

127 INTERSTATE DRIVE, RICHLAND, MS 39218

INDUSTRIAL LEASE: +/-65,040SF

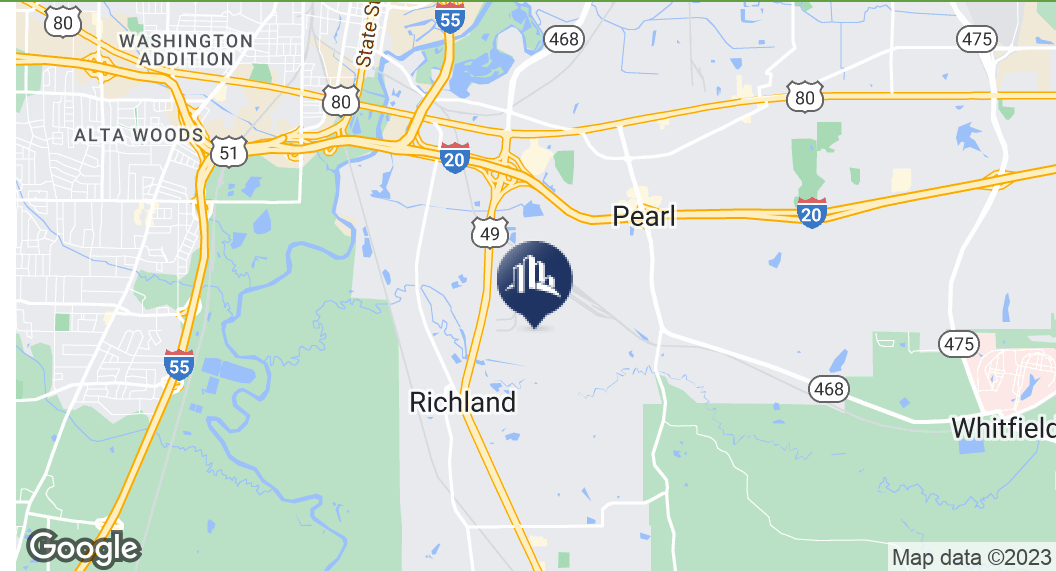


JON-DAVID JOHNSON, CCIM
Commercial/Investment Real Estate
Advisor
601.707.5555
jondavid.johnson@sperrycga.com
MS #B-17543

JD JOHNSON REALTY
164 WATFORD PARKWAY DRIVE
CANTON, MS 39046
WWW.SPERRYCGA.COM



EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	See Agent
Building Size:	65,040 SF
Available SF:	65,040 SF
Lot Size:	5.7 Acres
Number of Units:	1
Year Built:	1986
Renovated:	2016
Zoning:	Industrial
Market:	Metro Jackson
Submarket:	Richland / Rankin

PROPERTY OVERVIEW

Offered For Lease: Industrial Warehouse/Distribution/Office Building consisting of +/-65,040sf, situated on a +/-5.78 acre parcel. The warehouse area is +/-56,000 sf with one grade level drive in door, ten dock high bays, and a cube truck dock area, the sprinkler system has been replaced with an upgraded EC-25 fire suppression system designed for Class IV commodity storage, eve heights are 20' and column spacing is 30'x50'. Concrete parking for 104 cars, or 56 cars and additional trailer parking. The building is equipped with three phase, four wire, 400+ amp service, and emergency power is provided by a 250KV "Generac Power Systems" Diesel Generator. All doors are equipped with keycard access control for additional security. The +/-9,076 sf of office space consists of multiple private offices, conference & training rooms, open cubicle area, warehouse managers office, two sets of restrooms, break room and an inviting customer reception area.

PROPERTY HIGHLIGHTS

- * Great location along the Hwy 49 South corridor * Light Industrial - Warehouse/Distribution/Office
- * Possible Cannabis Cultivation site * +/-65,040sf, situated on +/-5.78 acres
- * Ten dock high bays, and cube truck dock area * 250KV "Generac Power Systems" Diesel Generator

INDUSTRIAL LEASE: +/-65,000 SF WAREHOUSE/DISTRIBUTION/OFFICE

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EXECUTIVE SUMMARY // 2

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*Each SperryCGA office independently owned and operated

PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Great location along the Hwy 49 South corridor, just .75 miles from US-49 South in Richland, MS and 2.1 miles from Interstate 20. Richland is conveniently located in Rankin County just across the Pearl River from Mississippi's capital City of Jackson. Strategically bisected by U.S. Highway 49 South and bordering on the intersection of Interstate Highways 55 North-South and 20 East-West and minutes from the Jackson International Airport. Richland is the hub of a thriving transportation, warehousing, and distribution industry, its Ad Valorem tax rate is among the lowest in the Jackson-Metro area and is an excellent place to grow a business. The port of Mobile is +/-225 miles to the Southeast, the port of New Orleans is +/-200 miles to the Southwest and Memphis TN is +/-200 miles to the North.

