

INDUSTRIAL INVESTMENT

115,681/SF INDUSTRIAL BUILDING
MANUFACTURING/DISTRIBUTION

896 Bowling Green Road,
Lexington, MS 39095

Jon-David Johnson, CCIM

Owner Broker
601.707.5555
jd@jdcrc.com



164 Watford Parkway Drive, Canton, MS 39046
601.707.5555
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INDUSTRIAL PROPERTY FOR LEASE

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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 a 24-30' clear heights. Power to the building is 480 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 * 480/2000 3-phase Power * Approved for Cannabis Cultivation

PROPERTY SUMMARY



OFFERING SUMMARY

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

DEMOGRAPHICS	5 MILES	15 MILES	25 MILES
Total Households	1,135	9,629	18,879
Total Population	2,983	24,013	47,467
Average HH Income	\$55,600	\$54,937	\$61,872

INDUSTRIAL
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FOR LEASE

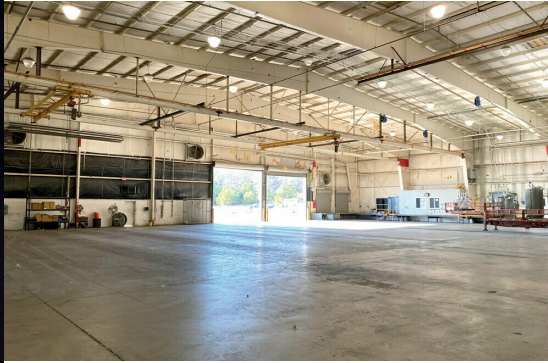
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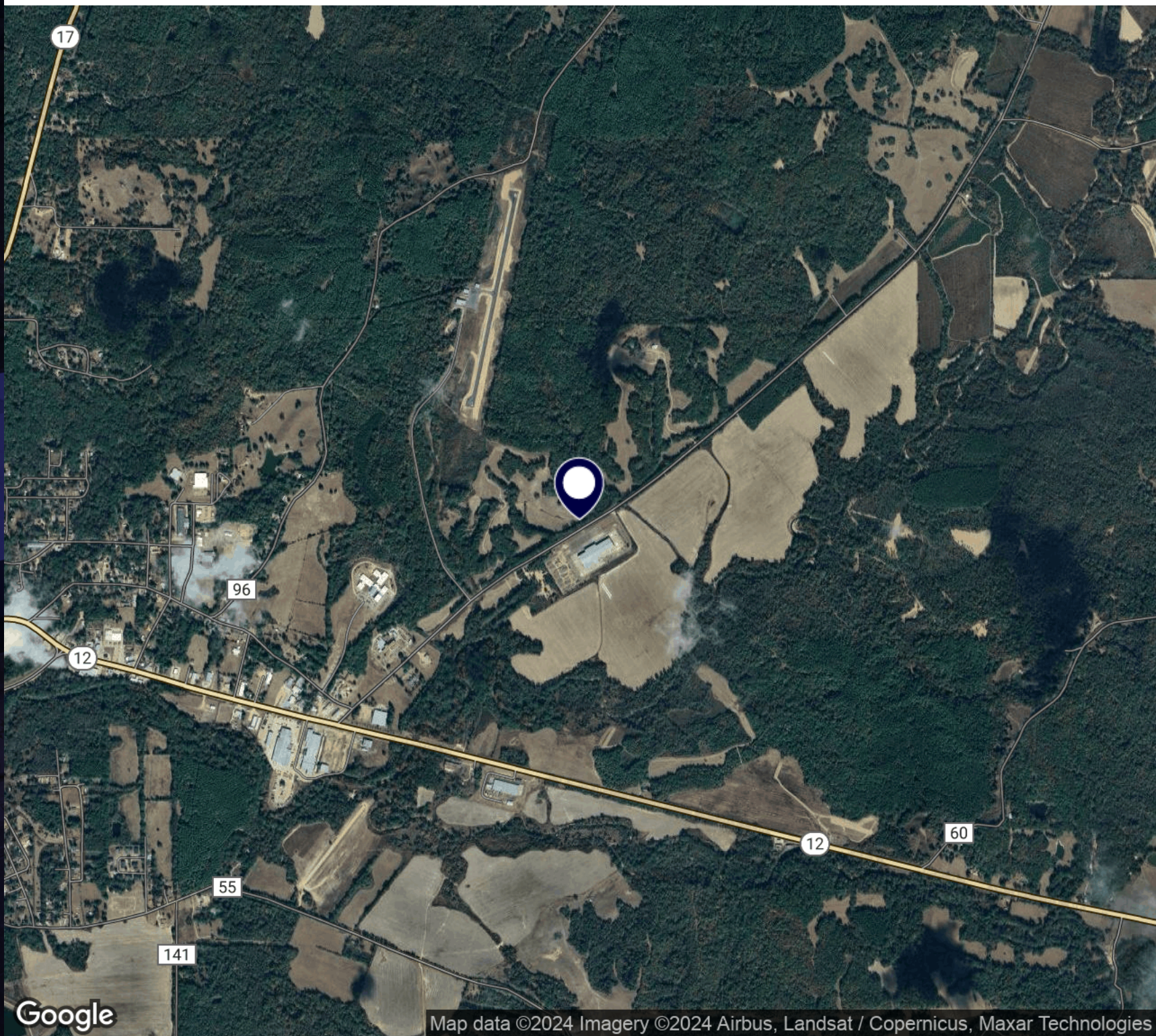
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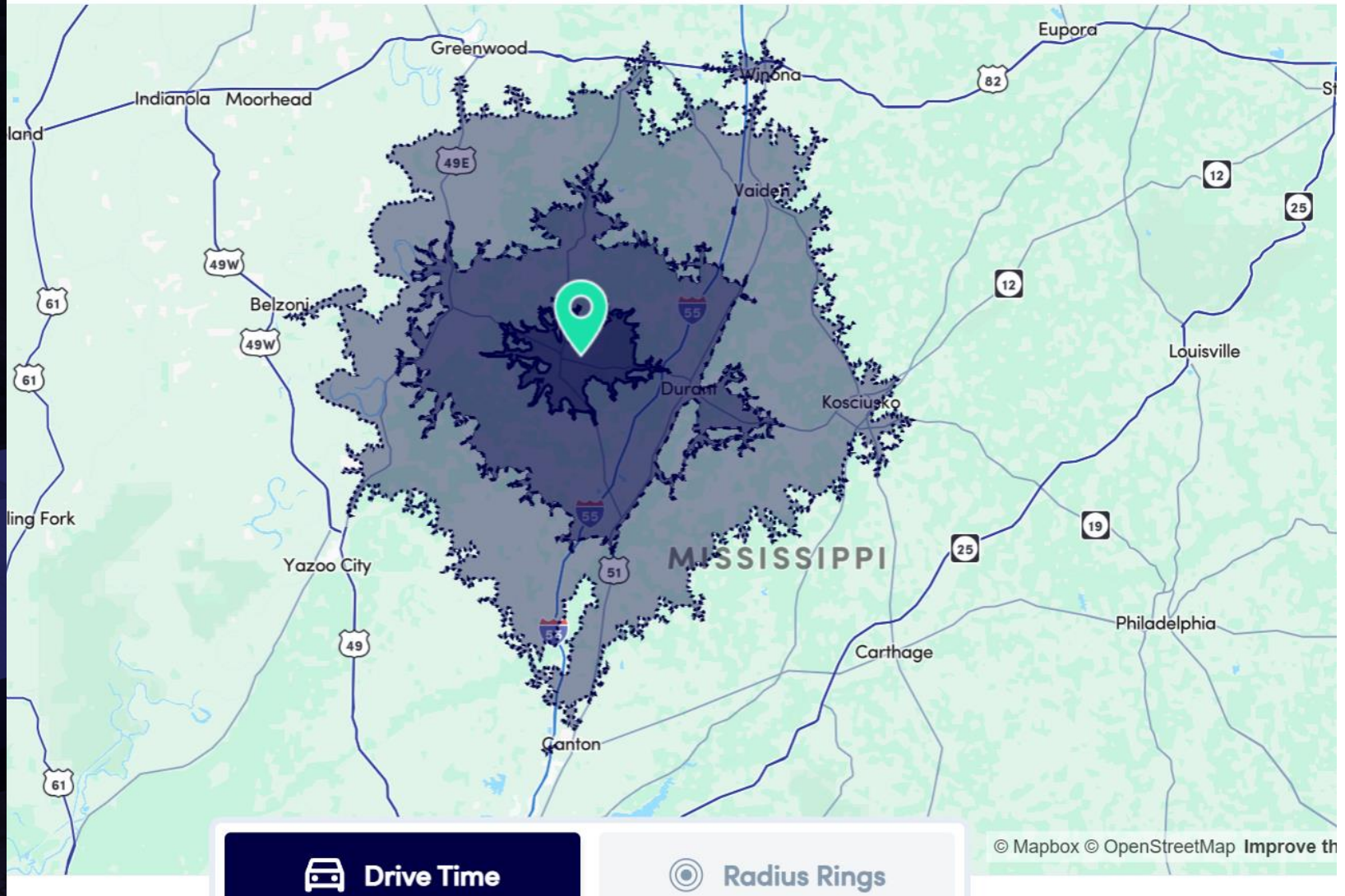
15 MINUTES / 30 MINUTES / 45 MINUTES - DRIVE TIME MAP

