



NAI UCR Properties (UCR Properties, LLC) is a leading commercial real estate firm based in the Jackson metro area with complete real estate services in the office, retail, industrial, land and investment sectors. NAI Global is the single largest, most powerful global network of owner-operated commercial real estate brokerage firms. NAI Global Member firms, leaders in their local markets, are actively managed to work in unison and provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 300 offices strategically located throughout North America, Latin America, Europe and Asia Pacific, with over 5,100 local market professionals, managing over 1.1 billion square feet of property.

All information furnished regarding property for sale or lease are from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

660 Katherine Drive, Suite 402  
Jackson, MS 39232  
601 981 6800 tel  
[ucrproperties.com](http://ucrproperties.com)





## 510 Armory Rd

510 Armory Rd  
Vicksburg, Mississippi 39183

### Property Overview

UCR Properties proudly presents this 64,000 square foot warehouse property, now available for sale or lease. Located in the Ceres Industrial Park in Warren County, the industrial asset boast Interstate 20 visibility and access and strategically located near Vicksburg and a short commute to Jackson.

Recently renovated to cater to tenant specific requirements, the premises offer amenities such as: 3 dock high door and 1 grade level door, 1500 amp 3-phase electrical service, 21 ft. eave height, and an approximately 1500 SF office. Presently occupied by a tenant with a short lease term remaining, investors are provided the opportunity to renew the in-place cash flow to market rental rate. Additionally, for potential tenants or owner-users, the expansive open floor plan and features provide flexibility for a multitude of uses and configuration.

### Offering Summary

<b>Sale Price:</b>	\$2,400,000
<b>Lease Rate:</b>	\$3.75 SF/yr (NNN)
<b>Building Size:</b>	64,000 SF
<b>Lot Size:</b>	8.91 Acres

### For More Information

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## Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Lot Size	8.91 Acres
APN #	100 13 9999 000111
Lot Depth	0 ft

## Building Information

Building Size	64,000 SF
Occupancy %	100.0% (available 11/2024)
Tenancy	Single
Office Space	1,500 SF
Number of Floors	1
Year Last Renovated	2019
Column Space	30 ft
Gross Leasable Area	64,000 SF
Condition	Good
Free Standing	Yes

## Location Information

Building Name	510 Armory Rd
County	Warren
Market	Jackson MSA
Sub-market	Vicksburg
Building Park:	Ceres Industrial Park

## Utilities & Amenities

Ceiling Height:	21 Ft. Eave / 28 Ft. Clear
Fire Protection:	Standard ESFR system
Power:	3 phase; 120/208 volt, 1500 amp
Column Spacing:	70' x 30'
Docks:	3 Docks - 9' x 10' doors w/ 40,000 lb. levelers
Foundation:	6" concrete slab (40,000 psi)





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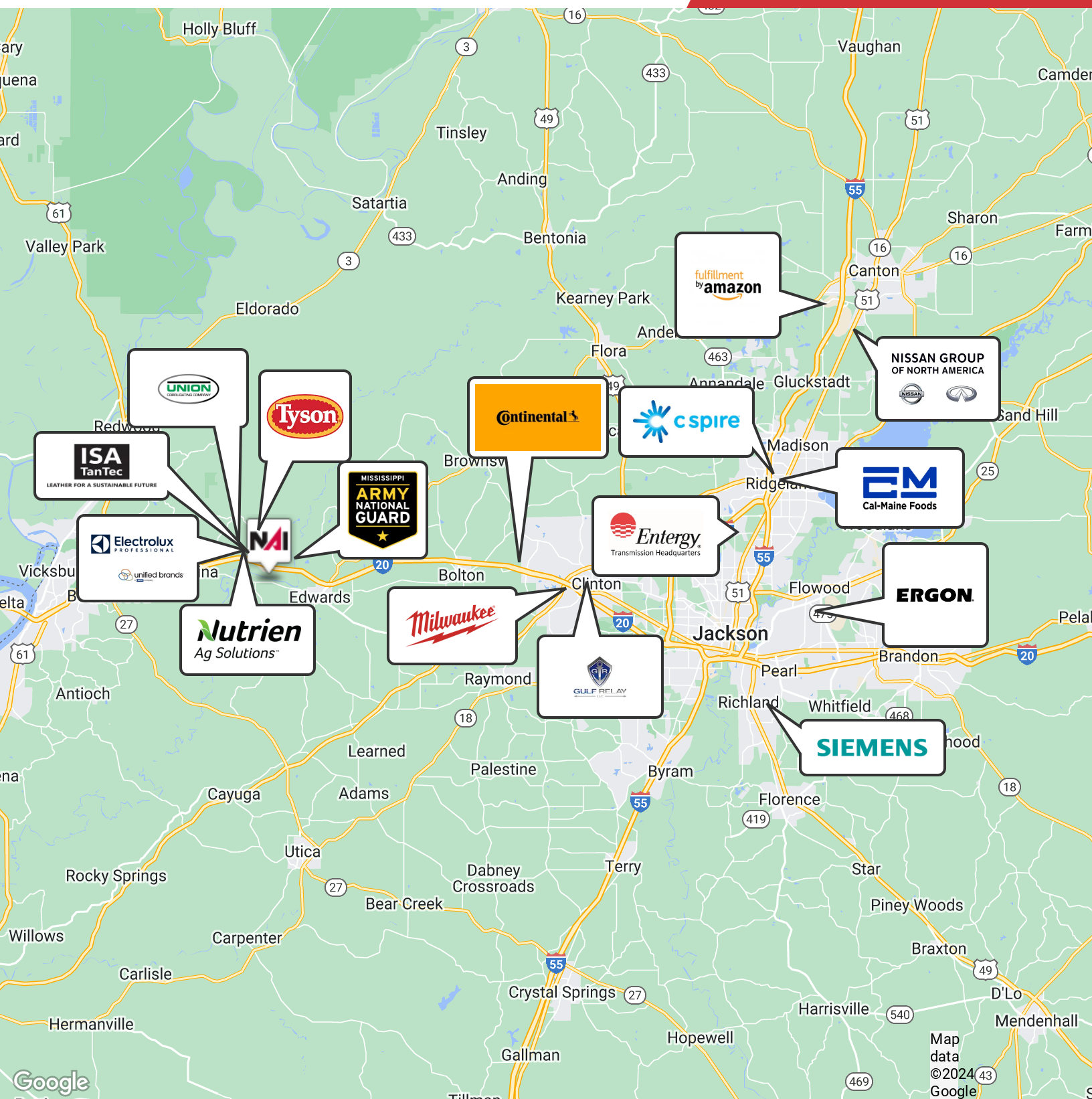