INDUSTRIAL LEASE: +/-65,000 SF WAREHOUSE/DISTRIBUTION/OFFICE

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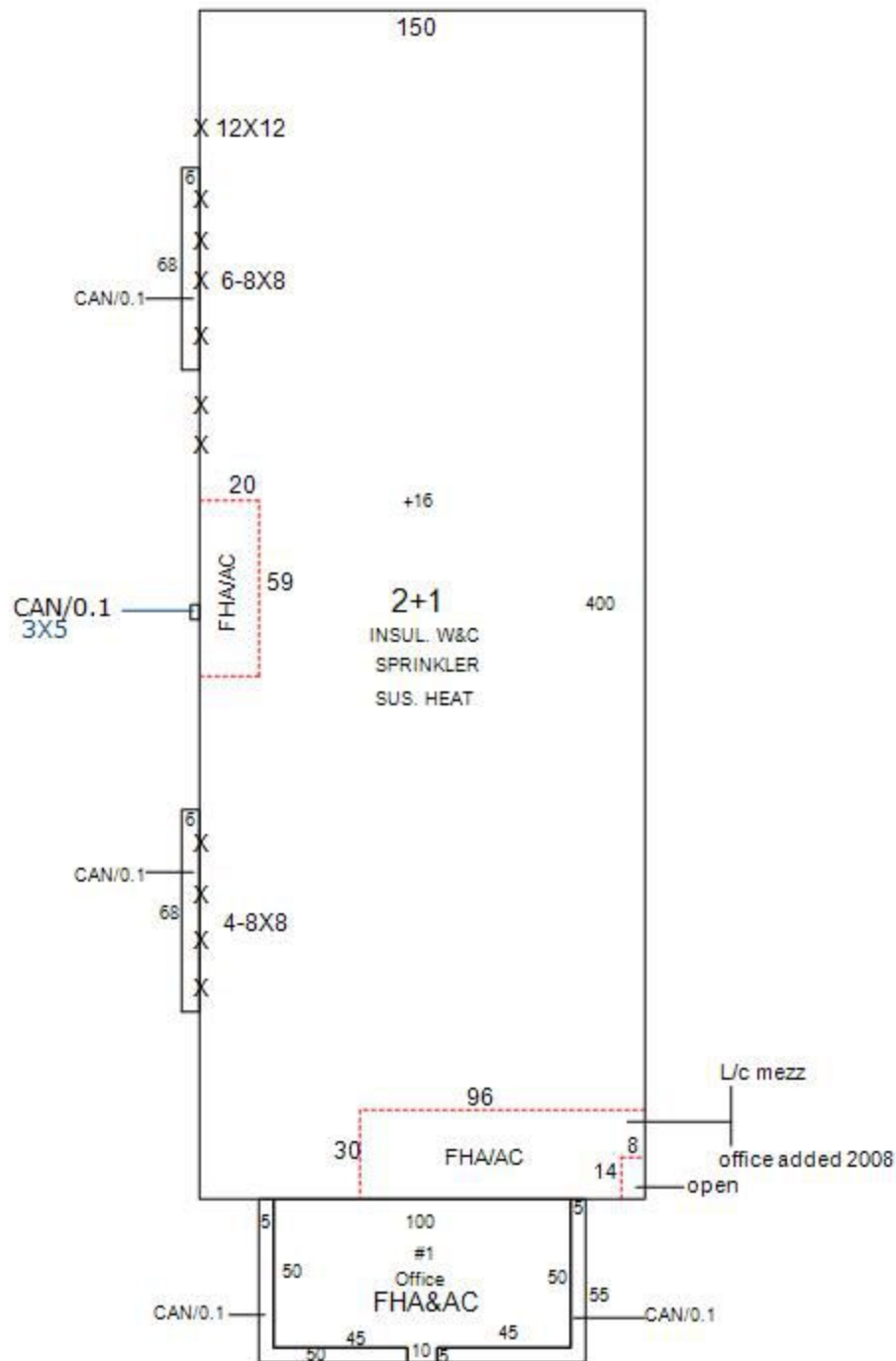
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PROPERTY DESCRIPTION // 3

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#3
Concrete Paving
63676 sq. ft.

