

# FOR SUBLEASE MANUFACTURING SPACE



# 36 COUNTY RD 166

+/- 185,000 SF  
AVAILABLE

Oxford, MS 38655



## BUILDING HIGHLIGHTS:

- Manufacturing building for sublease
- Current term through 1/31/2034
- Ideal for manufacturing users with employee cafeteria, heavy power, numerous cranes, and equipment that could potentially remain
- Could be utilized for distribution as well
- Clear height: 30'
- 100% HVAC manufacturing floor
- +/- 18,500 SF office space
- Heavy power
- 2 dock doors
- 180 car parking
- Ample outside storage area as well as building expansion capability
- Located in the growing Oxford, MS MSA with access to the greater Mid South region



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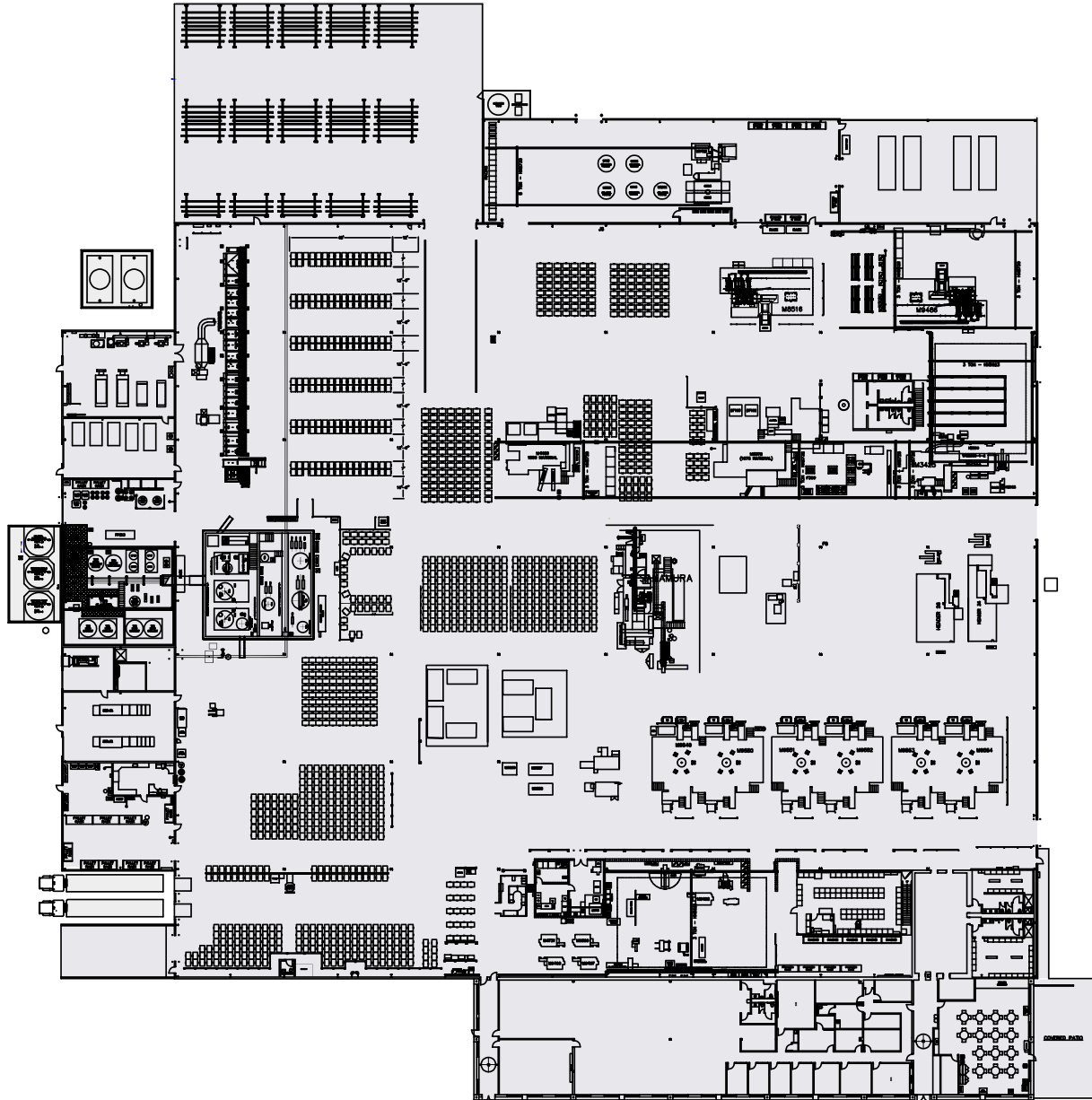
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## FLOOR PLAN