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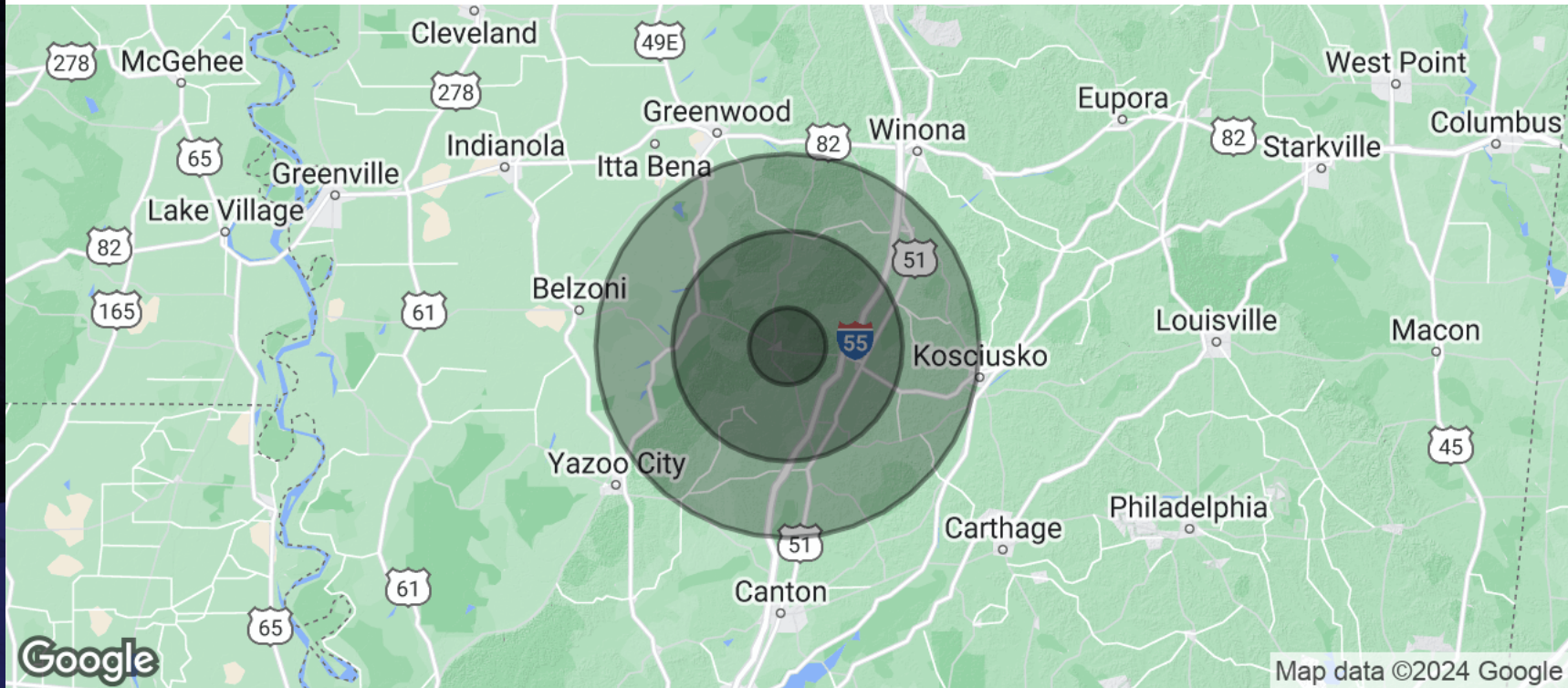
DEMOGRAPHICS MAP & REPORT

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POPULATION

	5 MILES	15 MILES	25 MILES
Total Population	2,983	24,013	47,467
Average Age	40	41	42
Average Age (Male)	38	40	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME

	5 MILES	15 MILES	25 MILES
Total Households	1,135	9,629	18,879
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$55,600	\$54,937	\$61,872
Average House Value	\$132,995	\$125,342	\$146,591

Demographics data derived from AlphaMap



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JON-DAVID JOHNSON, CCIM

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PROFESSIONAL BACKGROUND

Jon-David began his commercial real estate career in 2006 and in 2010 formed "JDJ Realty" where he is currently the principal broker. Throughout his career Jon-David has gained experience as a broker and investor in industrial properties, self-storage, office buildings, retail, commercial development land, multi-family properties, mobile home communities and 1031 exchange transactions. Jon-David is an active member of the Mississippi Commercial Association of Realtors (MCAR) serving as its 2024 President, IREM and CCIM.

MEMBERSHIPS

MCAR - Mississippi Commercial Association of Realtors (2024 President)

CCIM - Certified Commercial Investment Member (2020 Designee)

IREM - Institute of Real Estate Management

ICSC - International Council of Shopping Centers

JDJ Realty

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