PLBG. FIXTURES (office)
10 fix

PLBG. FIXTURES (plant)
9- fix.

OHD.
10-8X8=640 sq. ft.
1-12X12=144 sq. ft.
784 sq. ft.

INSUL. W&C
\$77,600

-SUS. HEAT Bldg #2
60,000 sq ft

SPRINKLER
Bldg #1 5,050 sq ft x .79 = \$3,989
Bldg #2 60,000 sq ft x .79 = \$47,400

Height Adj. Bldg #2
16/12 = 1.33
1.33 x 16 = 21.33
21.33 - 16 = 5.33 or 5 units

FHA/AC(IN WHSE.)
3,948 sq.ft.

NOTE: SEE SHEET 2 FOR TOPOGRAPHIC SURVEY

NOTE: Location Of Underground Utilities & Structures Of Any Type May Not Be Complete Or Exact. For More Positive Locations Contact Mississippi 811, Inc. (Telephone No. 811 or 800.227.6477) Or Other Local Authorities.

PARKING SPACES

- 2 HANDICAP PARKING SPACES
- 102 REGULAR PARKING SPACES
- 10 TRUCK & TRAILER BAYS
- 114 TOTAL PARKING SPACES

Note: Record Description Lies Wholly Within The Surveyed Description.

Note: Survey Was Performed With The Benefit Of Title Opinion File No. 017387.2301 Dated March 8, 2017 And Issued By Fidelity National Title Insurance Company

Note: Title Commitment Is The Source Of The Legal Description And All Schedule B Exceptions.

