



American Public Life Corporate Office (Business Relocating)

2305 Lakeland Drive
Flowood, Mississippi 39232

Property Overview

30,000 SF Office Building with fresh, new finishes throughout. Built in 1987, but renovated throughout within the past 10 years. Lots of private offices on the 1st floor with some open cubicle areas. Restrooms central to building. Mostly open cubicle space on the 2nd floor with large training rooms and conference areas. 220 parking spaces on-site with the North section of the parking lot having been resurfaced within the past 5 years. Roof was also resurfaced and sealed in 2015.

Has been occupied by current owner since 1994, with two major renovations having taken place since then, including the most recent major construction project in 2016 which included the following:

- Complete Bathroom Renovations
- New Light Fixtures
- New flooring throughout
- New Windows Throughout

Property Highlights

- 30,000 SF Building
- 2.74 Acres
- Ample Parking - 220 Spaces
- Excellent Location - Lakeland Drive Frontage
- 51,000 VPD on Lakeland Dr.
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For More Information

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Location Information

Building Name	American Public Life Corporate Office (Business Relocating)
Street Address	2305 Lakeland Drive
City, State, Zip	Flowood, MS 39232
County	Rankin

Building Information

Building Size	30,000 SF
Building Class	B
Number of Floors	2
Average Floor Size	15,000 SF
Year Built	1987
Year Last Renovated	2016
Roof	Flat TPO
Number of Buildings	1
Walls	Sheetrock
Ceilings	Sheetrock & Acoustic Grid
Exterior Walls	Stucco
Office Buildout	Private Offices, Large Open Cubicle Areas, Training Rooms, Conference Rooms

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	C-3 (General Commercial)
Lot Size	2.74 Acres
Traffic Count	51000

Parking & Transportation

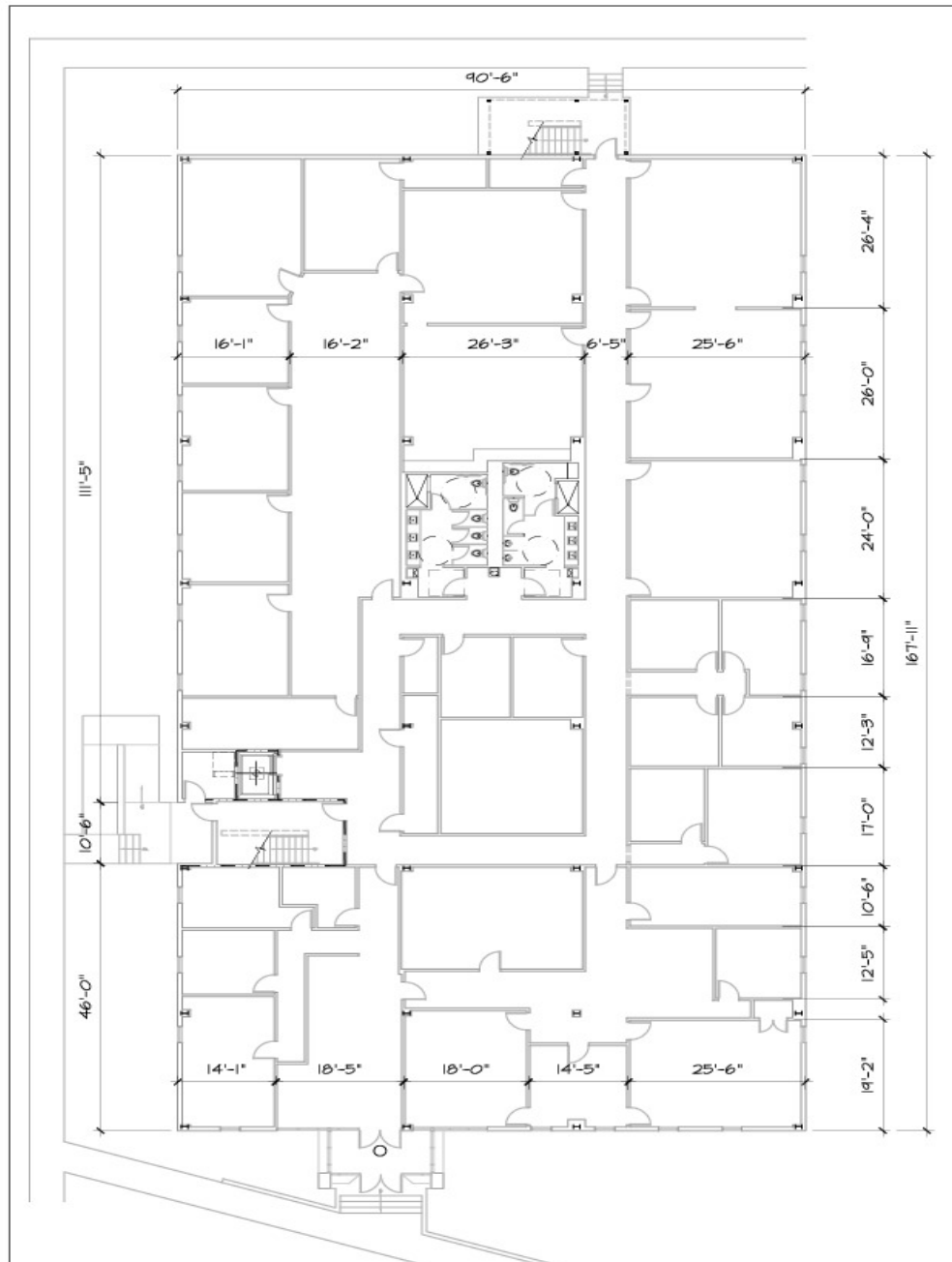
Parking Type	Surface
Parking Ratio	7.33
Number of Parking Spaces	220

