



±202,100 SF AVAILABLE FOR SALE | ±70,400 SF AVAILABLE FOR LEASE
1001 Schulz Blvd | Robinsonville, MS 38664

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**AVISON
YOUNG**

1001 Schulz Blvd

Overview

Position your operations for success at this strategically located industrial facility in Robinsonville, Mississippi. Situated minutes from major regional transportation corridors, this ±202,000 SF property offers immediate access to US Highway 61 and Interstates 55, 69, and 269, with direct connectivity to the greater Memphis logistics hub just 30 minutes away, including Memphis International Airport and the FedEx World Hub.

The property features approximately 186,000 SF of warehouse/plant space and 16,000 SF of office, with up to 70,400 SF currently available. Designed to accommodate a wide range of industrial users, the facility supports distribution, manufacturing, and service-oriented operations with exceptional scalability and functionality.

This well-maintained facility is equipped with three-phase power, multiple access points, and ample room for fleet parking, trailer storage, and operational flow. The open layout offers flexibility for reconfiguration or expansion, including the ability to enhance or customize office buildout to meet tenant requirements.



Property fast facts



Former company name

Schulz Xtruded Products



Size

Available: 70,400 SF

Total: 202,000 SF

Plant: 186,000 SF

Office: 16,000 SF



Site size

100 Acres



Number of buildings

Two excellent freestanding buildings



Dimensions

Approximately 100' x 700'



Ceiling heights

32' clear in low bay



Column spacing

25' x 100'



Zoning

Heavy Industrial



Property specifications

Construction plant:

Walls	10' Concrete with Insulated metal panels to Roof Deck
Floors	8"-12" reinforced concrete
Columns	10" Steel "I" beams
Roof	TPO

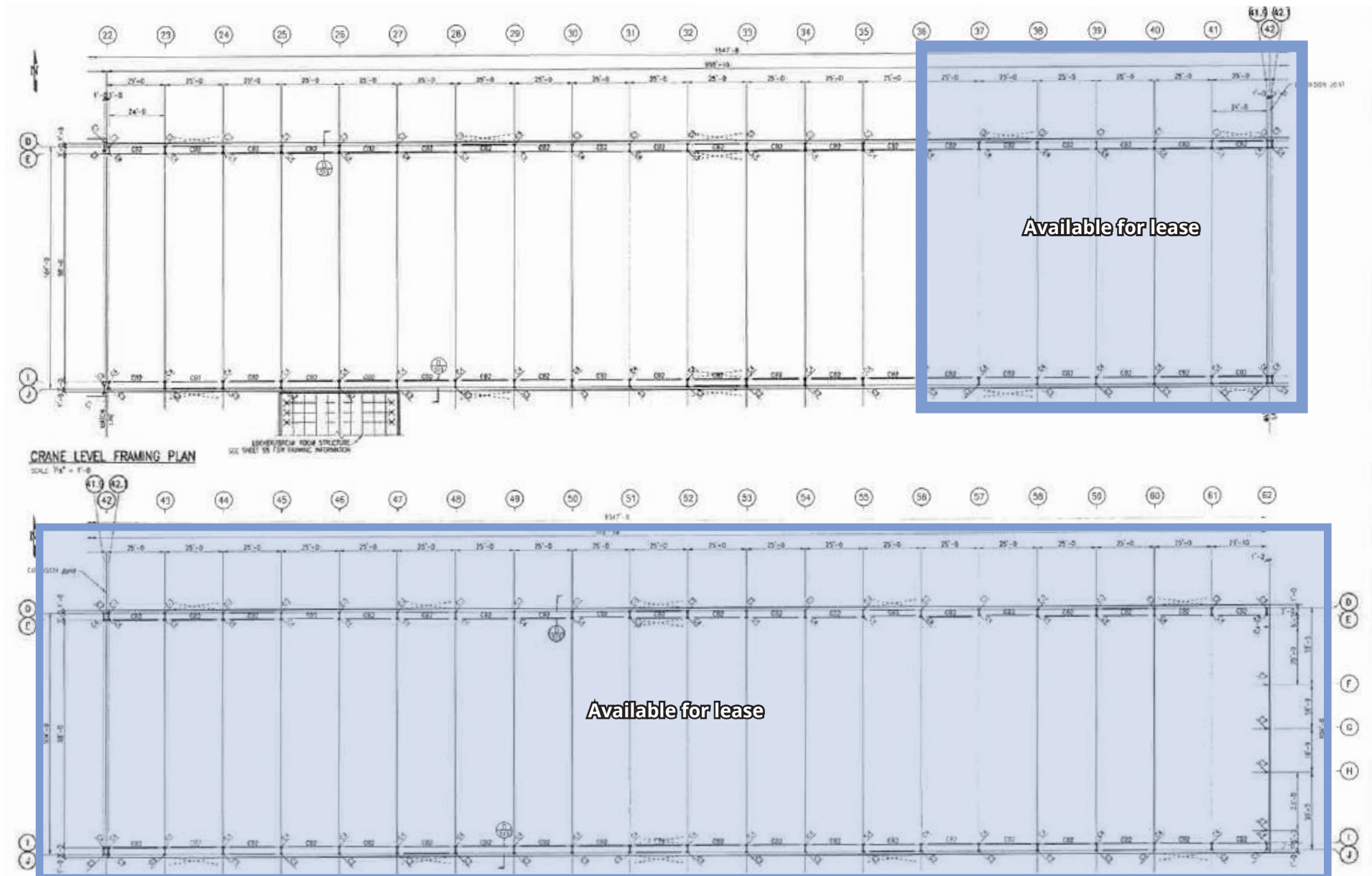
Date of construction	2012
Condition of property	Very Good
Trucking loading	Five (5) (14' x 14') drive in doors
Office	Approximately 16,000 SF of modern air-conditioned, free-standing office space
Parking	Plant: 190 paved, lighted and striped auto parking spaces Office: 10 paved, lighted and striped auto parking spaces
Lighting	LED + Skylights on Sidewalls