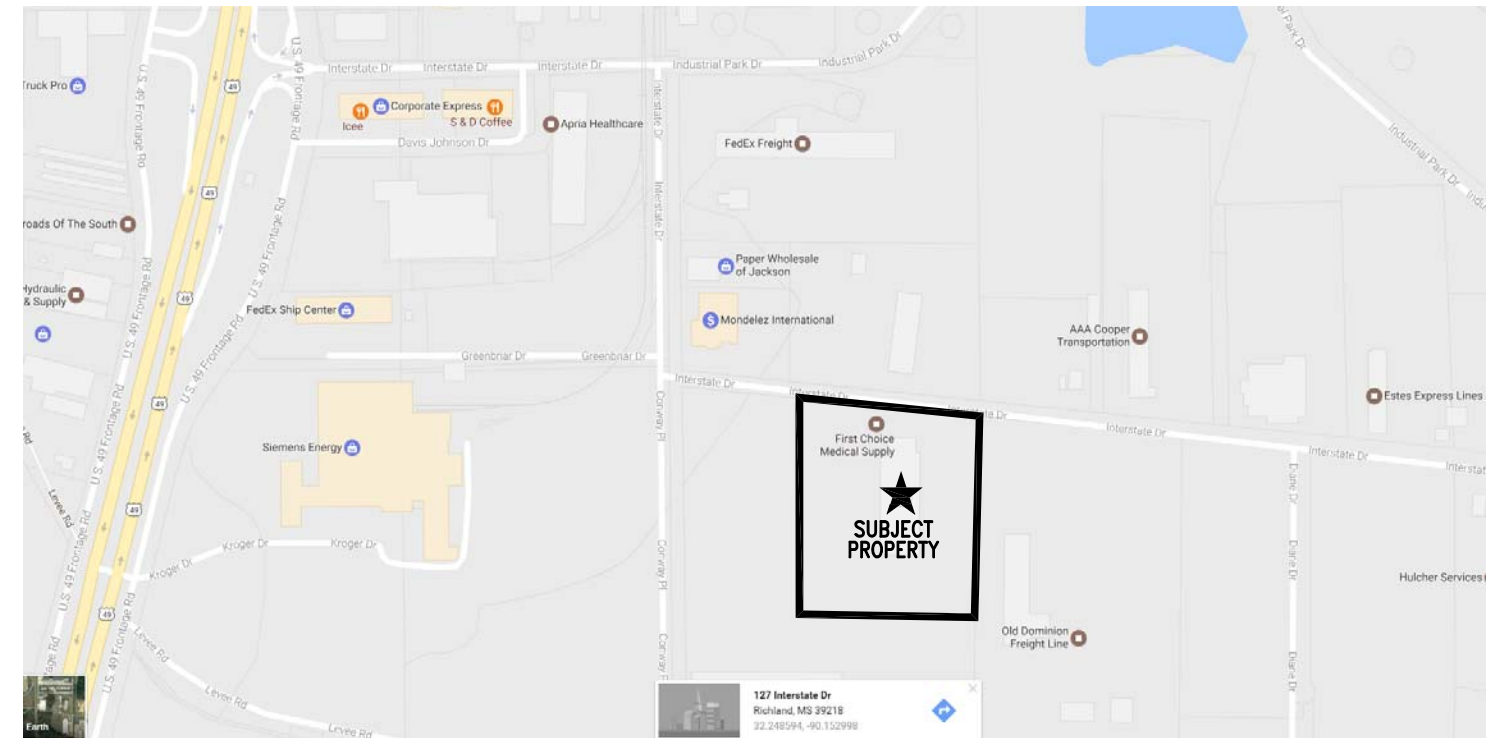
NOTE: Subject Property Zoned I-2

NOTE: The Property Delineated On This Plat Is Not Situated In A F.I.A. Special Flood Hazard Area. Zone X
FIRM - Flood Insurance Rate Map
Map No. 28121C0307F
Panel No. 307F
Map Revised: June 9, 2014

SCHEDULE B - SECTION 2
EXCEPTIONS

FILE NUMBER: 017387.2301
EFFECTIVE DATE: MARCH 8, 2017

- General and special taxes or assessments for 2017 and subsequent years, which are not yet due and payable. Parcel # D7P-3-13; PPIN # 73427 (Not A Survey Matter)
- Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyances, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B. (Not A Survey Matter)
- Any matter that would be revealed by an ALTA/ACSM survey of subject property. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises. (Not A Survey Matter)
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. (Not A Survey Matter)
- Taxes or special assessments, which are not shown as existing liens by the public record. (Not A Survey Matter)
- Easements, or claims of easements, not shown by the public record.
- The Company provides no coverage as to the exact acreage of the Insured Parcel(s).
- The rights, if any, of third parties in possession of the subject property other than the record title owner and the rights of tenants in possession as tenants only, under prior unrecorded leases. (Not A Survey Matter)



VICINITY MAP - NOT TO SCALE

To HRM-Richland, LLC, a Mississippi Limited Liability Company, Fidelity National Title Insurance Company, and FirstBank Southwest and each of their respective successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 7(a), 7(b), 8, 9, 11, 13, 16, 17, 20 and 21 of Table A thereof. The field work was completed on March 27, 2017.

