



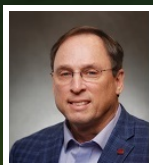
SPERRY
— COMMERCIAL —
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JD JOHNSON REALTY

896

BOWLING GREEN ROAD

LEXINGTON, MS

Industrial Property For Lease



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MS #B-17543



Property Summary



PROPERTY DESCRIPTION

115,681/SF Manufacturing/Distribution Industrial Building, situated on a fully fenced +/-20 acre lot. Located in Lexington MS nine miles west of I-55 at the Durant MS exit, 40 miles north of Canton, MS and 160 miles from Memphis TN. The main building is 160' x 525' clear span and is equipped with eight rolling gantry crane rails with 24-30' clear heights. Power to the building is 480/2,000v 3-phase, there are 17 overhead doors with two docks, fully sprinklered, 7,603 sf office, 160+ parking spaces with an additional +/-6 acres hard surface (asphalt & concrete), less than one mile from C.A Moore Airport (FAA Identifier: 19M). Opportunity to add countless dock doors, other tenant improvements are negotiable.

Lexington is a city in and the county seat of Holmes County, Mississippi. Lexington, Durant and other surrounding areas will provide an adequate workforce for most operations at this location, with the Jackson Metro area being less than a one-hour commute.

PROPERTY HIGHLIGHTS

- * 115,681/SF Manufacturing/Distribution Industrial Building * Built in 1997 * Fully fenced +/-20 acre lot
- * 7,603 sf of office space * 40 miles north of Canton, MS * 160 miles from Memphis TN * Roof coated 2023, 15-yr warranty
- * Eight rolling gantry crane rails * 24-30' clear heights * 480/2,000v 3-phase Power * Approved for Cannabis Cultivation

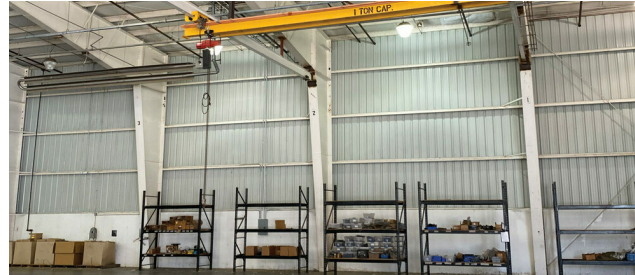
OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	16,000 - 115,681 SF
Lot Size:	20 Acres
Building Size:	115,681 SF

DEMOGRAPHICS

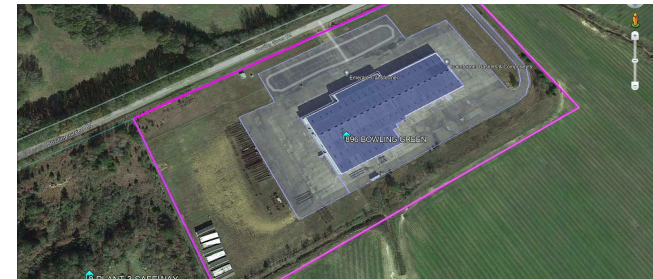
	10 MILES	30 MILES	60 MILES
Total Households	4,135	41,148	286,678
Total Population	8,129	90,993	645,824
Average HH Income	\$30,536	\$39,194	\$59,479