Utilities:

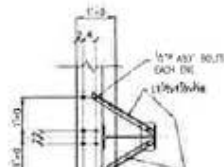
Power supplied by	Entergy; 16,500 KVA; 17.55 Megawatts; extensive buss bar throughout
Natural gas supplied by	Atmos Gas; 4" Main and Line
Water supplied by	Tunica County utility district •12" main line •4" line to plant •12" fire protection loop
Sewer supplied by	Tunica County Utility district 10" line to pump station

Cranes	LOW BAY (70,400 SF): Five (5) 10-Ton Siempelkamp overhead cranes 100' span- 25' hook height. 700' run.
Compressed air	Yes, Air lines and drops throughout
Operating expenses	Taxes +/- \$0.74/SF Insurance +/- \$0.18/SF CAM +/- \$0.48/SF Total= +/- \$1.40/SF
Sprinkler system	100% Wet System
Fencing	Entire office + plant are fenced
Heat	Gas fired ceiling mounted heating units
Air conditioning	Main office only
Ventilation	Exhaust fan + Louvers throughout building
Product manufactured	Seamless Steel Pipes
Transportation	Located minutes from US four lane Hwy 61, Interstate 55, Interstate 69, Interstate 269; Approximately 30 minutes from Memphis, Memphis International Airport, Interstate 240, Interstate 40, and the FedEx main hub.
Miscellaneous	•2500 SF Employee Cafeteria and restrooms •Exterior camera system •Exterior security lighting •Landscaped grounds •Guard/gate and secured parking