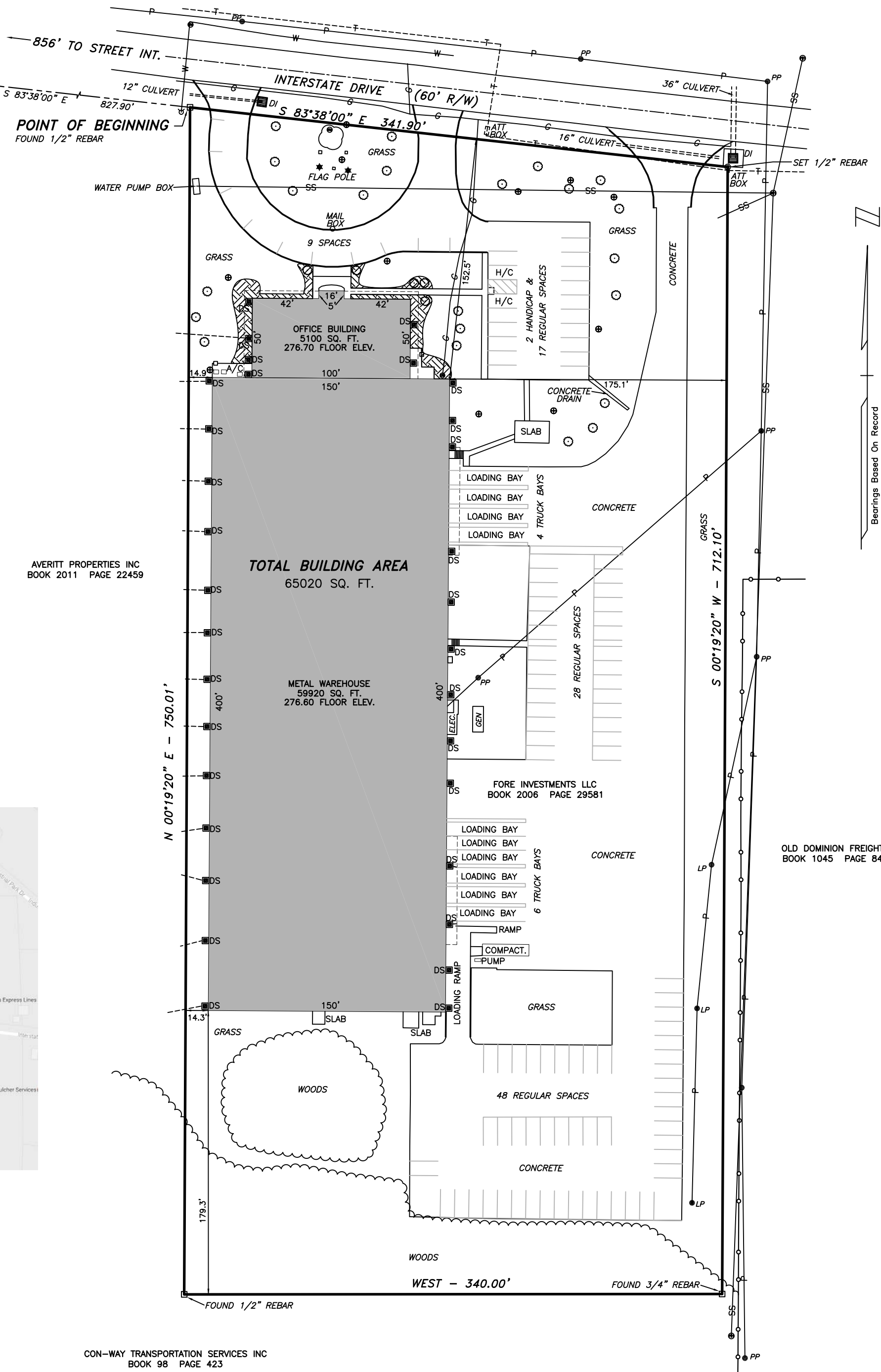
Date of Plat or Map: March 30, 2017

(Signed) *Pat A. Martin* (Seal)
Pat A. Martin, PLS # 1660
Post Office Box 180429
Richland, MS 39218
Telephone: (601) 939-8737

RECORD DESCRIPTION - DEED BOOK 2006 PAGE 29581

A certain tract of land containing 5.71 acres, more or less, situated in the Southeast Quarter of the Northwest Quarter of Section 25, Township 5 North, Range 1 East, Rankin County, Mississippi, and being a part of that same tract of land as recorded in the Office of the Chancery Clerk of Rankin County, Mississippi, in Deed Book 613 at page 12 and being more particularly described as follows: Commencing at an iron pin set in concrete marking the Section corner common to Sections 23, 24, 25 and 26, Township 5 North, Range 1 East, Rankin County, Mississippi; run thence South 89°10'13" West for 299.05 feet to an iron pin set on the East line of U.S. Highway No. 49; thence South 07°22'26" East along the East line of said U.S. Highway No. 49 for 215.07 feet to a point on the North line of a paved county road; thence North 89°00'49" East along the North line of said road for 1383.09 feet; thence South 00°38'16" East along the East line of said road for 1274.08 feet to a point on the South line of Interstate Drive; thence South 83°38'00" East along the South line of Interstate Drive for 827.90 feet to a 1/2" rebar, said point hereinafter referred to as the Point of Beginning; Thence continue South 83°38'00" East along the South line of Interstate Drive for 341.90 feet to a 1/2" rebar; thence South 00°19'20" West for 712.10 feet to a 3/4" rebar; thence West for 340.0 feet to a 1/2" rebar; thence North 00°19'20" East for 750.01 feet to the Point of Beginning.

PROPERTY ADDRESS
127 INTERSTATE DRIVE
RICHLAND, MS 39218



CON-WAY TRANSPORTATION SERVICES INC
BOOK 98 PAGE 423

LEGEND

- DS DOWN SPOUT
- DI IRRIGATION VALVE
- DI DROP INLET
- PP POWER POLE
- LP LIGHT POLE
- FL FLOOD LIGHT
- PT PLANTED TREE
- WM WATER METER
- SM SEWER MANHOLE
- FH FIRE HYDRANT
- GM GAS METER
- SS SEWER LINE
- W WATER LINE
- P POWER LINE
- G GAS LINE
- CL COMMUNICATIONS LINE
- CF CHAIN-LINK FENCE
- W WOODS LINE

