

Presented By:

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Income-Producing Industrial Property For Sale

3406 West Main Street, Tupelo, MS 38801

WESTPARK INDUSTRIAL COMPLEX



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$6,871,040
Price / SF:	\$22.12
Cap Rate:	8.3%
NOI:	\$570,326
Lot Size:	21.39 Acres
Building Size:	310,667 SF
Renovated:	2018
Zoning:	Industrial

PROPERTY OVERVIEW

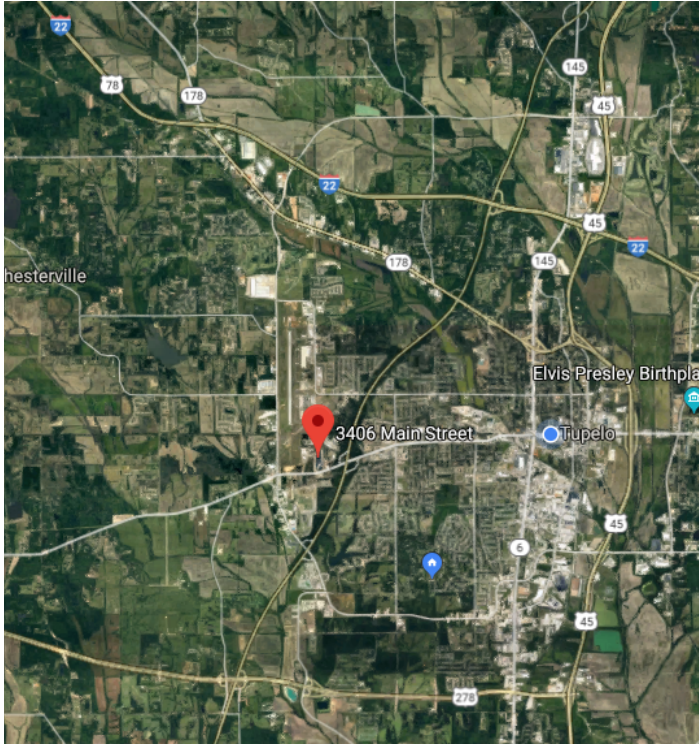
Solid Income -producing industrial property located in the center for industry and healthcare in northeast Mississippi. The complex includes the main building consisting of 300,667 SF, and a smaller 10,000 SF shop. The facility is steel-frame, block construction with brick veneer and metal. Recent renovations (2016 - 2018) include a new roof for approx 80% of the facility, new dock doors, and roadway repairs. Interior improvements include construction of office space / shipping office, new ventilation fans, and the refurbishment of bathroom facilities throughout. Heat is provided by gas blowers, and dock heaters. Power is plentiful with 3-phase 240 & 480 volt capacity. The buildings are completely equipped with a wet sprinkler system.

*This property boasts a strong NOI with solid tenants (rent roll on file with broker), and 100% occupancy

*Investment is located within a Qualified Tax Opportunity Zone as determined by the Tax Code Reform of 2017

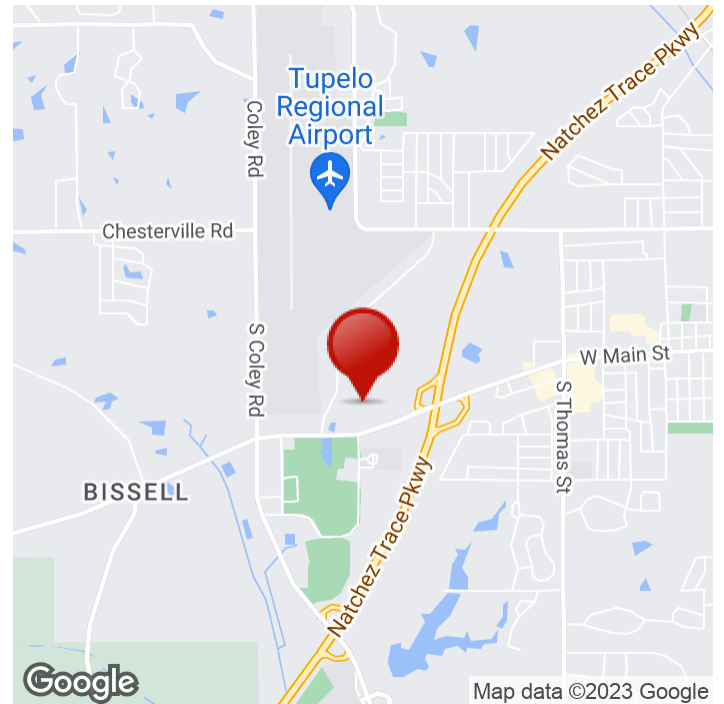
*Very low vancancy in the trade area with almost no new construction. Market lease rate increases are imminent

