

For Sale & Lease

158 American Way



PROPERTY DESCRIPTION

NAI UCR Properties is proud to offer 158 American Way for lease or sale. This versatile, fully renovated industrial property is ideally located on a prominent corner lot in the thriving Gluckstadt market. Just minutes from I-55, this $\pm 12,003$ SF warehouse and office building sits on ± 4.08 acres and offers seamless accessibility for logistics, commuting, and distribution. The property features over 2 acres of improvable laydown yard, two dock-high doors, one grade-level door, and 3-Phase Power, ideal for a wide range of industrial, warehousing, or flex operations.

A complete 2025 renovation delivers a near-new property, including a new HVAC system, gas-fired warehouse freeze protection, new LED lighting (30 foot-candles), a new aluminum storefront entry with cloth awning, refreshed roof and insulation, repainted exterior, rebuilt dock-side wall, new gutters, and re-graded site drainage. The office area has been taken to shell and is ready for a tenant-customized build-out, while the warehouse slab has been pressure-washed and is move-in ready.

Originally built in 1995 and thoughtfully modernized, the building boasts high ceilings for vertical storage, ample parking for employees and visitors, and strategic positioning within the sought-after Madison/Gluckstadt industrial corridor. With a negotiable lease rate, this opportunity checks every box for businesses seeking efficiency and scalability in a high-demand location.

LOCATION DESCRIPTION

Strategically located just off I-55 in Gluckstadt, MS, this industrial property offers excellent regional connectivity and quick access to major transportation routes. Situated in the growing Madison/Gluckstadt industrial corridor, the site benefits from strong surrounding commercial activity and proximity to key distribution hubs.

