

INDUSTRIAL PROPERTY FOR LEASE

133 SCANLAN STREET

133 SCANLAN STREET NEWTON, MS 39345



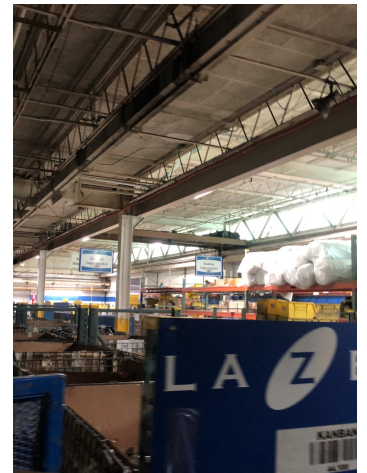
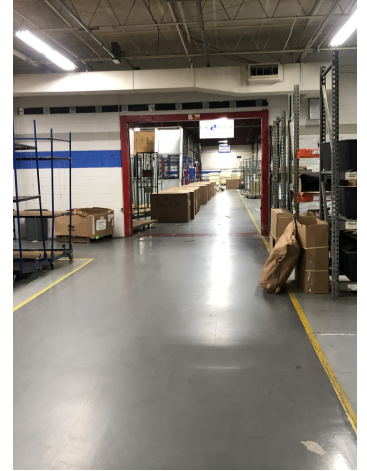
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SPEED COMMERCIAL REAL ESTATE

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LOCATION INFORMATION

Building Name	133 Scanlan Street
Street Address	133 Scanlan Street
City, State, Zip	Newton, MS 39345
County	Newton
Market	Newton
Sub-market	East Central Mississippi
Township	7 North
Range	2 East
Section	31
Road Type	Paved
Market Type	Small
Nearest Highway	I-20
Nearest Airport	G V Montgomery Airport in Forest, MS

BUILDING INFORMATION

Tenancy	Single
Number of Cranes	1
Office Space	20,000 SF
Number of Floors	2
Year Built	1967
Year Last Renovated	2010
Construction Status	Existing
Condition	Average
Roof	Membrane
Free Standing	Yes
Number of Buildings	3
Ceilings	30 ft clear
Foundation	Slab

PROPERTY HIGHLIGHTS

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Lease Rate	\$1.75 SF/YR
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PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	L-2
Lot Size	27.51 Acres
APN #	STREET_ROW_5239
Waterfront	No
Power	Yes
Rail Access	No

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	0.4
Number of Parking Spaces	250

UTILITIES & AMENITIES

HVAC	300-Ton chiller with EMS and gas boilers
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BUILDING INFORMATION

Building Size	606,321 SF
Tenancy	Single
Number of Cranes	1
Office Space	20,000 SF
Number of Floors	2
Year Built	1967
Year Last Renovated	2010
Construction Status	Existing
Condition	Average
Roof	Membrane
Free Standing	Yes
Number of Buildings	3
Ceilings	30 ft clear

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PROPERTY DESCRIPTION

NNN Lease

LOCATION DESCRIPTION

Immersed in the heart of Newton, Mississippi, the area surrounding the property is characterized by a perfect blend of small-town charm and modern conveniences. With a bustling business district, numerous dining options, and easy access to local amenities, the location offers a vibrant environment for professionals. Nearby, tenants can enjoy the serene Tower Park, where they can take a relaxing break or engage in outdoor activities. The area also boasts convenient access to major highways and transportation hubs, making it an ideal choice for businesses seeking a strategic and accessible office location.

SITE DESCRIPTION

This 606,000 square foot industrial facility on 27.5 acres in Newton, MS is ideal for manufacturing companies or large warehouse users looking for a strategic location in the southeast region.

EXTERIOR DESCRIPTION

Partially incombustible metal (frames, roofs and walls) and partially masonry/concrete ext. walls & wood/steel roof & floor structure. Concrete slab on grade.

INTERIOR DESCRIPTION

The entire warehouse is under a conditioned roof and a large portion of it contains 30' clear height. Use of up to all 37 loading docks is available, and there is an opportunity to take only a portion of the building. Also included is 20,000 square feet of office area, complete with management offices, training rooms, an in-house infirmary, and a cafeteria, making it a facility suitable for various operational requirements. Trained workforce is located in this immediate area, as La-Z-Boy has been in business here for over fifty years.

PARKING DESCRIPTION

250 space parking field on Scanlan Street in front of main office building.

UTILITIES DESCRIPTION

Municipal water and sewer

CONSTRUCTION DESCRIPTION

Partially incombustible metal (frames, roofs and walls) and partially masonry/concrete ext. walls & wood/steel roof & floor structure. Concrete slab on grade.

POWER DESCRIPTION

Heavy Power

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