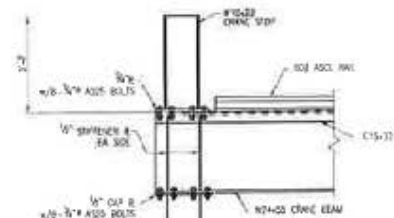
Middle and back section floor plan



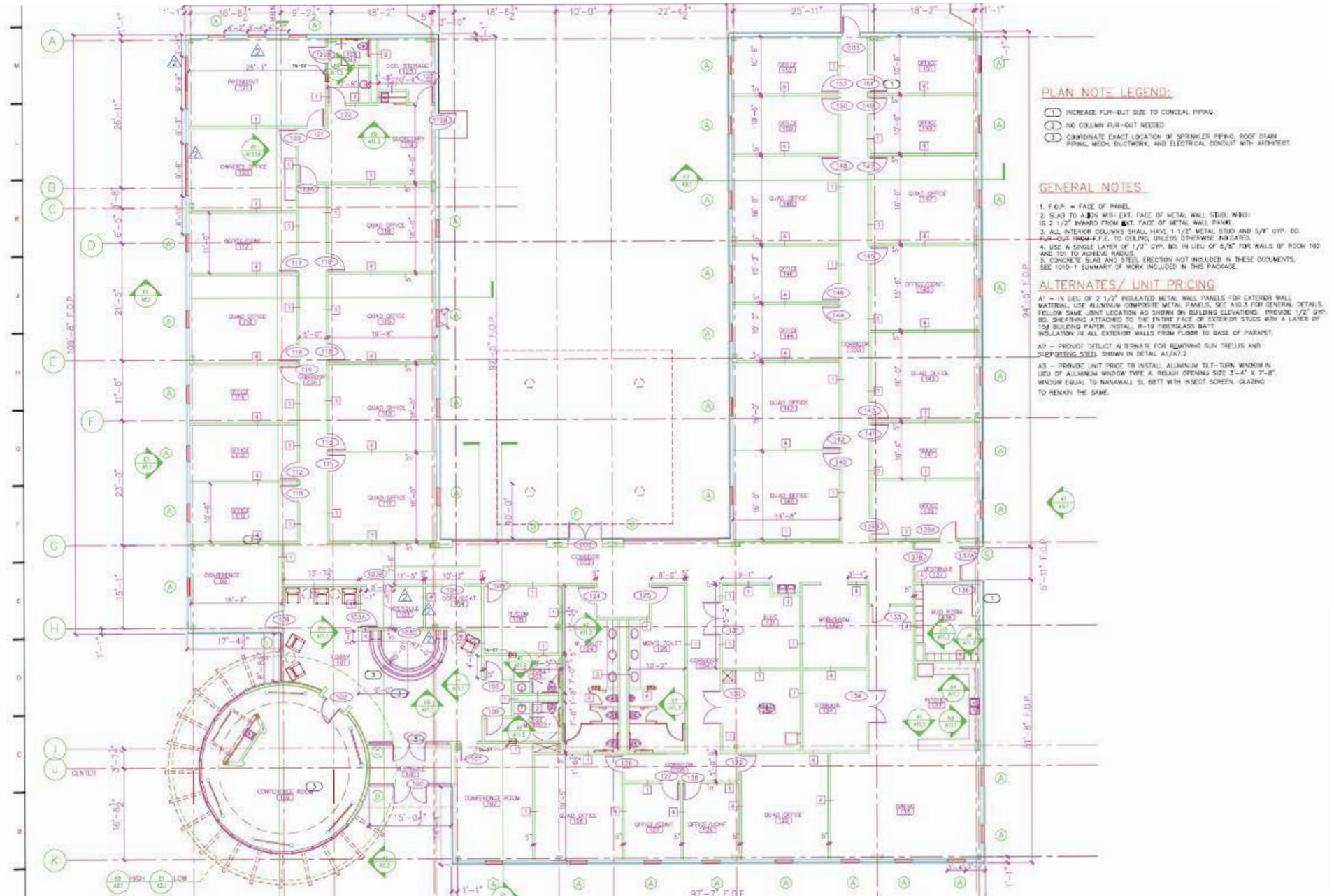
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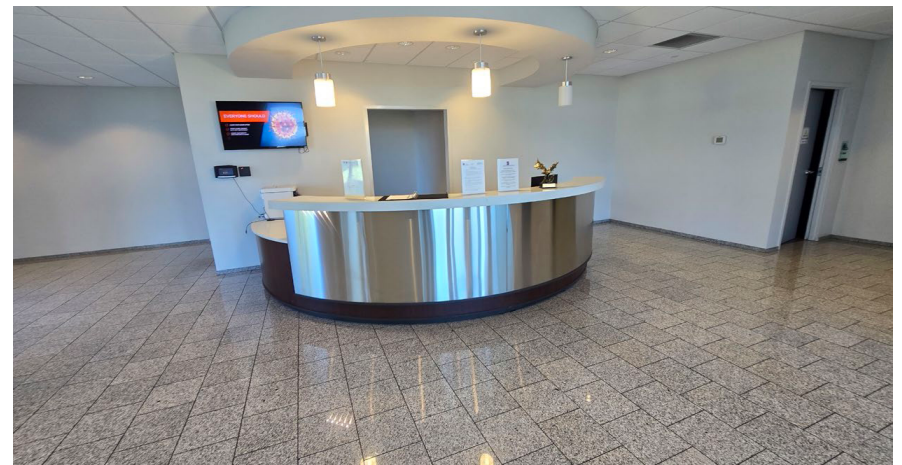
TOTAL LOW BAY AREA = 878,300 FT²
32 BAYS @ 25'-0"