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OFFERING SUMMARY

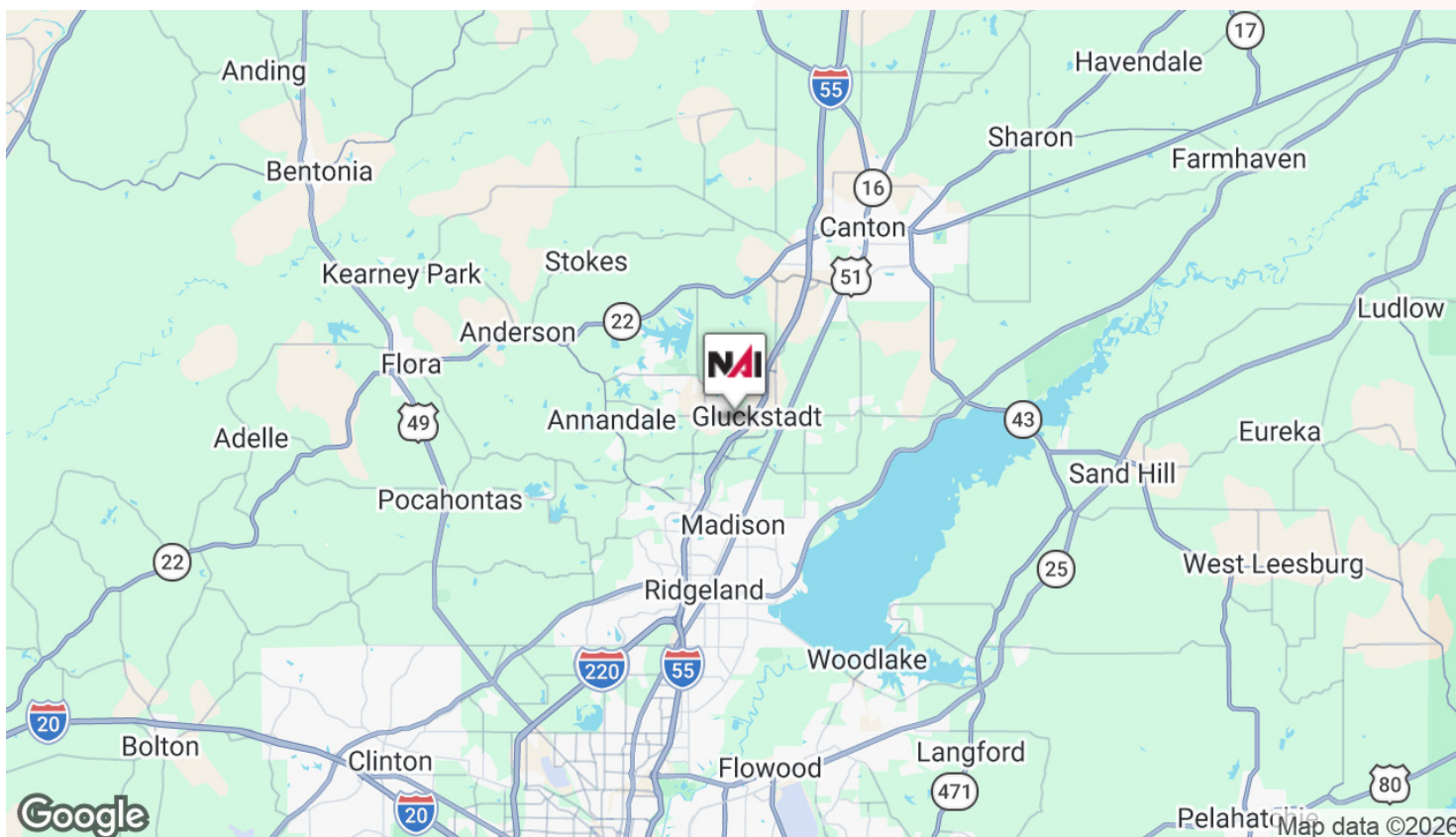
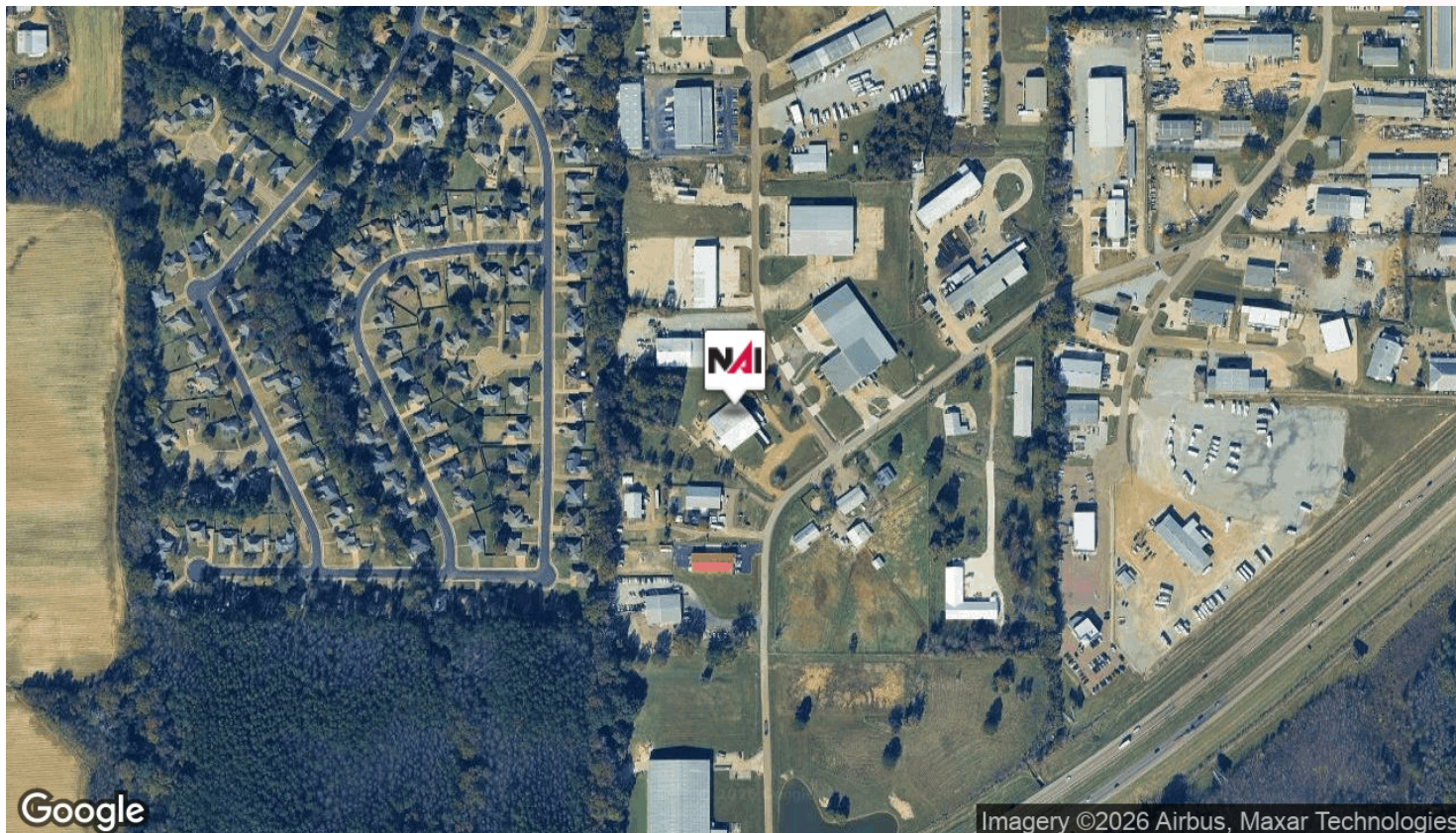
Sale Price:	Gluckstadt Industrial Park Subject To Offer
Lease Rate:	Negotiable
Available SF:	12,003 SF
Lot Size:	4.08 Acres
Building Size:	12,003 SF