ALTA/NSPS LAND TITLE SURVEY

FOR

HRM-RICHLAND, LLC,

A MISSISSIPPI LIMITED LIABILITY COMPANY

OF

127 INTERSTATE DRIVE - RICHLAND, MS

SITUATED IN THE

SE 1/4 OF THE NW 1/4

OF

SECTION 25, T5N - R1E

RANKIN COUNTY, MISSISSIPPI

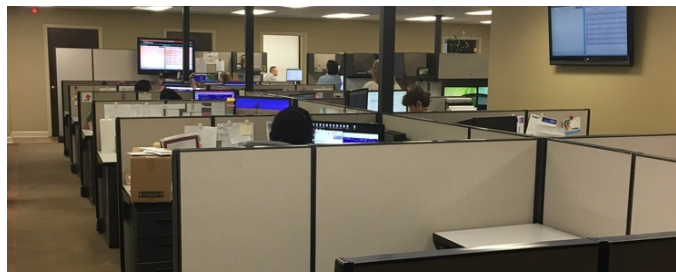
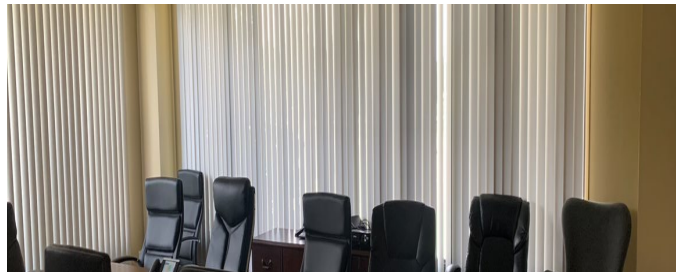
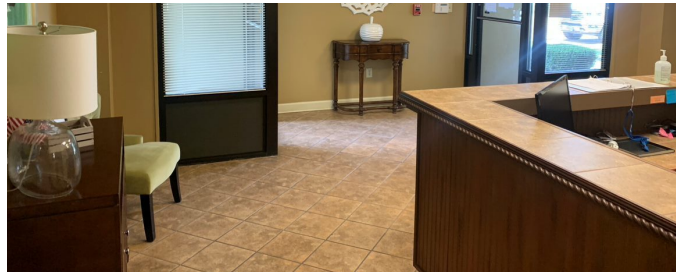
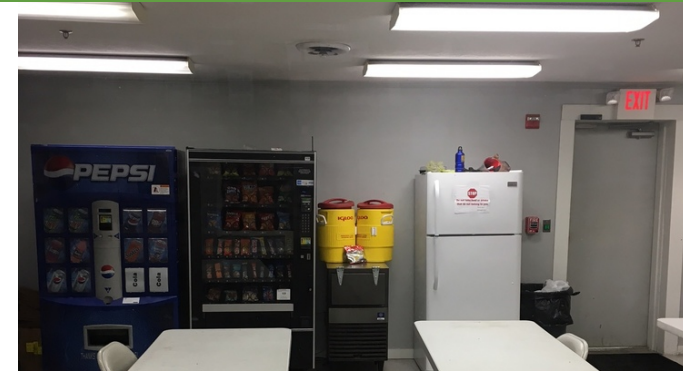
BY

