990
Loading:	Dock-high doors
Roof:	New
Construction:	Concrete tilt w/ brick veneer exterior

ECONOMICS:

Offering Rate:	\$2.05 NNN
Terms:	5 to 10 years
Available:	Immediately

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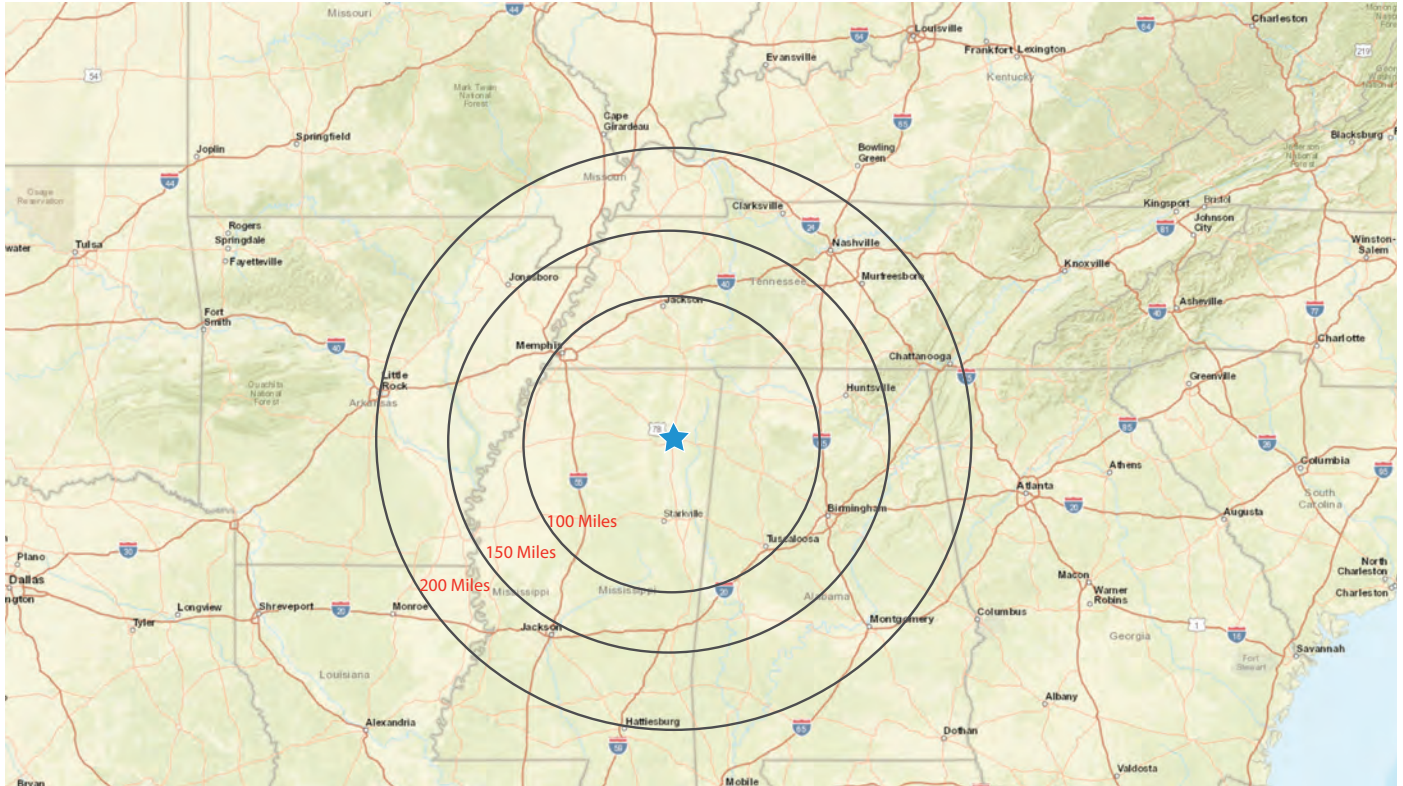
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Drive Time Map



Property Description

- | | | | |
|--------------------------|----------------|-----------------------|---|
| > Total Square Feet: | 300,000 +/- sf | > Drive-in Doors: | BTS |
| > Available Square Feet: | 46,760 +/- sf | > Truck Court: | 125' to 140' |
| > Office Area: | BTS | > Column Spacing: | 30' x 34' |
| > Year Built: | 1960 & 1990 | > Warehouse Lighting: | Fluorescent |
| > Structure Exterior: | Brick veneer | > Electrical Phase: | 3-Phase 480 volt |
| > Clear Height: | 19' to 28' | > Roof: | New 45 Mil TPO roof with 20 year warranty |
| > Fire Suppression: | Wet system | | |
| > Dock Doors: | 28 - 8'x10' | | |

