



## 1590 Old Whitfield Road

Pearl, Mississippi 39208

### Property Overview

The subject property is an office/warehouse facility composed of 2 buildings. Building 1 is the 11,209 SF main office/warehouse. It has approx. 1,712 SF of finished heated/cooled office area and approx. 9,497 SF of warehouse/shop area. Building 2 is a 5,000 SF warehouse building. There is a metal security fence which surrounds the property as well as a shed over a concrete slab. Excellent commercial potential for this 4 +/- acres located on Old Whitfield Rd.

This 4 acres is situated less than 1/3 mile from FedEx Ground Distribution Center and is a part of an industrial community. This property is easily accessible from I-20 E and Airport Rd S. This property can serve as a distribution center, manufacturing facility, and much more. If you are looking to locate or relocate your business this is the prime location. Additional 5 acres directly beside is available if there is a need to expand in the future.

### Property Highlights

- Total Available: 16,050 +/- SF
- 4 +/- Acres
- Easy Access to I-20
- Security Fence
- Room to Expand

### For More Information



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#3  
OHD (OH1) Bldg #2  
5 - 16 x 16 = 1,280 sq ft  
1 - 18 x 16 = 288 sq ft  
Total 1,568 sq ft  
Blanket Insulation Bldg #2  
20,180 sq ft x \$1 sq ft = \$20,180  
Height Adj. Bldg #2  
20/12=1.67  
1.67 x 16 = 26.67  
26.67 - 16 = 10.67 or 11 units

20  
36  
Est B-71  
Shed  
No Value

#8  
OHD (OH1) Bldg #7  
1 - 14 x 16 = 224 sq ft

45  
7+1  
+30  
Warehouse  
no insulation  
111  
10  
75  
CAN/0.2

Height offsets 3 wall shed

#5  
OHD (OH1) Bldg #4  
2 - 14x16 = 448 sq ft  
Blanket Insulation Bldg #4  
11,000 sq ft x \$1 sq ft = \$11,000  
Height Adj. Bldg #4  
20/12=1.67  
1.67 x 16 = 26.67  
26.67 - 16 = 10.67 or 11 units

30  
32  
6+1  
Prefab  
Carport

Shed on skids

#9  
Concrete Paving  
15,110 sq ft

#10  
6' 3 Strand Chainlink Fencing  
1,980 lin ft

Bridge Crane Bldg #2  
7.5 Ton / 180 lin ft  
180 lin ft x \$163.24 lin ft = \$29,383

new metal roofs 2014  
permit 2013-23377

100  
4+1  
+20  
Warehouse  
Blanket Insulation  
50  
14x16  
14x16  
Shed on skids

18x16  
16x16 X  
16x16 X  
16x16 X  
16x16 X  
16x16 X  
2+1  
+20  
Warehouse  
Blanket Insulation  
202  
9  
14  
12  
12  
10  
8  
13  
Office/Breakroom  
30  
40  
1+1  
Office  
5  
50  
CAN/0.2



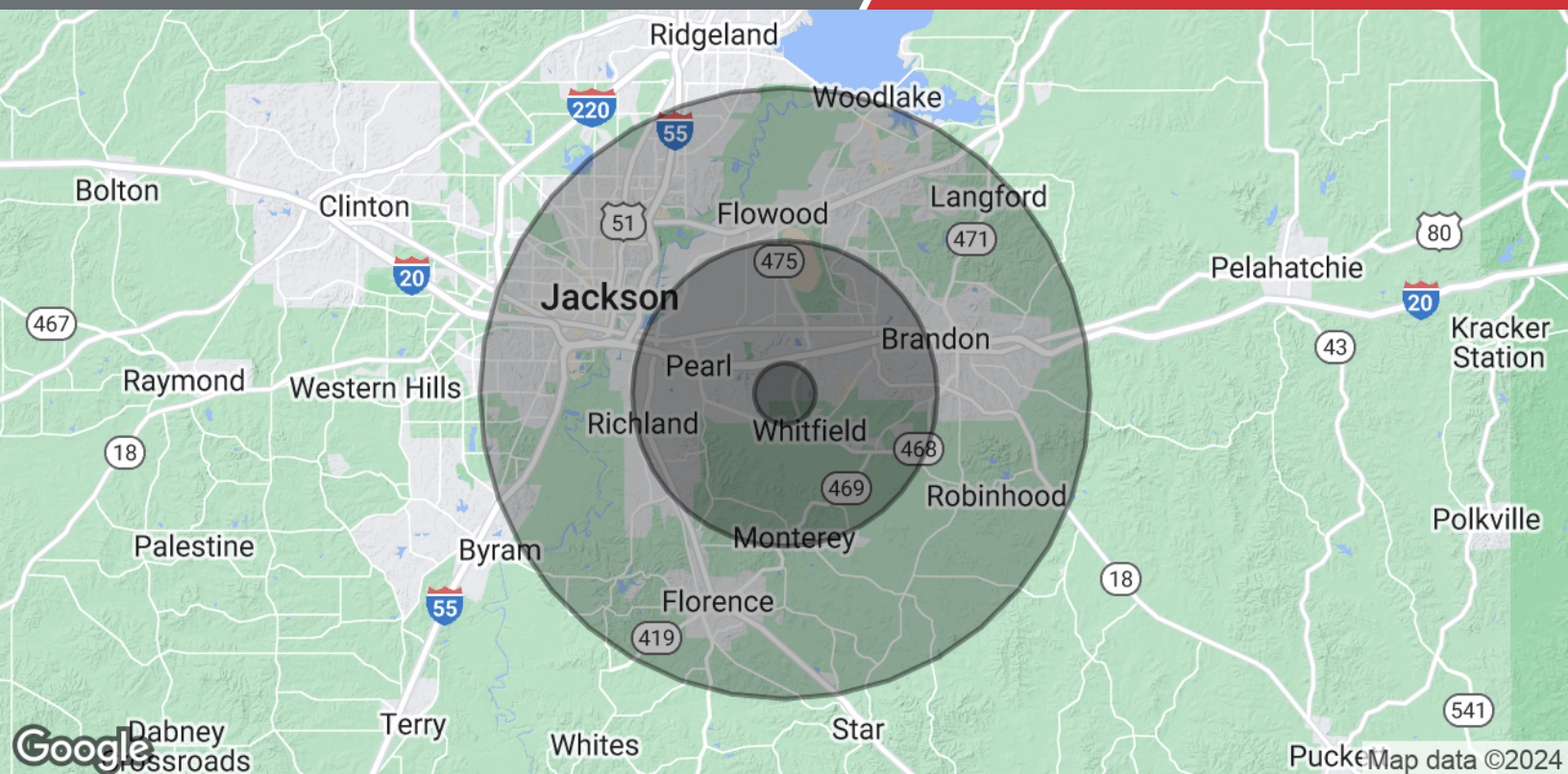


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### Population

	1 Mile	5 Miles	10 Miles
Total Population	2,527	47,026	208,785
Average Age	34.8	35.1	34.0
Average Age (Male)	33.8	34.1	32.8
Average Age (Female)	34.8	36.2	35.3

### Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	764	17,173	78,744
# of Persons per HH	3.3	2.7	2.7
Average HH Income	\$46,526	\$59,232	\$63,271
Average House Value	\$114,283	\$131,022	\$171,611

\* Demographic data derived from 2020 ACS - US Census