ENGINEERING SERVICE - RICHLAND, MISSISSIPPI



SCALE IN FEET
MARCH 30, 2017

ADDITIONAL PHOTOS



INDUSTRIAL LEASE: +/-65,000 SF WAREHOUSE/DISTRIBUTION/OFFICE

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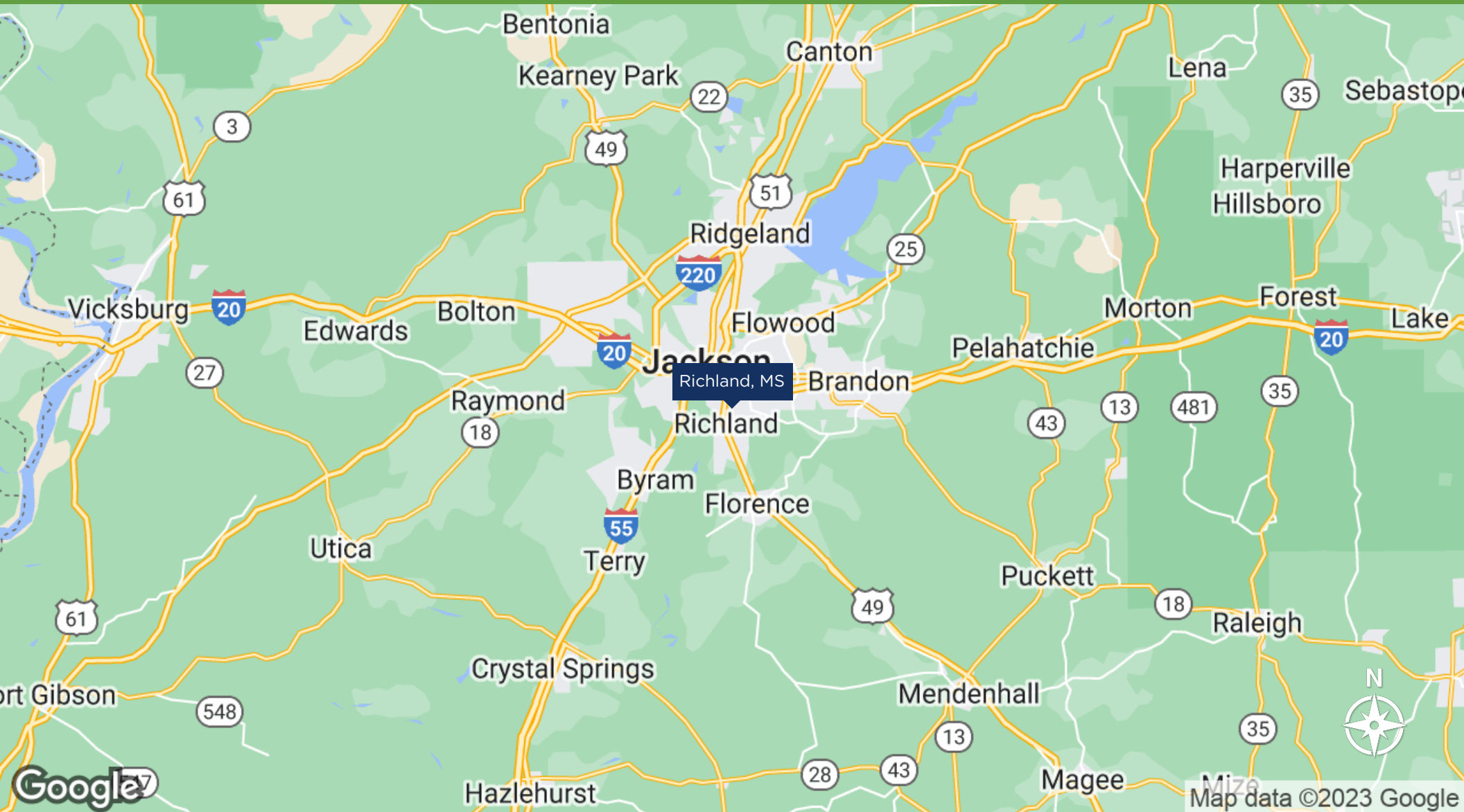
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ADDITIONAL PHOTOS // 6