LOCATION DESCRIPTION



LOCATION OVERVIEW

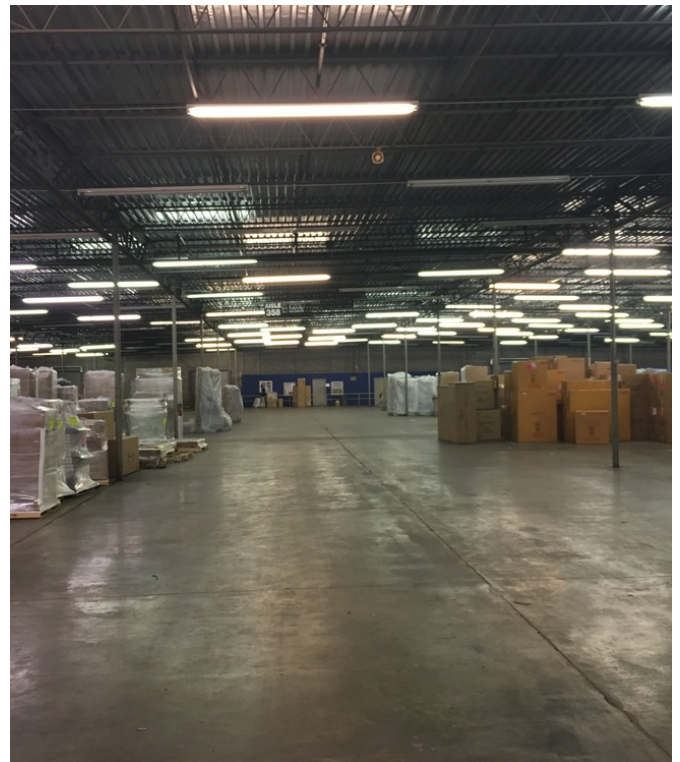
Located within 5 miles of I-22 (US Hwy 78) and MS Hwy 178 which provides connection to MS Hwy 45 in Tupelo, MS next to Tupelo Regional Airport. Tupelo/Lee County is consistently ranked in the top counties in Mississippi for personal income, retail sales, total employment, and business activity. Tupelo/Lee County is also home to one of the largest manufacturing bases of manufacturing employees with approximately 20.2% of all employees in the manufacturing sector. Tupelo has ranked in the top 10 of all US micropolitans 7 out of 10 years. Property is located within a Opportunity Tax Zone as declared by the amended 2017 Tax Code!