Utilities & Amenities

Handicap Access	Yes
Elevators	Yes
Freight Elevator	No
Number of Elevators	1
Central HVAC	Yes
Restrooms	2



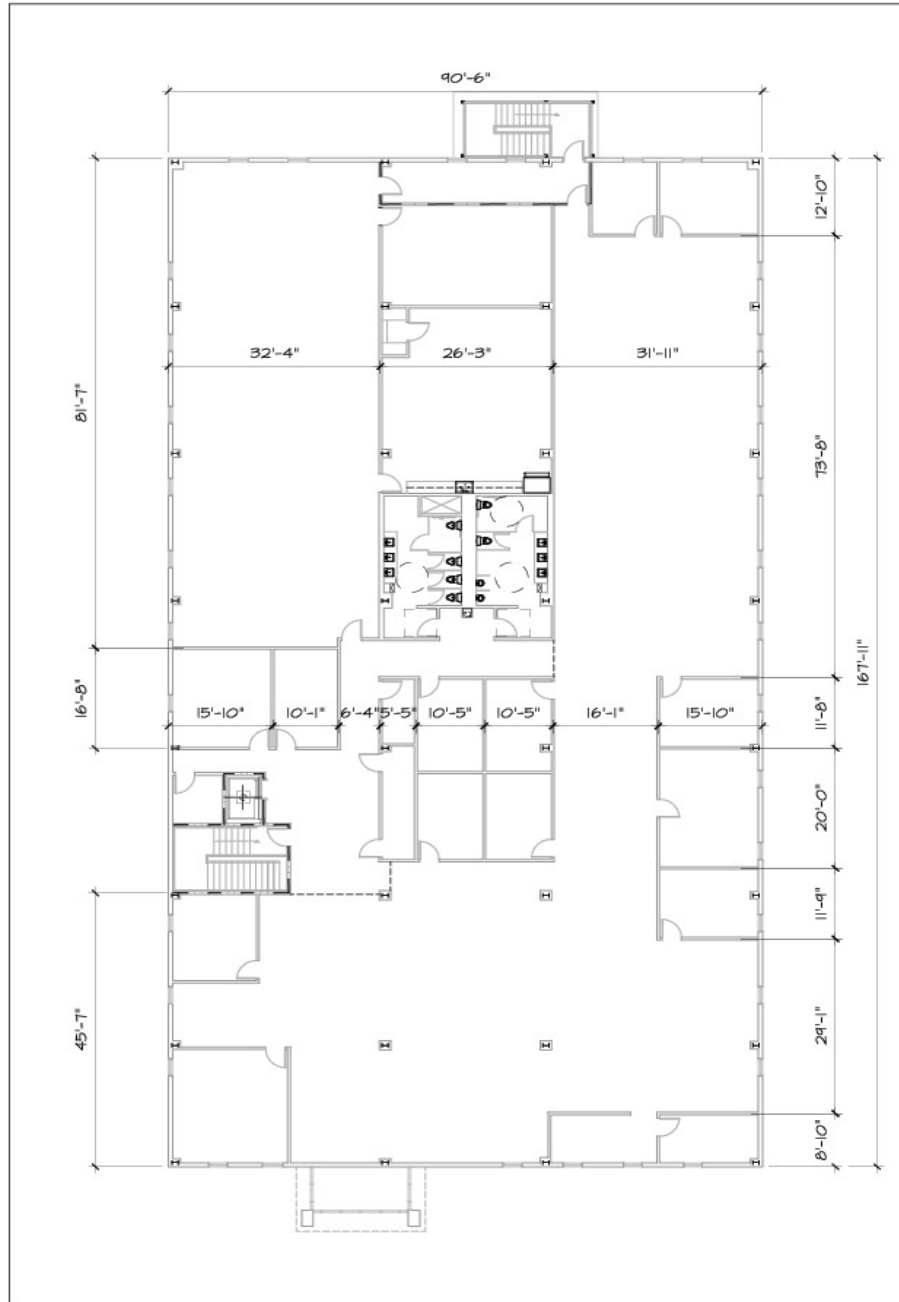




First Level Plan

1/16"=1'-0"

INDICATED FOOTPRINT IS APPROXIMATELY 15,275 sq.ft.