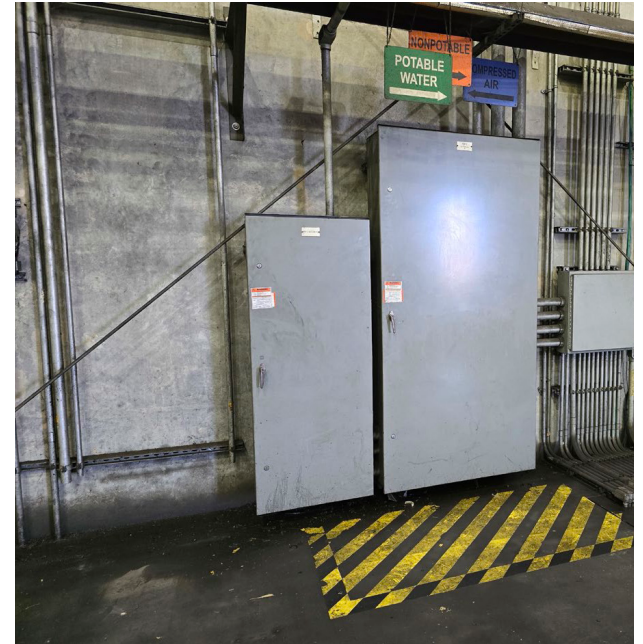
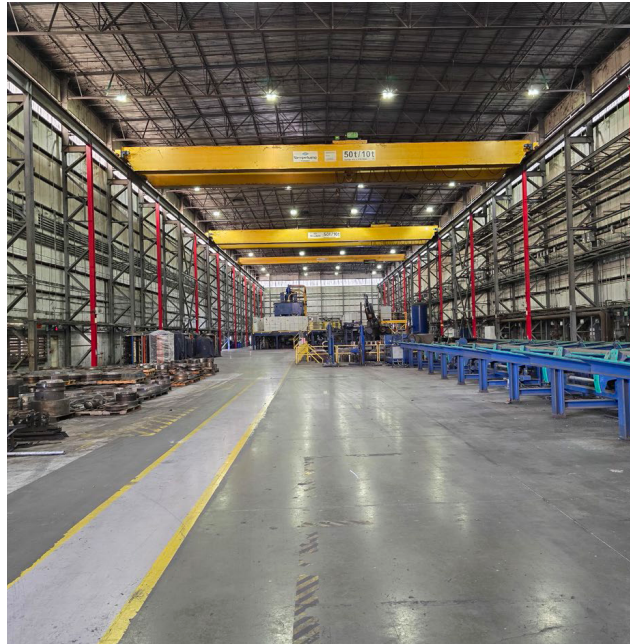
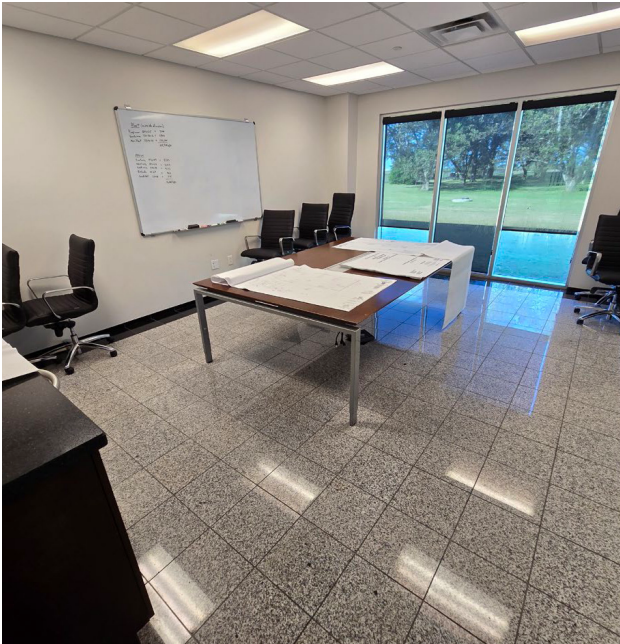
Office floor plan