Photos 1



FOR LEASE |

Photos 2



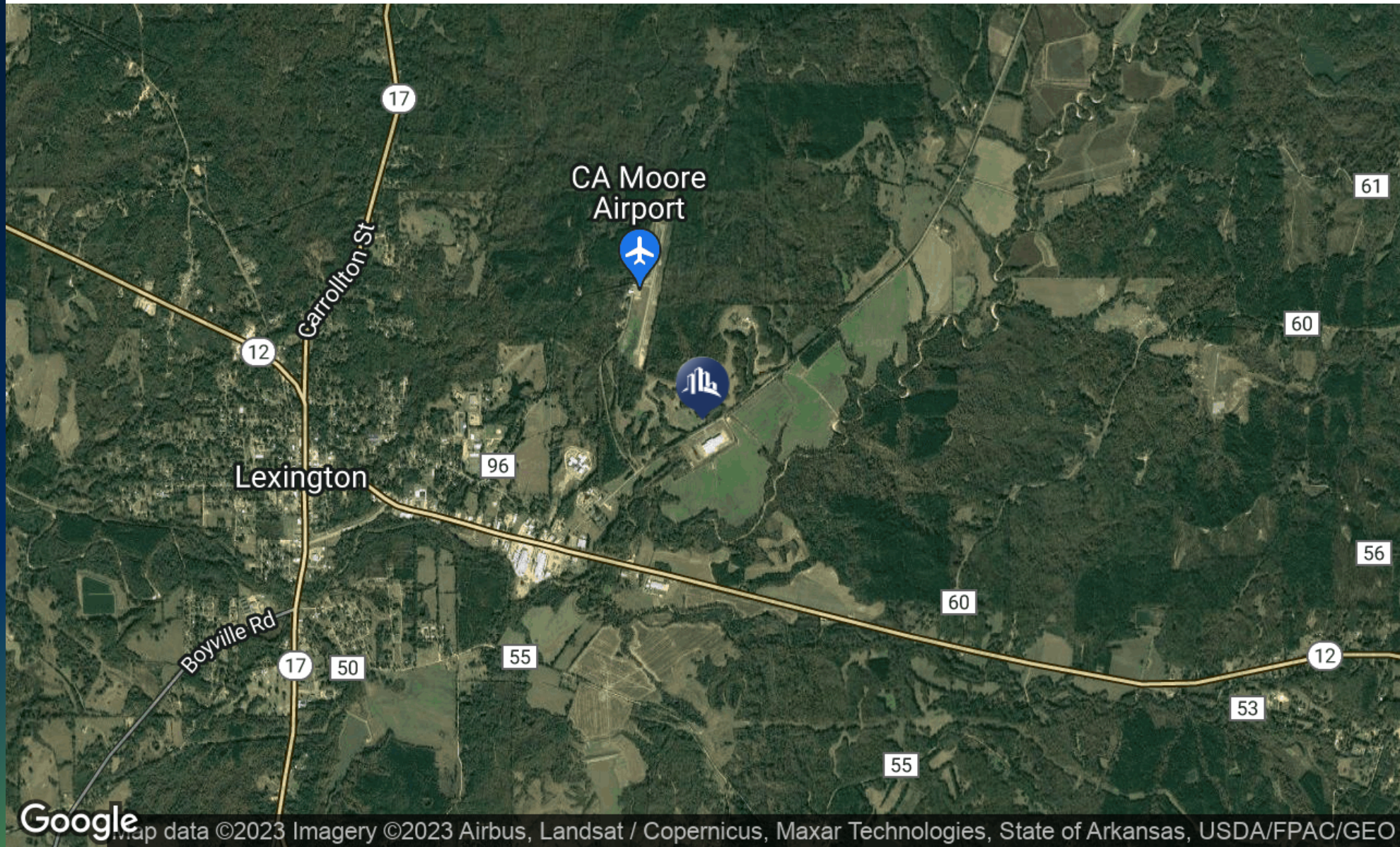
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Regional Map



Local Map



Demographics Map & Report

POPULATION	10 MILES	30 MILES	60 MILES
Total Population	8,129	90,993	645,824
Average Age	39.9	37.1	38.1
Average Age (Male)	38.2	34.3	36.5
Average Age (Female)	42.1	38.7	39.5

HOUSEHOLDS & INCOME	10 MILES	30 MILES	60 MILES
Total Households	4,135	41,148	286,678
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$30,536	\$39,194	\$59,479
Average House Value	\$54,219	\$89,495	\$140,663

* Demographic data derived from 2020 ACS - US Census