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REGIONAL MAP



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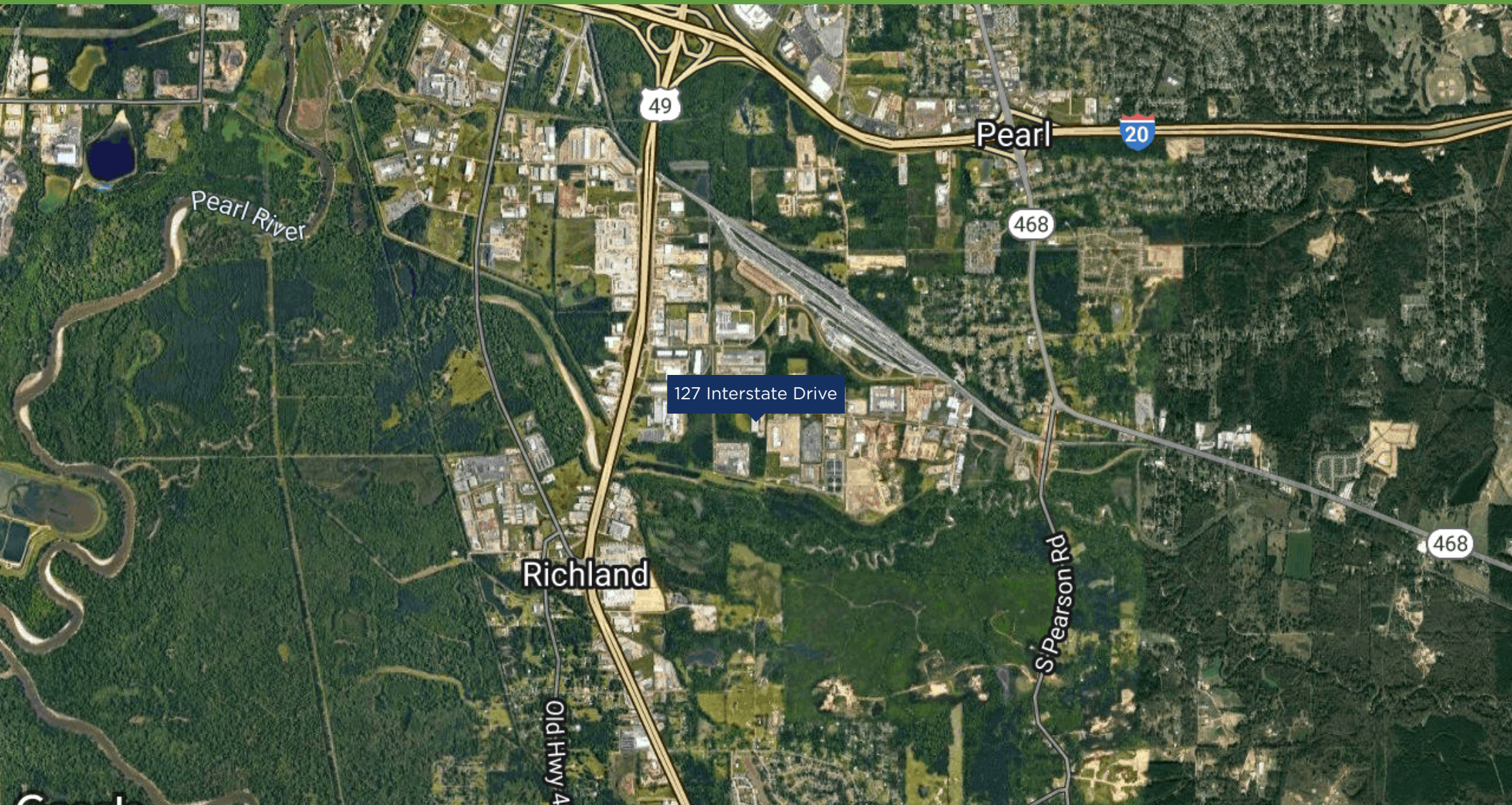
REGIONAL MAP // 7

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LOCATION MAP



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ADVISOR BIO & CONTACT 1

JON-DAVID JOHNSON, CCIM

Commercial/Investment Real Estate Advisor



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Canton, MS 39046
T 601.707.5555
C 601.624.7288
jondavid.johnson@sperrycga.com
MS #B-17543

PROFESSIONAL BACKGROUND

Serving Central Mississippi and the Mississippi Gulf Coast

Jon-David began his commercial real estate career in 2006 and in 2010 formed “JD Johnson Realty” where he is currently the principal broker. Throughout his career Jon-David has gained experience as a broker and investor in industrial properties, self-storage, office buildings, retail, commercial development land, multi-family properties, mobile home communities and 1031 exchange transactions. Jon-David is an active member of CCIM, the Mississippi Commercial Association of Realtors, the Central Mississippi Association of Realtors, and the Gulf Coast Association of Realtors.

In early 2018, “JD Johnson Realty” joined “Sperry Commercial Global Affiliates” as its first Mississippi affiliate.

MEMBERSHIPS & AFFILIATIONS

Sperry CGA, CCIM, MCAR, NAR, ICSC, GCAR, CMR

CCIM

CCIM stands for Certified Commercial Investment Member. CCIM designees have completed advanced coursework in financial and market analysis, and demonstrated extensive experience in the commercial real estate industry. CCIM designees are recognized as leading experts in commercial investment real estate.

Above all, the CCIM designation represents proven expertise in financial, market, and investment analysis, in addition to negotiation. Courses in these core competencies are taught by industry professionals, ensuring all material reflects the state of the industry.

Sperry Commercial Global Affiliates

In 1987, Rand Sperry co-founded “Sperry Van Ness International Corporation”, a national commercial real estate brokerage firm, and in 2017 Rand Sperry continued his legacy in commercial real estate with the launch of “Sperry Commercial Global Affiliates”, a network of real estate brokerage affiliates dedicated to delivering strategic and targeted solutions to clients around the globe. Rand Sperry is also an owner of “Sperry Equities, LLC”, a real estate investment and property management organization and continues to grow these companies with partners Burton Young and Jack Carroll. To date, these companies and their affiliates have acquired more than 65 commercial, industrial, and office properties, exceeding \$1 Billion in value with over 10 million square feet under management and 6 million square feet owned.

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