



280 Industrial Dr

Jackson, Mississippi 39209

Property Overview

Now available for sale, 280 Industrial Drive offers over 35,000 square feet of warehouse space in the Hawkins Field Industrial Complex. Priced to reflect its current condition, this property presents an opportunity for investors or owner-users seeking to capitalize on the market's high demand and scarcity of available properties. The building shell features 17ft clear height, 7 grade level doors, and ample parking/storage inside a fenced perimeter. The total lot size of 2.93 acres provides flexibility for expansion and growth.

Offering Summary

Sale Price:	\$720,000
Building Size:	35,020 SF
Price SF:	\$20.56 p/SF
Lot Size:	2.93 Acres
Doors:	7, Grade Level
Clear Height:	17' 3"

For More Information

Allen Carr, CCIM

O: 601 981 6800

allen@ucrproperties.com

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.

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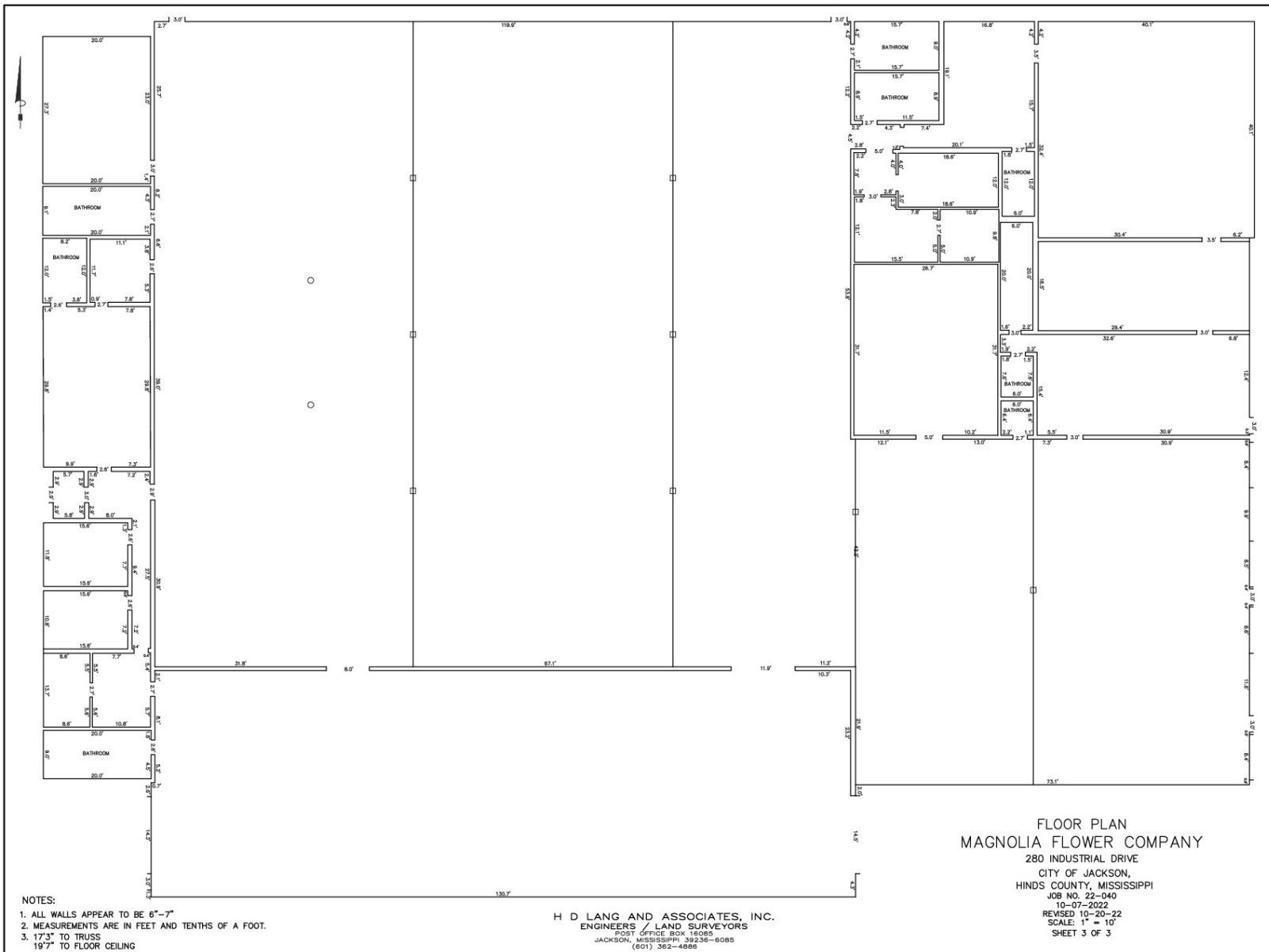
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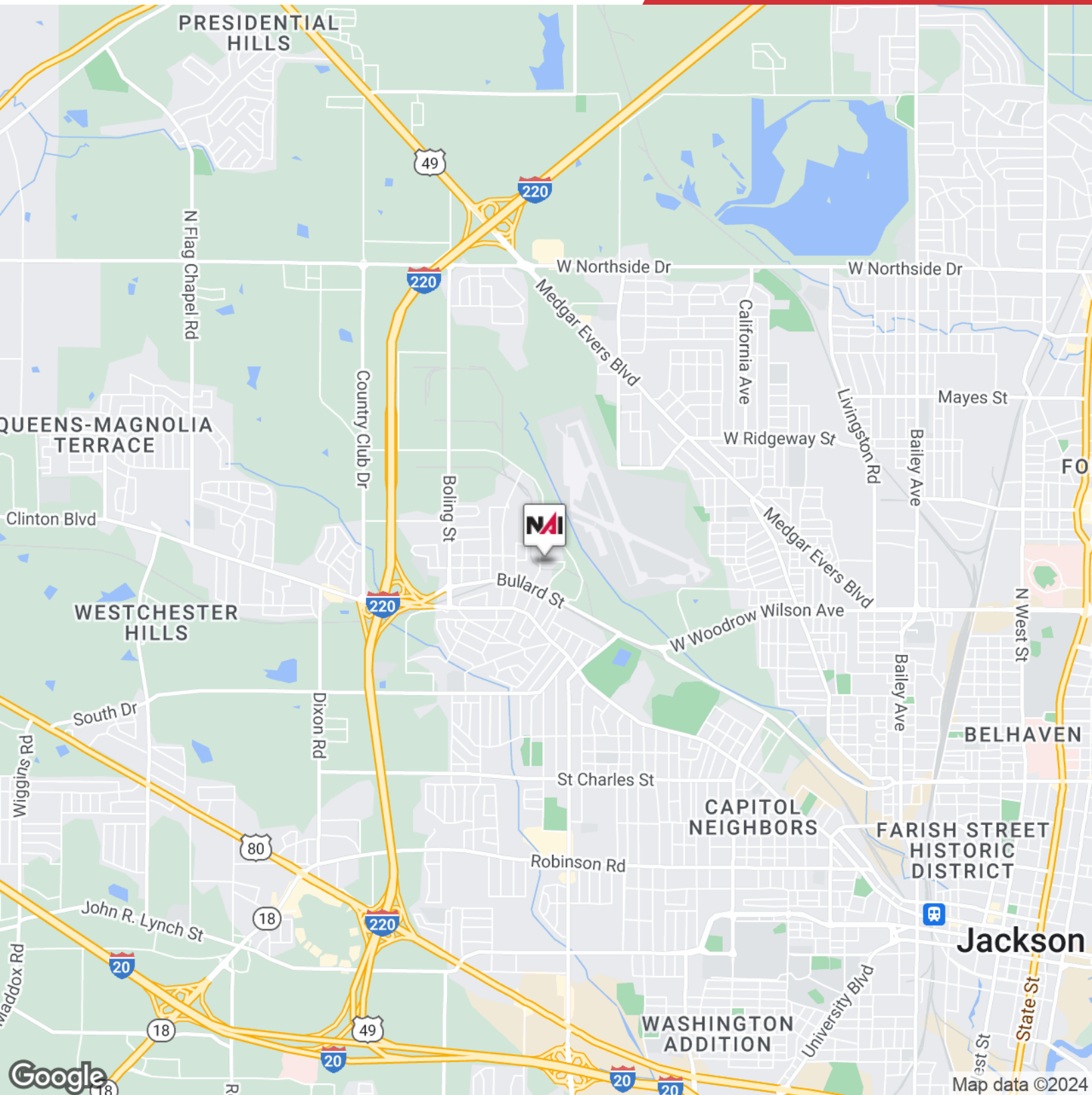




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Allen Carr, CCIM

Director of Brokerage

allen@ucrproperties.com

Direct: 601.981.6800 | Cell: 901.212.1178

Professional Background

Originally from Memphis, Allen relocated to Jackson from the nation's capital in 2011. A graduate of the University of Mississippi, Allen earned a bachelor's degree in Real Estate and Finance. Upon Allen's graduation, he took his knowledge of real estate and finance to Washington D.C. where he worked for the nation's leading provider of commercial real estate research and information, CoStar Group.

After moving back South and 11 years working as a commercial agent for a local real estate company, Allen joined NAI UCR Properties where he brings a wealth of experience and expertise. With a proven track record of success throughout his career, Allen has established relationships and clients on a local, regional, and national level. He specializes in landlord/tenant representation for retail and industrial assets, investment sales, and distressed asset stabilization.

In 2018, Allen earned the prestigious Certified Commercial Investment Member (CCIM) designation. Widely regarded as the global standard of professional achievement in commercial real estate. A CCIM is proven proficient in theory and in practice, and has expertise in financial, market, and investment analysis in addition to negotiation.

Education

University of Mississippi, BA - 2010

Memberships

CCIM

Mississippi Commercial Association of REALTORS (Past President, 2020)

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