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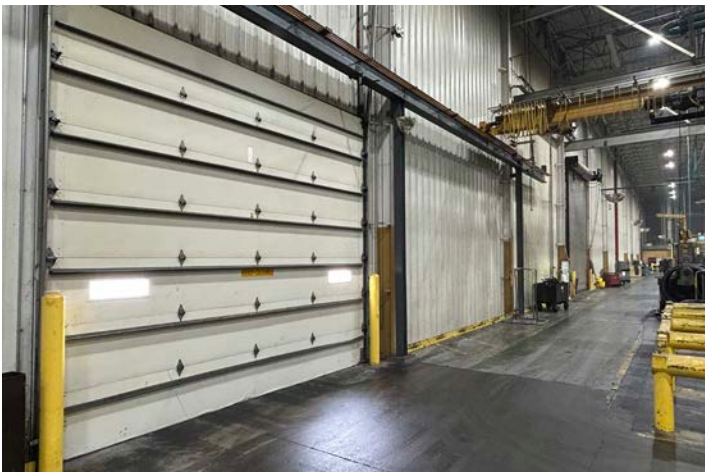
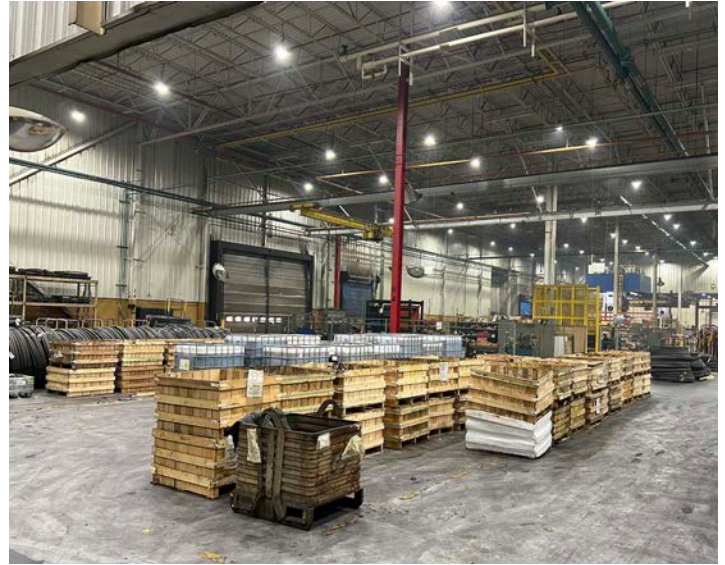
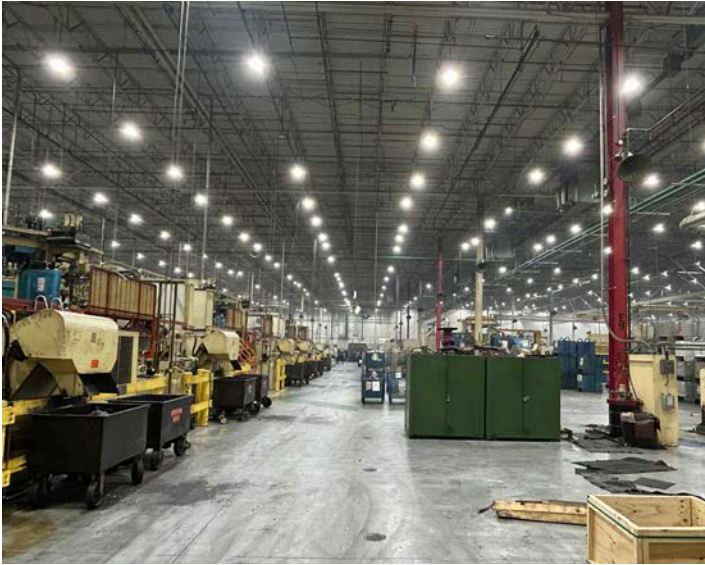
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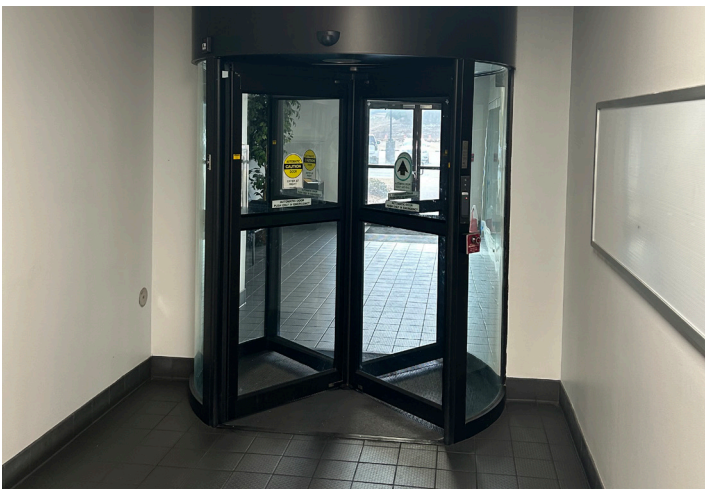
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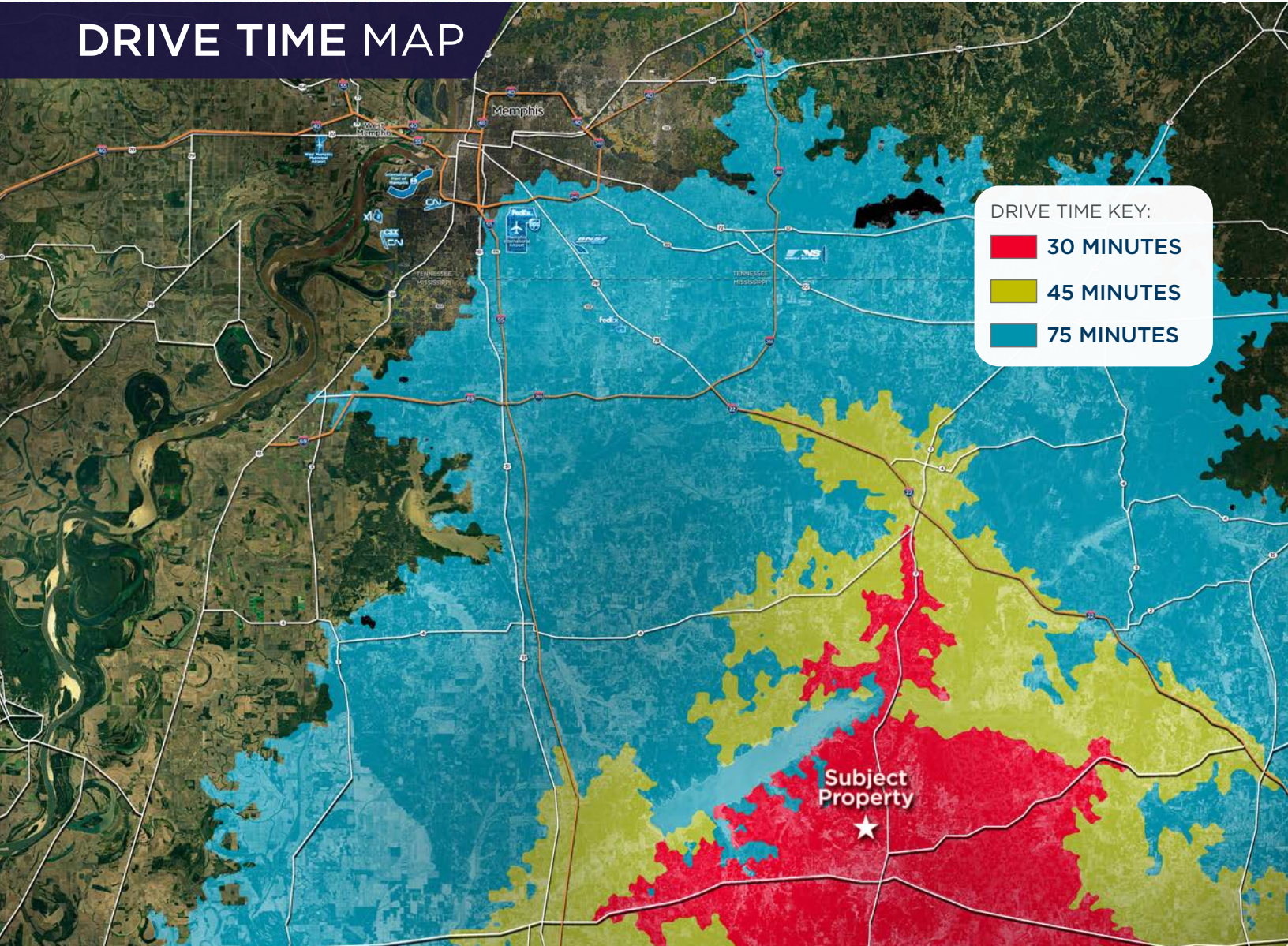
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## DRIVE TIME MAP



**DRIVE TIME KEY:**

- 30 MINUTES
- 45 MINUTES
- 75 MINUTES



<b>33</b> MINS <b>27</b> MILES	<b>29</b> MINS <b>25</b> MILES	<b>45</b> MINS <b>44</b> MILES	<b>66</b> MINS <b>59</b> MILES	<b>61</b> MINS <b>52</b> MILES	<b>54</b> MINS <b>52</b> MILES	<b>83</b> MINS <b>65</b> MILES
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