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Site Plan Details:

- Top Dock Row:** 22 DOCKS (747'), 14 DOCKS (747'), 18 DOCKS (747').
- Left Dock Column:** 260' (18 DOCKS).
- Right Dock Column:** 257' (8 DOCKS).
- Bottom Dock Row:** 18 DOCKS (113'-4 1/2"), 16 DOCKS (61'-1"), 10 DOCKS (340'), 8 DOCKS (341'-6").
- Internal Dimensions:**
 - Horizontal: 302', 302', 303', 160'.
 - Vertical: 72', 15', 21', 18', 28'-6", 26'-6", 80'.
- Leasing Status:**
 - Space A:** Leased (Approx. 103,000 SF, Ceiling height: 15').
 - Space B:** Available (Approx. 84,000 SF, Ceiling height: 21').
 - Space C:** Available (Approx. 32,000 SF, Ceiling height: 18').
 - Space D:** Available (Approx. 46,760 SF, Ceiling height: 28'-6").
 - Other Leased Areas:** Two small rectangular areas at the bottom are also labeled 'LEASED'.
- Expansion:** Up to 100,000 SF Expansion Available (adjacent to Space D).
- Orientation:** To West Main Street (indicated by an arrow pointing left).
- Compass:** North arrow pointing towards the top right.

WestPark Warehouse

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Property Survey



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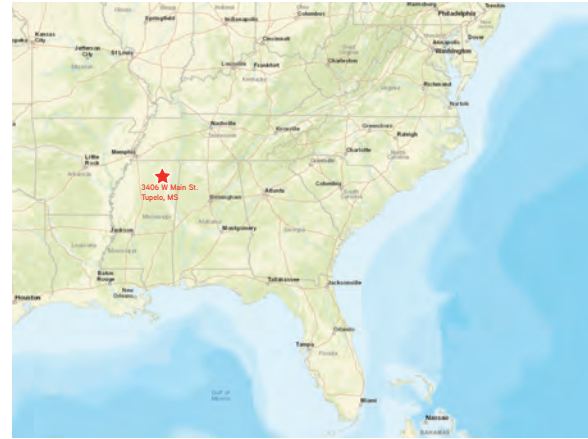
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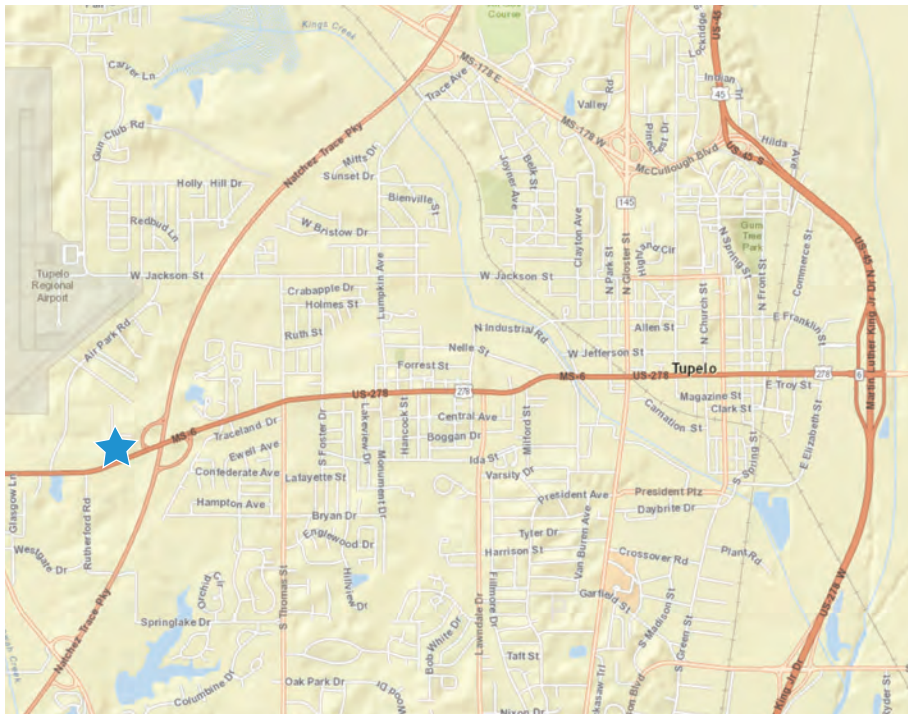
Area Highlights

The City of Tupelo is situated in northeast Mississippi, approximately 90 miles from Memphis, Tennessee. Two high speed highways, I-22 (US 78) and US 45, intersect in Tupelo and provide outstanding logistical and transportation advantages.

Tupelo is 189 miles from Jackson, Mississippi; 220 miles from Nashville, Tennessee; and 140 miles from Birmingham, Alabama.



Location Map



Contact Us

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