



## 405 Commerce Avenue

405 Commerce Ave  
Canton, Mississippi 39046

### Property Highlights

- 40,000 SF
- 2.8 Acres
- 3 Dock High Doors
- 3 Grade-Level Drive in Doors
- 1 Box-Truck Height Dock
- Potential Laydown/Truck Parking Area, If Needed.

### Offering Summary

Lease Rate:	\$5.00 SF/yr (NNN)
Building Size:	40,000 SF
Lot Size:	2.8 Acres

### For More Information

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### Property Description

NAI UCR Properties is pleased to present the Industrial property located at 405 Commerce Ave., Canton, MS, for lease. The property is a 40,000 SF Warehouse on 2.8 Acres and features a 20,000 SF Paved Parking area, a 160'x 250' Warehouse footprint, 7 Overhead Rollup Doors consisting of (2) 14'x16' Grade level doors, (1) 10'x12' Grade level door, (3) 10'x10' Dock High doors & (1) 10'x10' Box truck level door. The facility also has 25'x40' column spacing and clear heights: 14' eaves, 20' peak. There is also 3-phase 600 Amp power infrastructure.

### Recent Completed Improvements:

Brand New TPO Roof (2023)

New LED Lights in Warehouse

### Future Improvements:

Repair and/or replacement of metal siding

Installation of new interior insulation

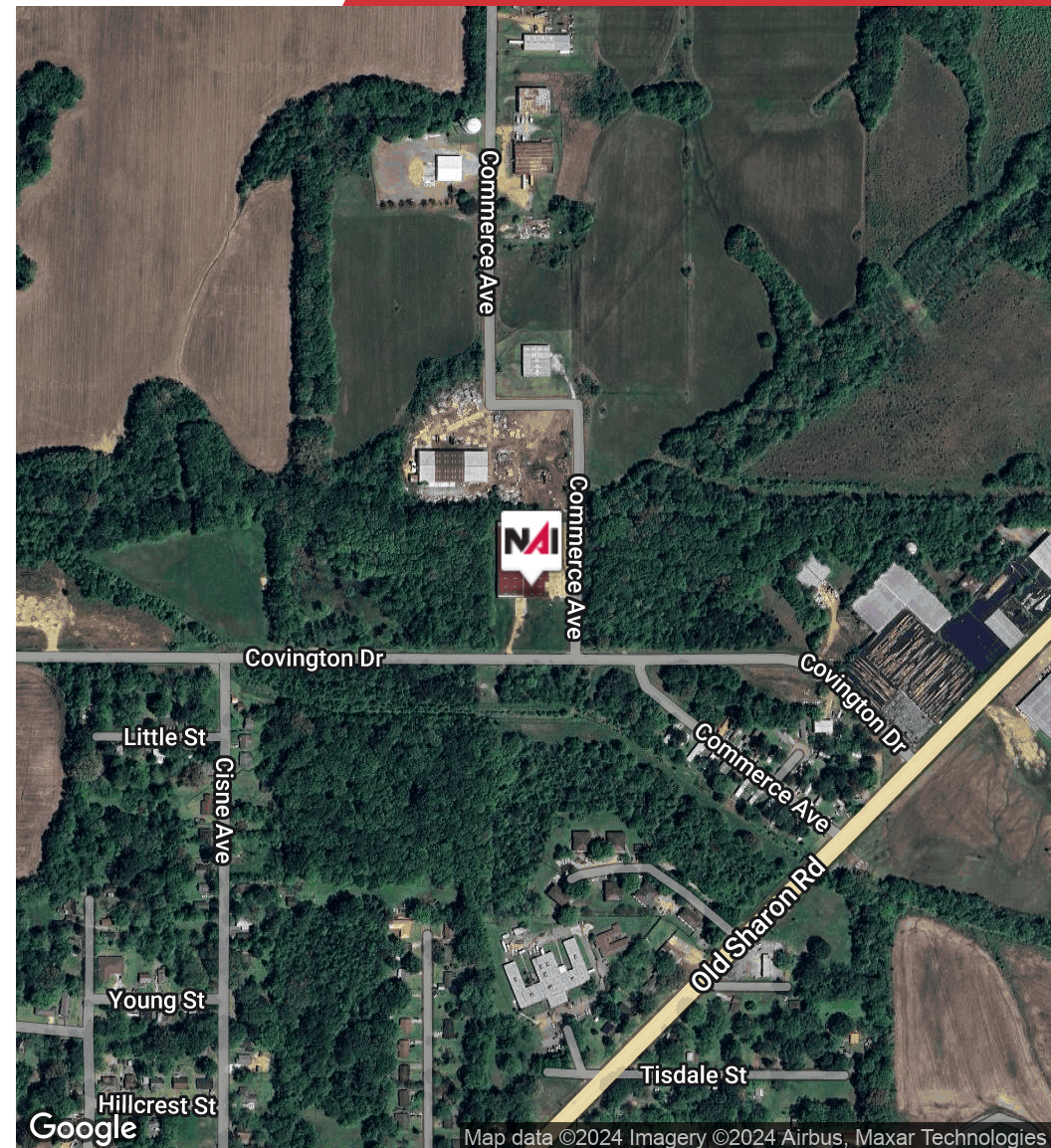
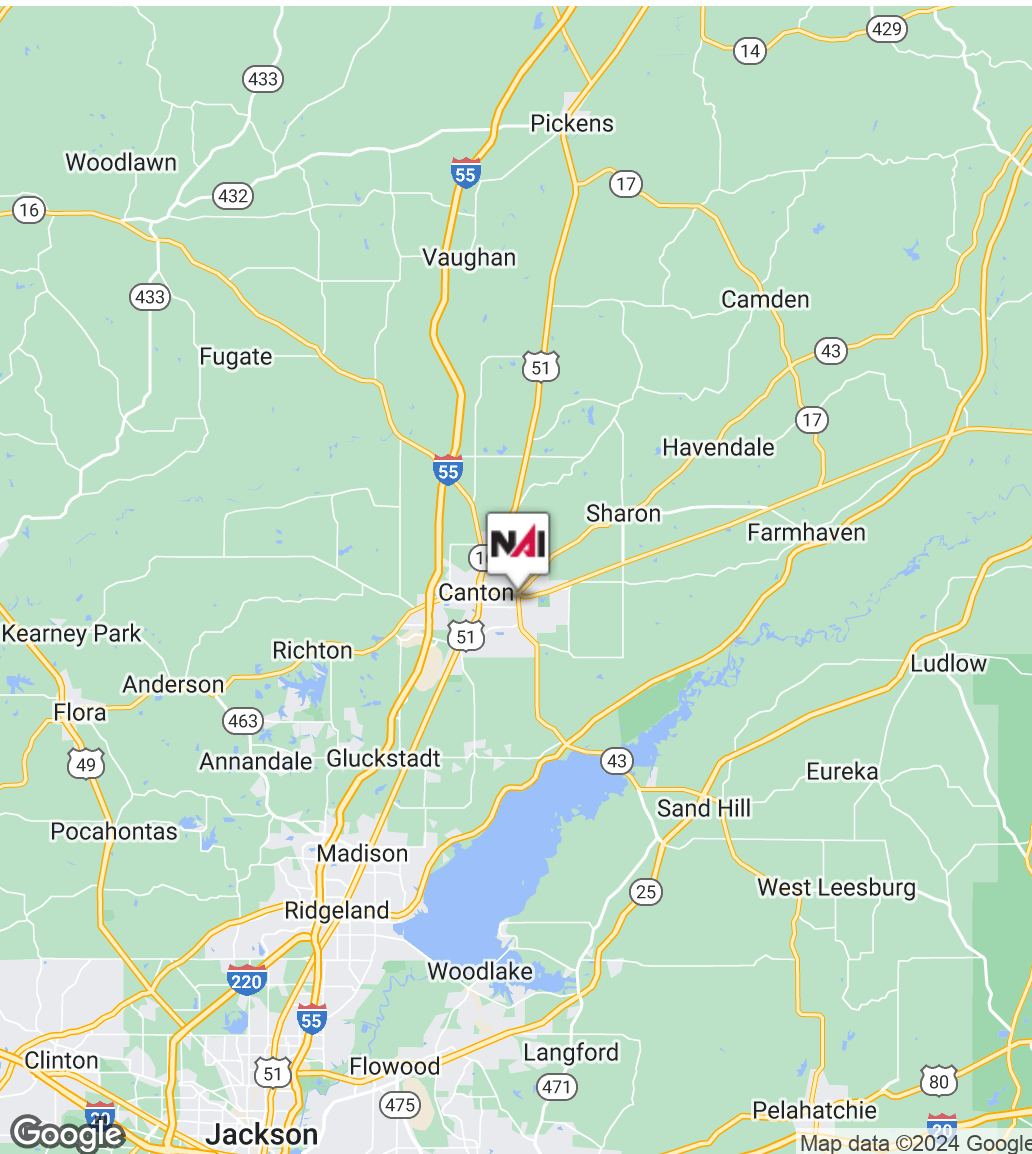
Installation of EC-25 storage type sprinkler system

Currently in shell condition - office space can be built to suit user need

Ability to be fenced, if secure parking/outdoor storage is needed.