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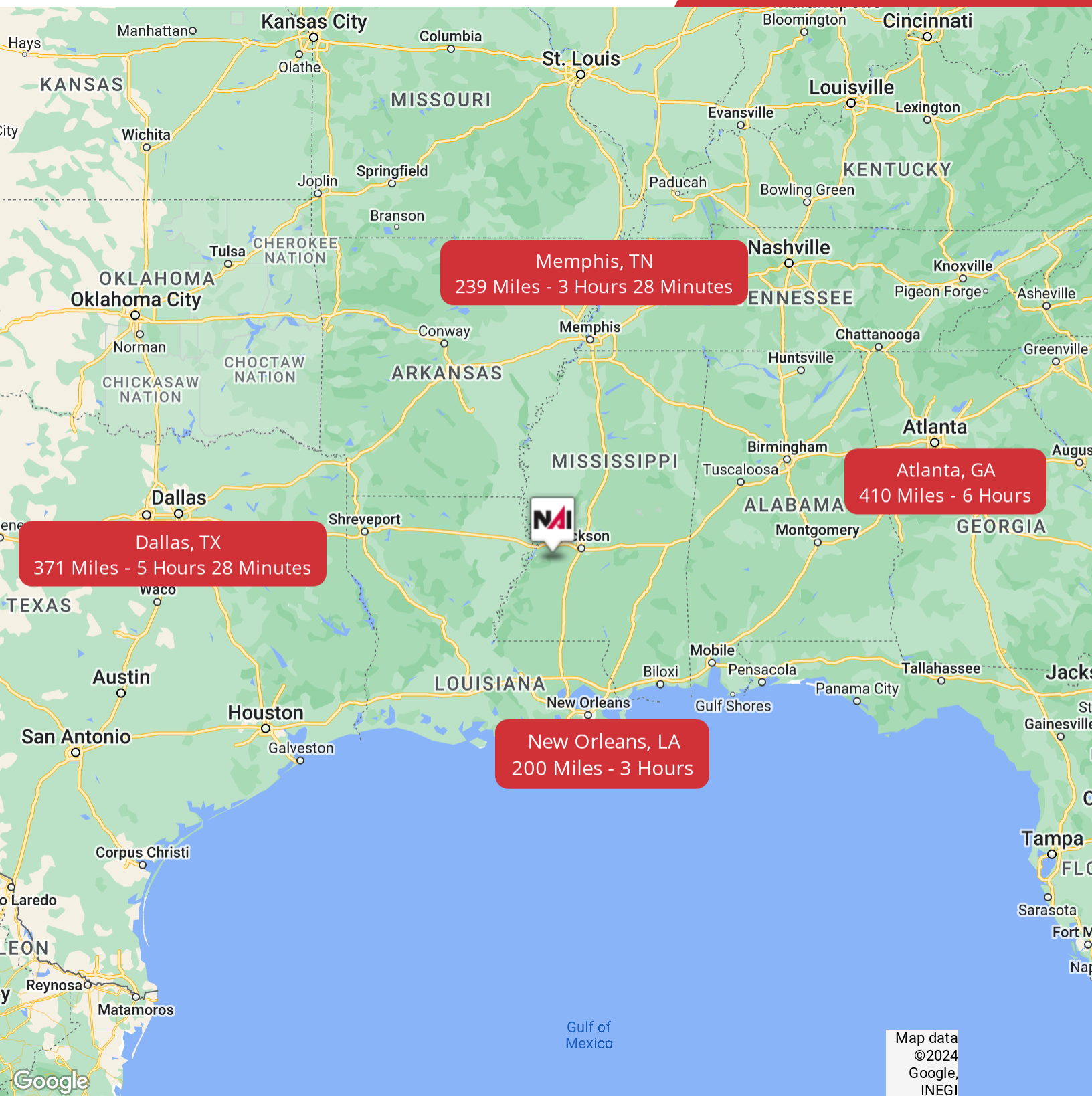