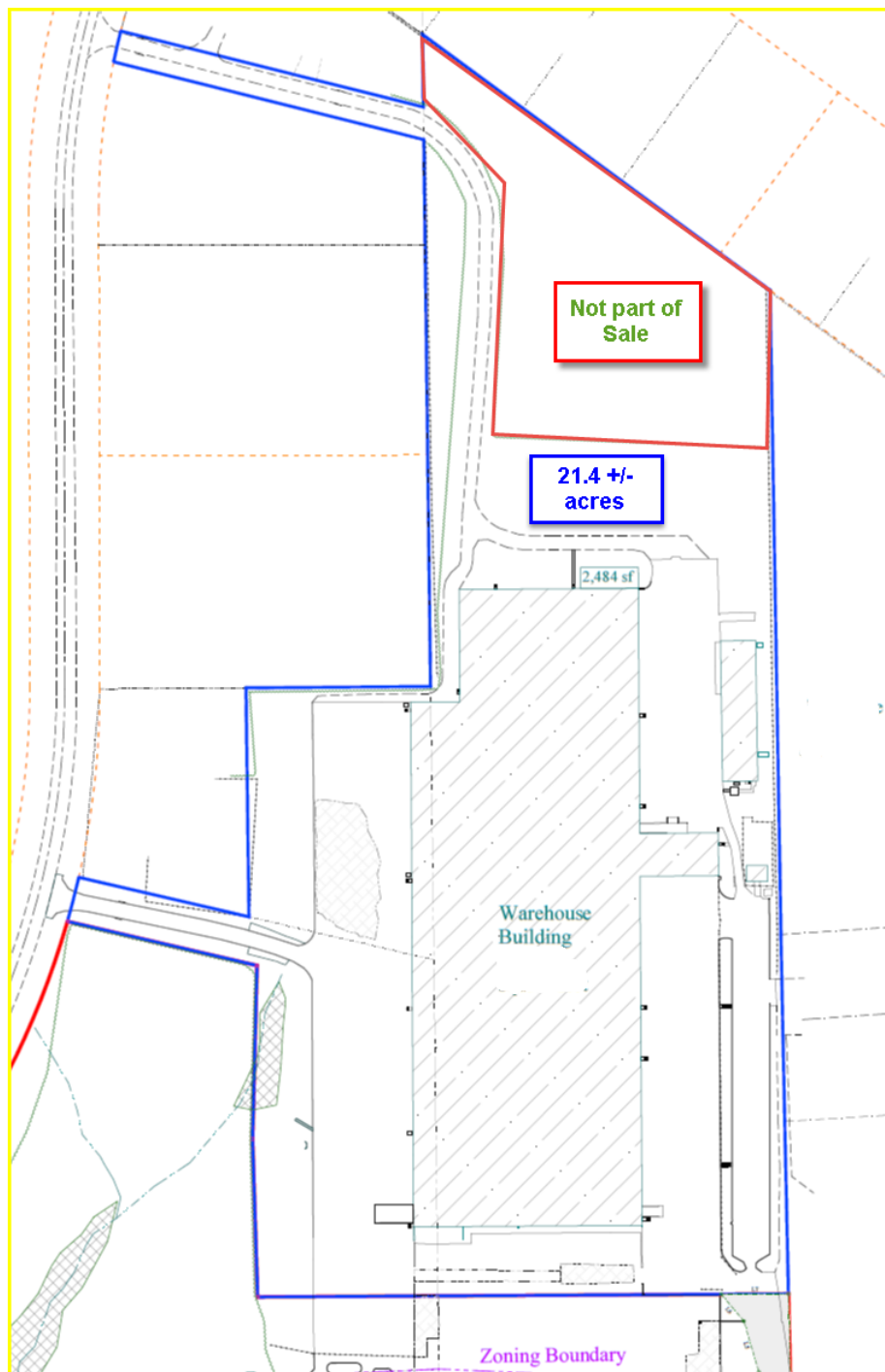
WestPark Industrial, Tupelo, MS

PROPERTY DETAILS

PROPERTY NAME:	WestPark Industrial
PROPERTY ADDRESS:	3406 West Main Street Tupelo, MS 38801
PROPERTY TYPE:	Industrial, Income-producing
BUILDING(S) SIZE:	310,667 SF total
TENANCY	Multiple
PRICE / SF:	\$22.12
LOT SIZE:	21.39 AC
OCCUPANCY:	100%
NOI	\$570,325.96
BUILDING CLASS:	C
PARKING:	Both passenger and trailer
POWER:	3 phase, 240 & 480 volt
NUMBER OF DOCKS:	100 +/- (mostly new doors)
NUMBER OF DRIVE IN:	6
NUMBER OF STORIES:	1
CROSSDOCK:	Capable
FOUNDATION:	4"
CONSTRUCTION:	Steel-frame, block with brick veneer
ROOF:	EPDM, Mod Bitumen (New 2016)
NUMBER OF UNITS:	2: Main = 300,667 SF; Shop = 10,000 SF
CEILING HT:	12' to 28'
GAS:	Yes, 4"
SPRINKLER:	Yes, wet 100%
HVAC:	Office space only
COLUMN SPACING:	30' x 31'



SITE PLAN



(NOT TO SCALE)

3406 West Main Street, Tupelo, MS 38801

FLOOR PLAN

