

INDUSTRIAL PROPERTY FOR SALE

# 173 E MARKETRIDGE

173 E MARKETRIDGE DR RIDGELAND, MS 39157



JEFF SPEED, CCIM  
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SPEED COMMERCIAL REAL ESTATE

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**PROPERTY DESCRIPTION**

100% fee-simple interest is being offered by seller.

13,440 sq ft of office space and 47,736 of warehouse space. Building includes (8) dock-high doors, (1) grade-level drive in door, (11) private offices, large conference room, heated and cooled IT server room, storage room, break room, large cubicle area and multiple restrooms. Property includes 120/208 and 480-volt power as well as full power backup Caterpillar generator.

**LOCATION DESCRIPTION**

Conveniently located in Ridgeland, MS Industrial/Business park. Easy access to I-220 and Highland Colony Parkway.

**OFFERING SUMMARY**

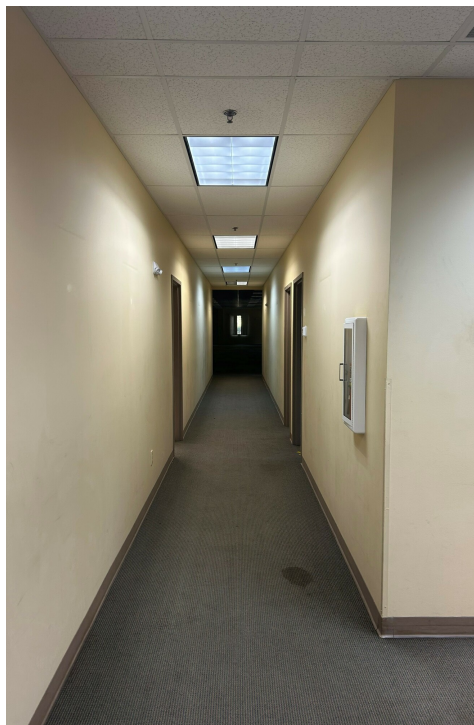
Sale Price:	\$6,000,000
Lot Size:	6.23 Acres
Building Size:	61,176 SF

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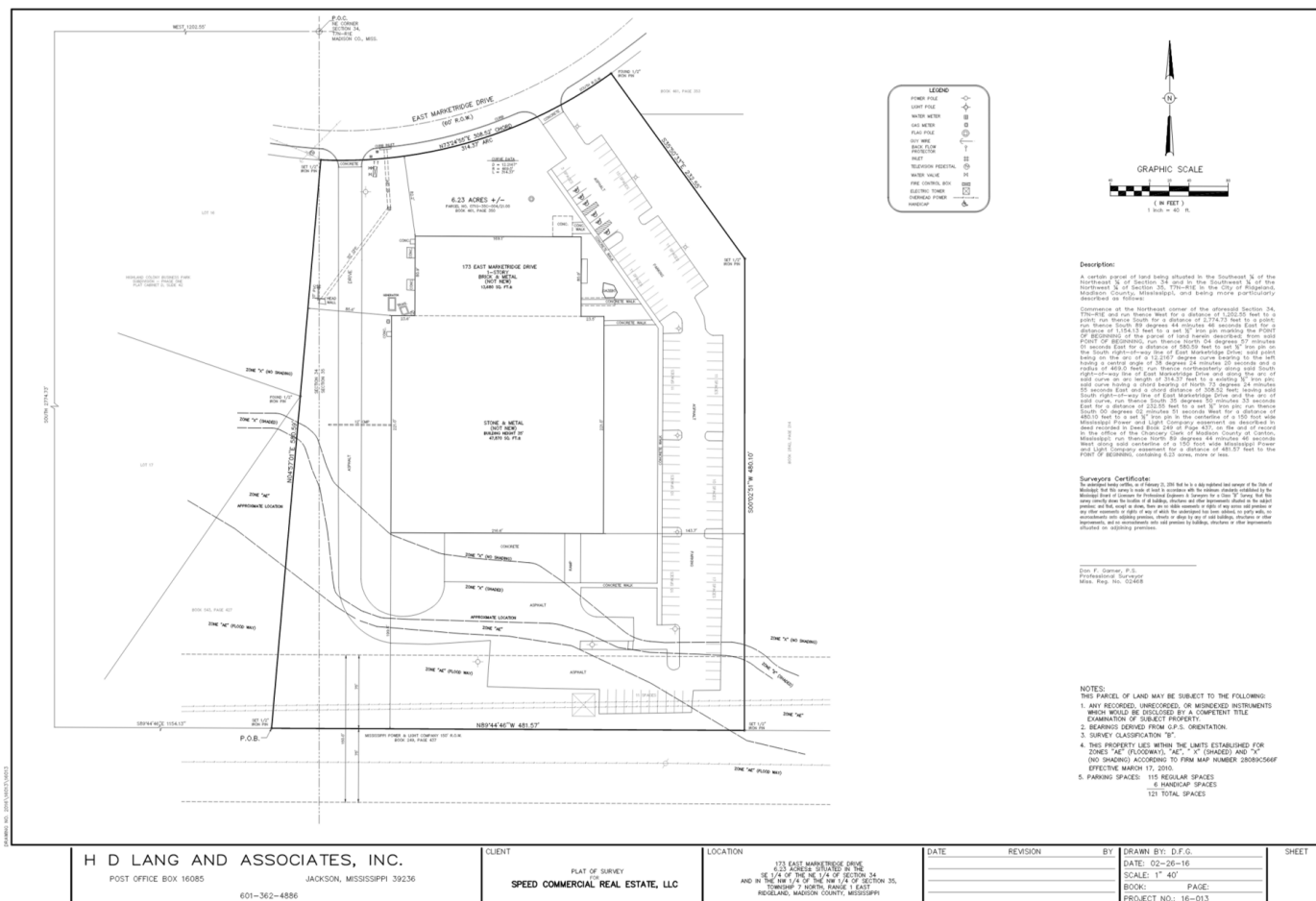