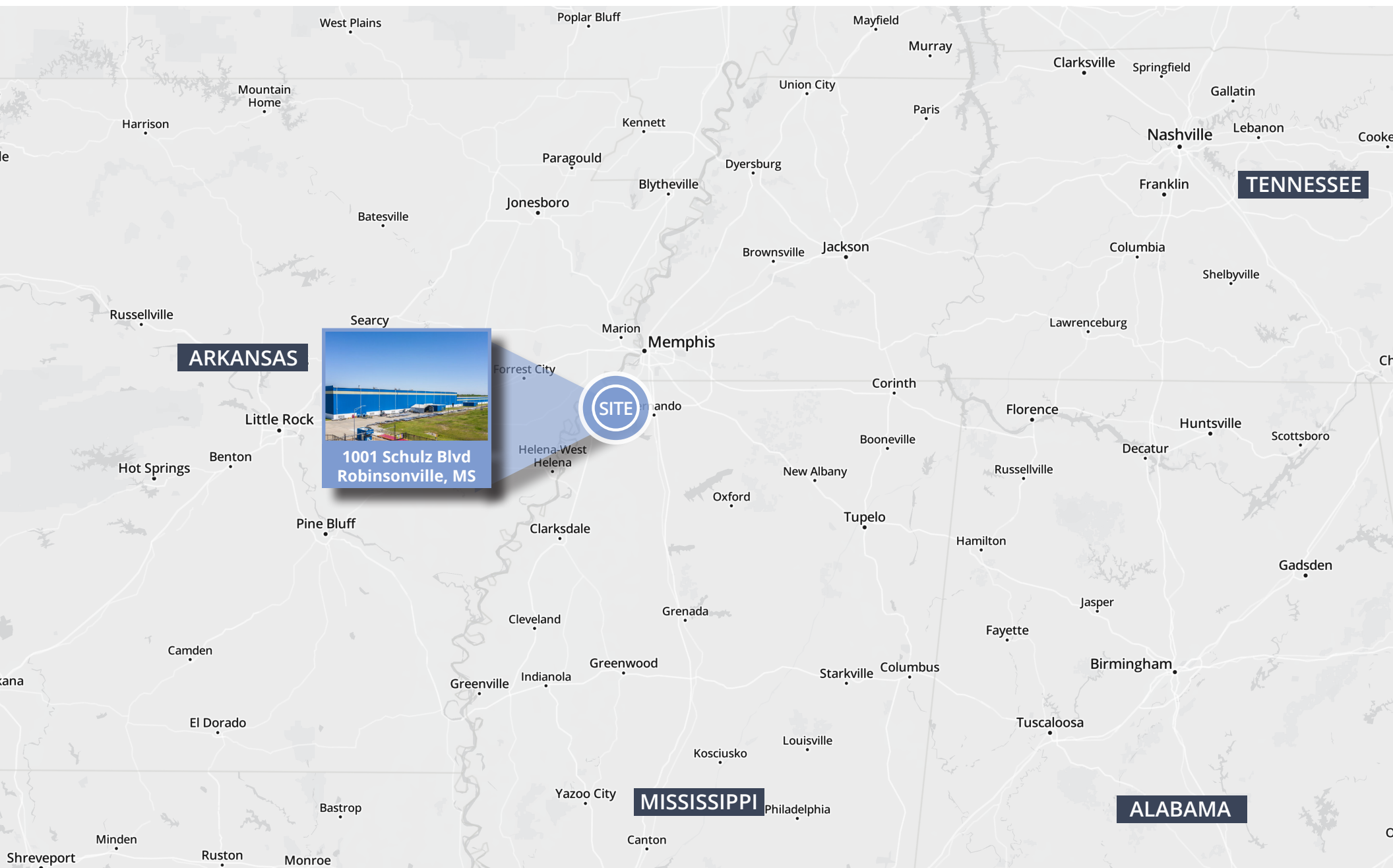
Photos



Photos



Location





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