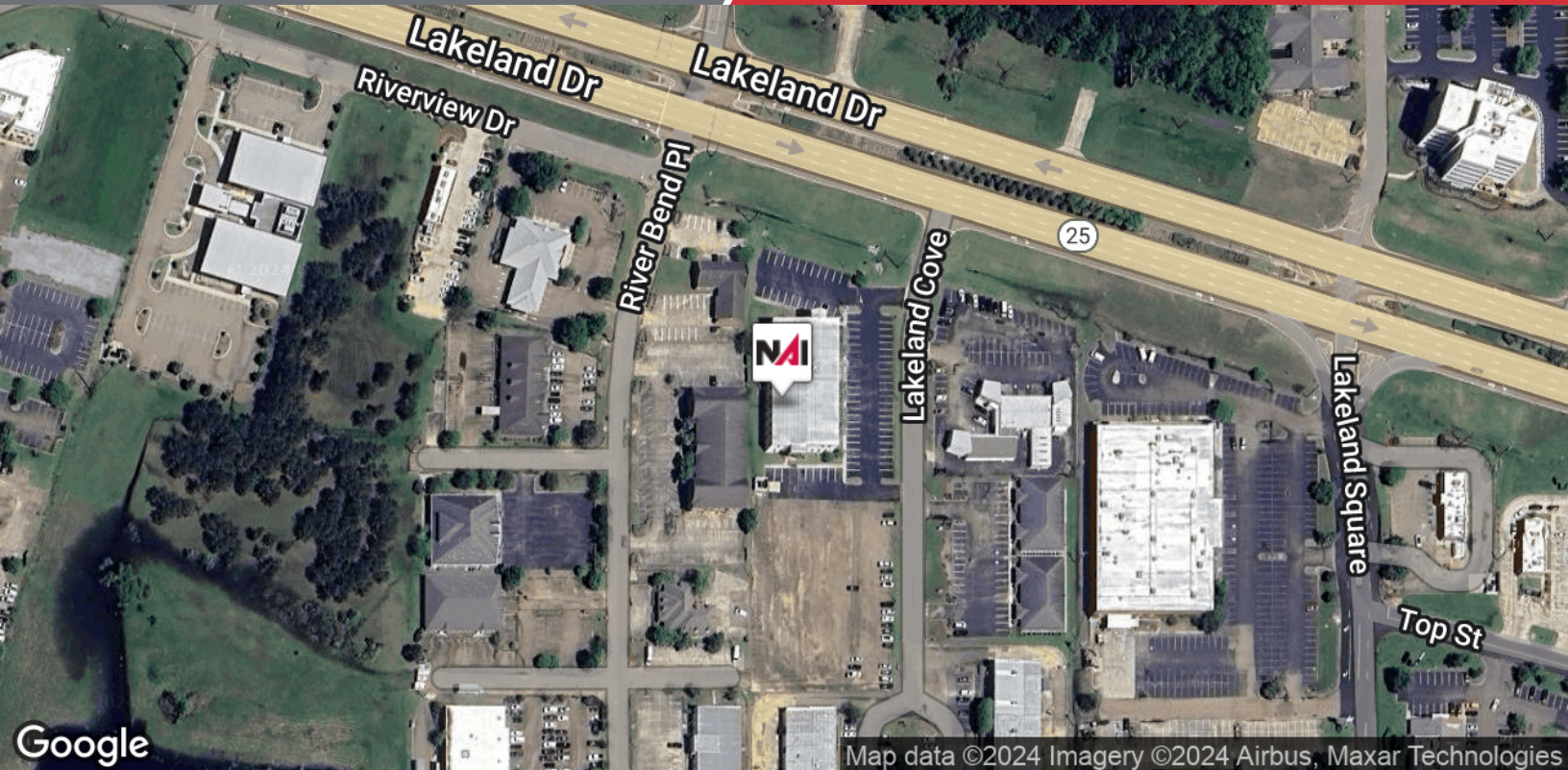


Second Level Plan
1/16"=1'-0"

INDICATED FOOTPRINT IS APPROXIMATELY 15,946 sq.ft.

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