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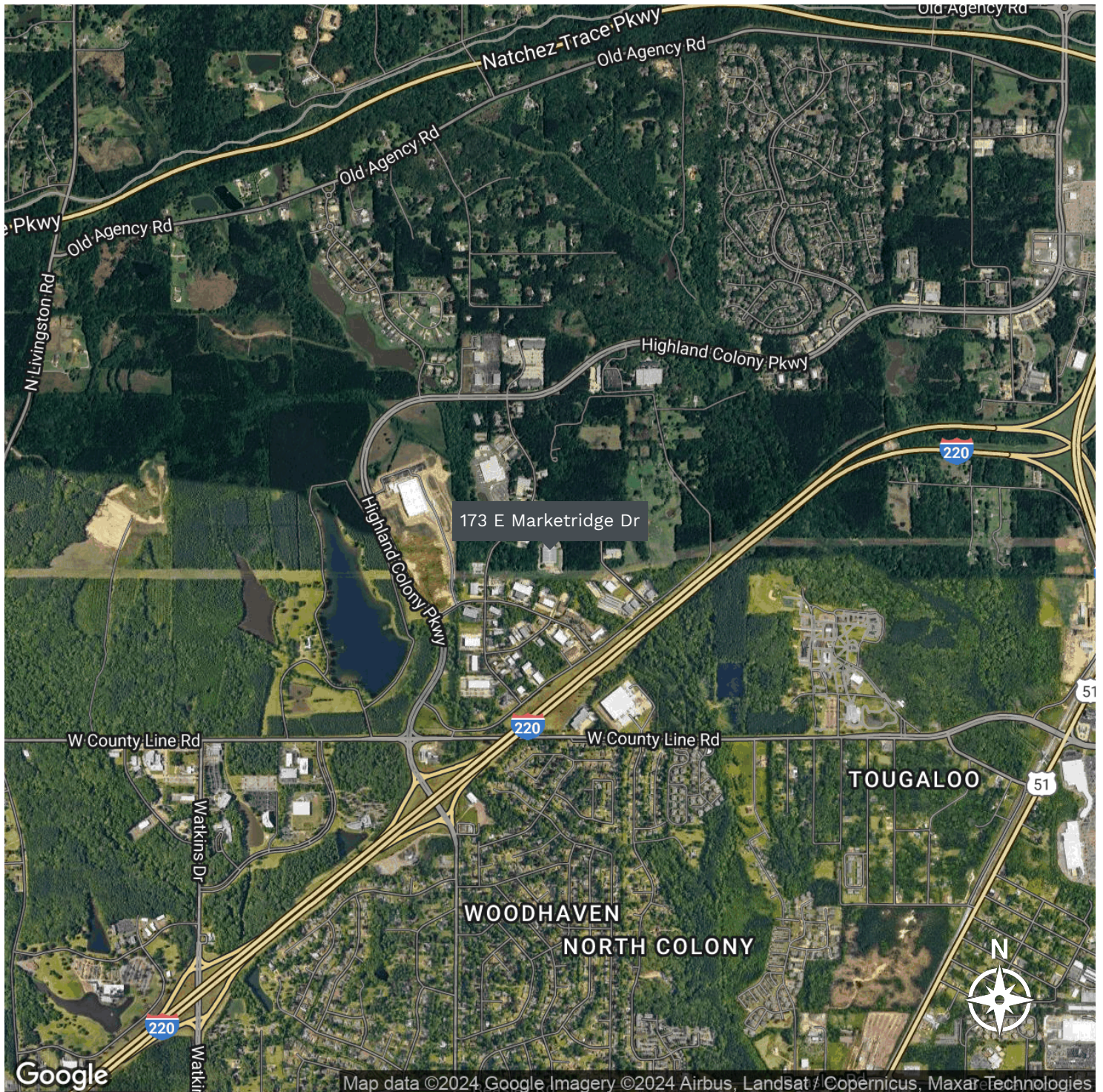
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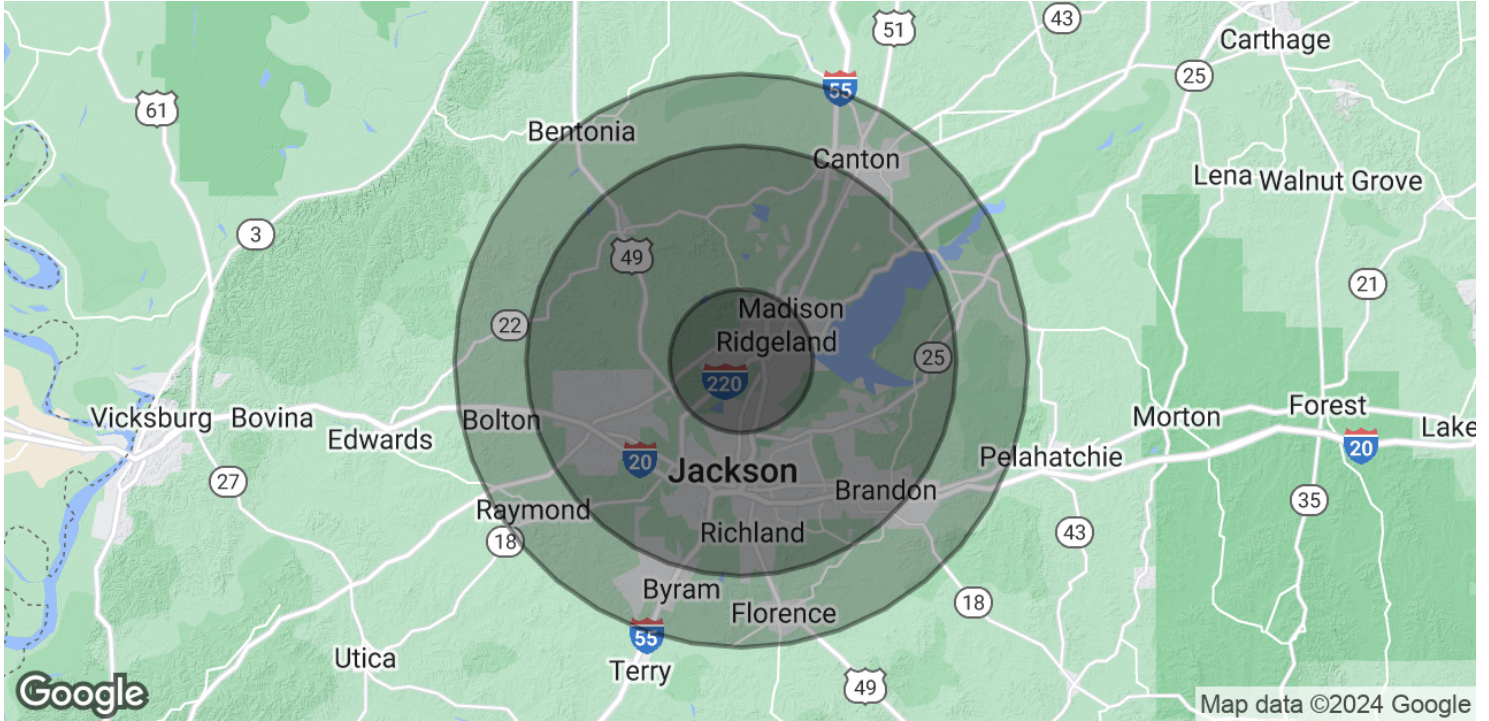
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POPULATION	5 MILES	15 MILES	20 MILES
Total Population	88,321	381,735	452,239
Average Age	38.5	37.1	37.2
Average Age (Male)	37.5	36.0	36.1
Average Age (Female)	39.9	38.5	38.8
HOUSEHOLDS & INCOME	5 MILES	15 MILES	20 MILES
Total Households	40,500	161,960	190,437
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$70,762	\$71,555	\$70,624
Average House Value	\$162,305	\$163,776	\$162,106

2020 American Community Survey (ACS)

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President | CCIM

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MS #16810

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