Potential Parking/Laydown area available for expansion

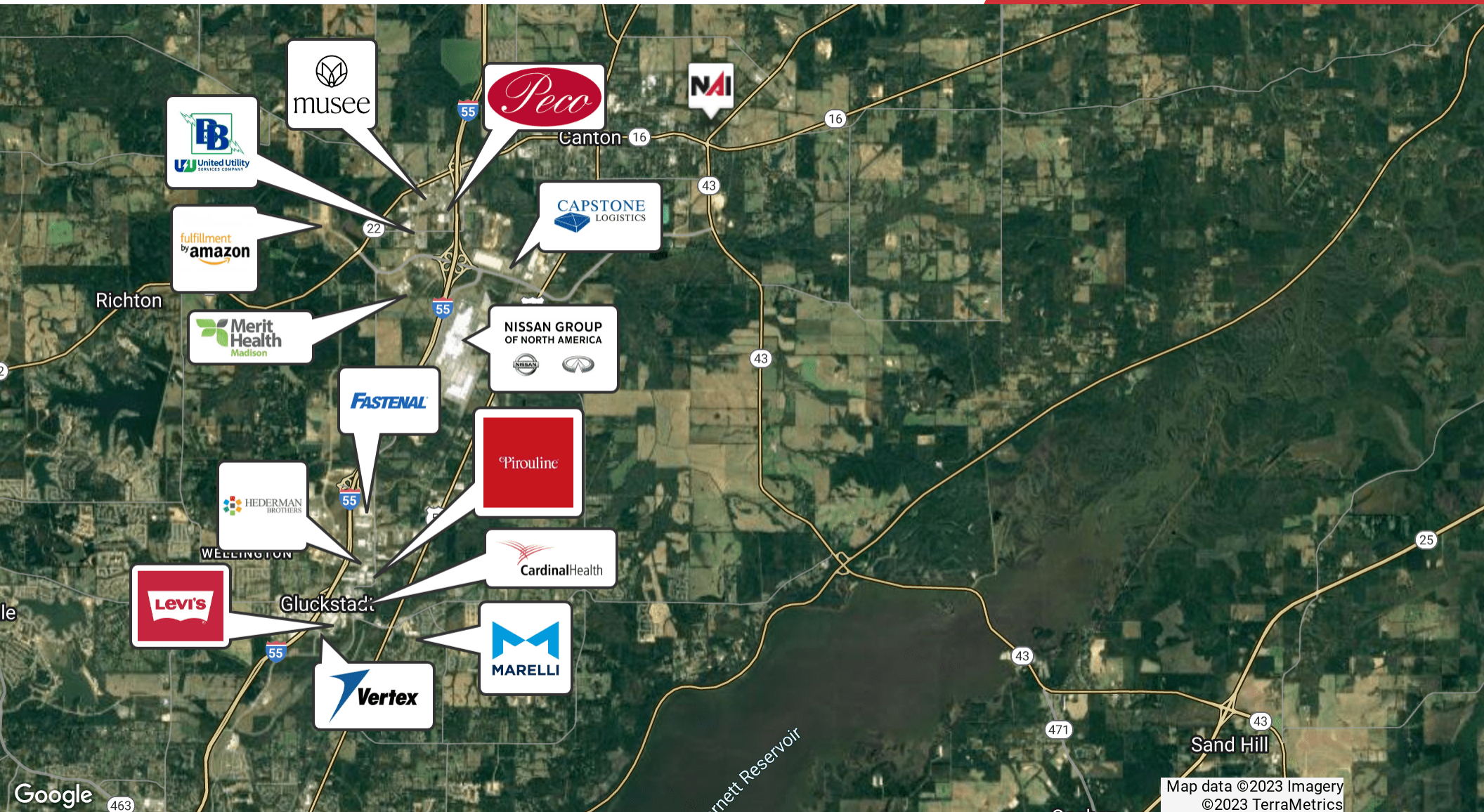




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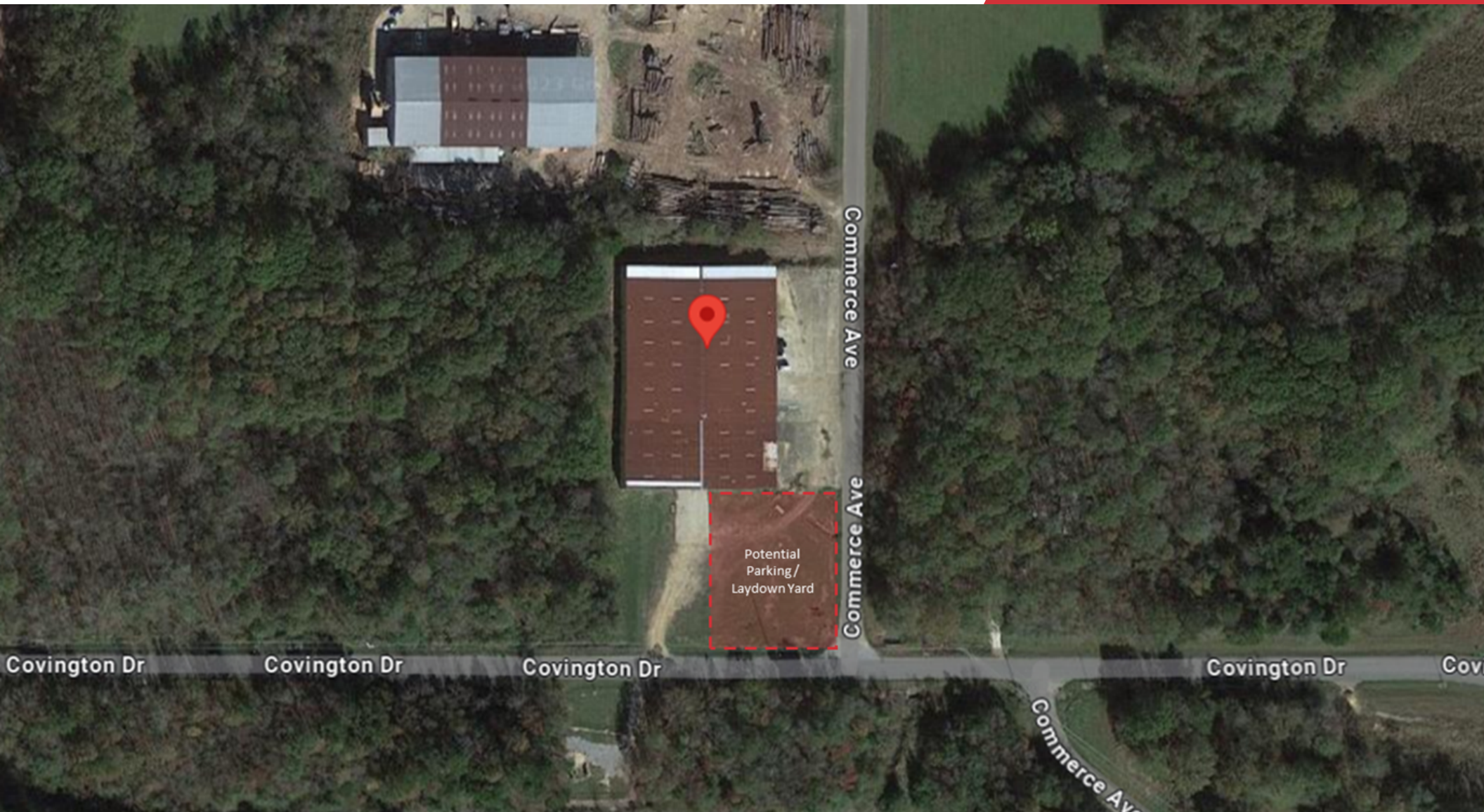


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### Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	2,159	12,229	17,466
<b>Average Age</b>	37.7	34.0	35.3
<b>Average Age (Male)</b>	35.9	33.9	35.2
<b>Average Age (Female)</b>	42.8	36.6	37.9

### Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	912	5,112	7,606
<b># of Persons per HH</b>	2.4	2.4	2.3
<b>Average HH Income</b>	\$46,292	\$39,395	\$45,242
<b>Average House Value</b>	\$107,329	\$94,066	\$97,025

2020 American Community Survey (ACS)