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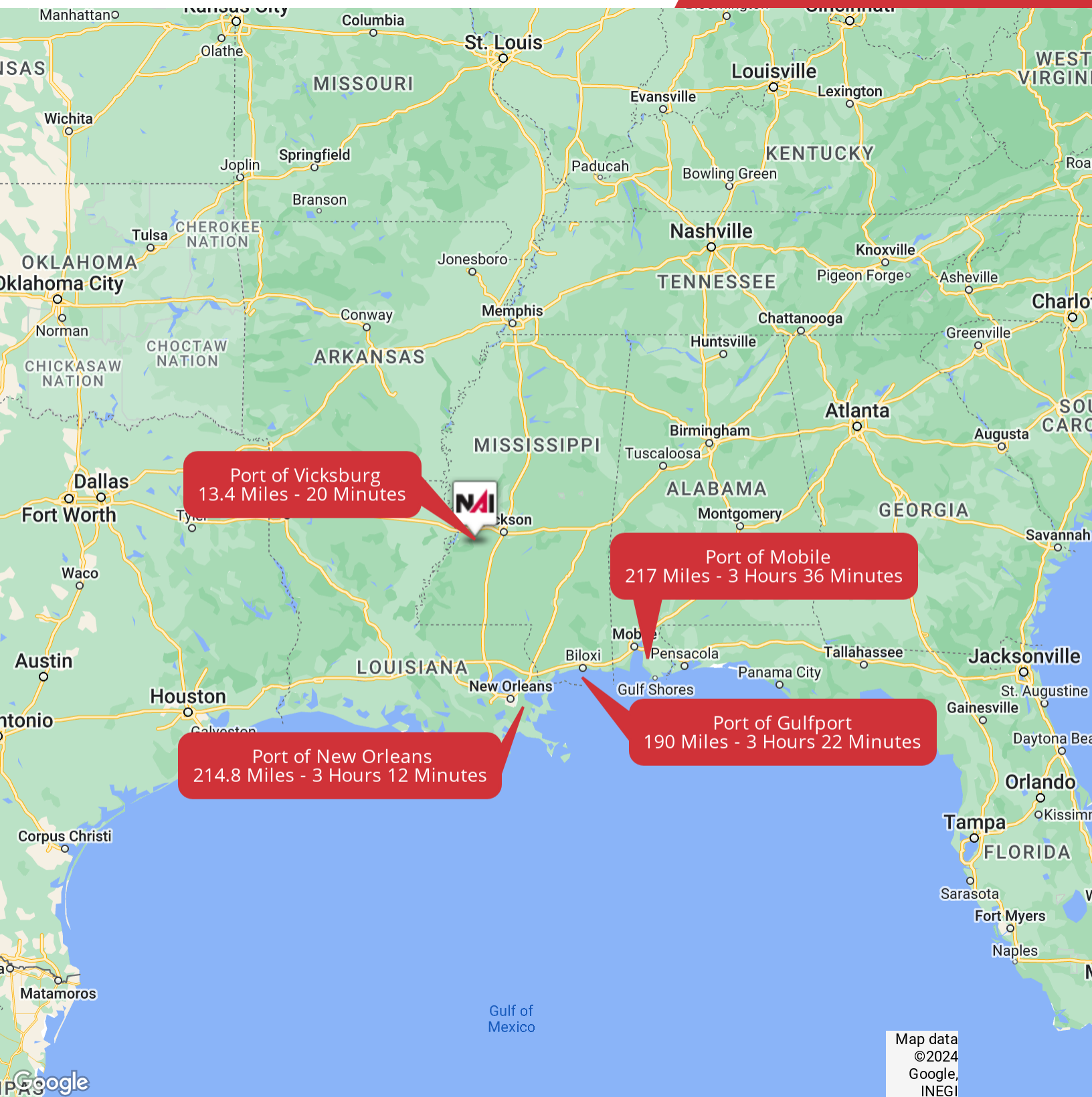


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