PROPERTY HIGHLIGHTS

- Zoning: I-2
- ±12,003 SF industrial building on ±4.08 acres
- Fully renovated in 2025, turnkey condition
- 2 dock-high doors & 1 grade-level door
- 3-Phase Power
- New HVAC, LED lighting (30 FC), and gas-fired freeze protection
- New storefront entry, repainted exterior, rebuilt dock wall, new gutters
- Re-graded site with positive drainage
- Office demoed to shell, ready for tenant build-out
- Over 2 acres of improvable laydown yard
- High ceilings, ample parking, corner-lot visibility
- Minutes from I-55 in the Madison/Gluckstadt industrial corridor

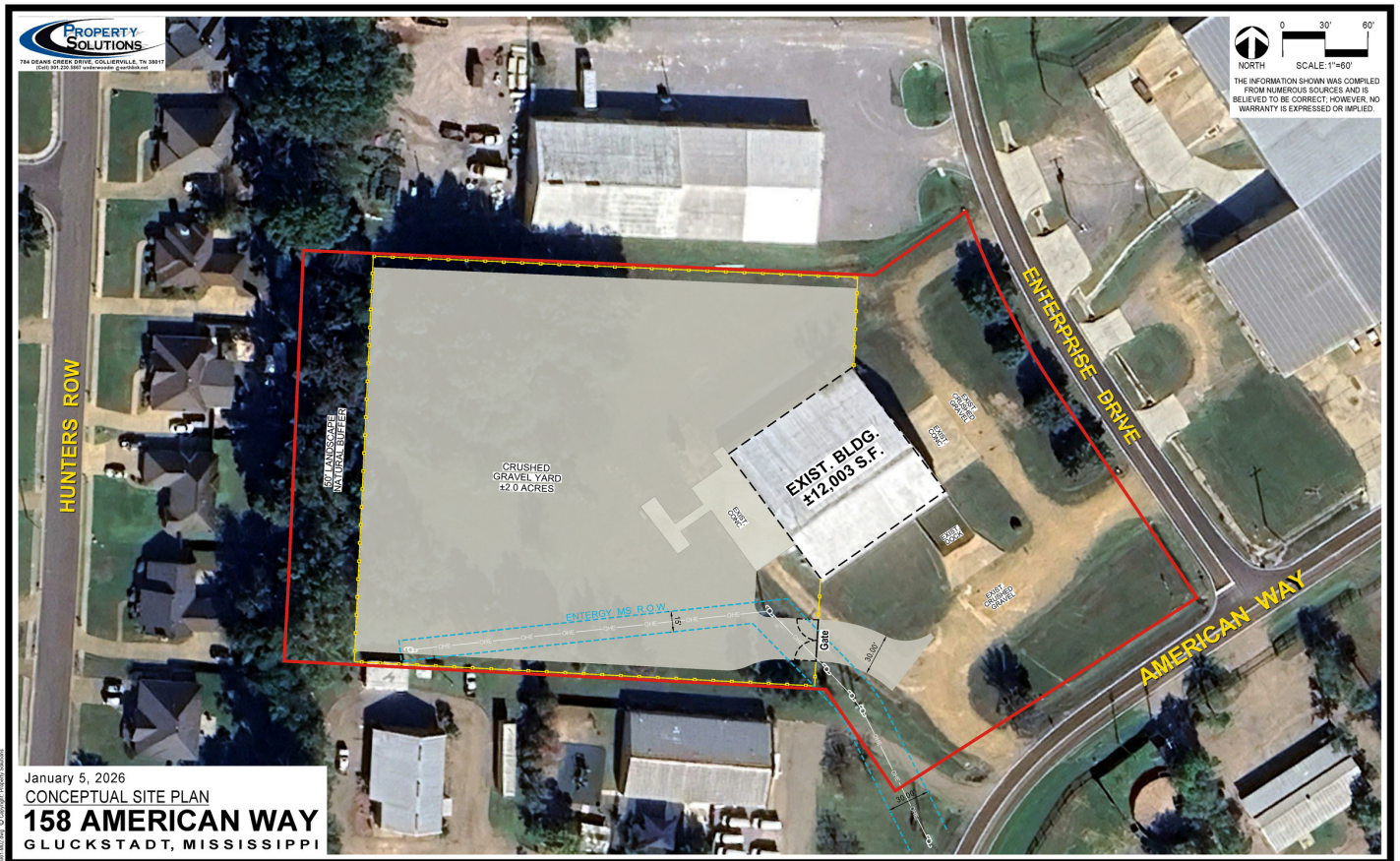
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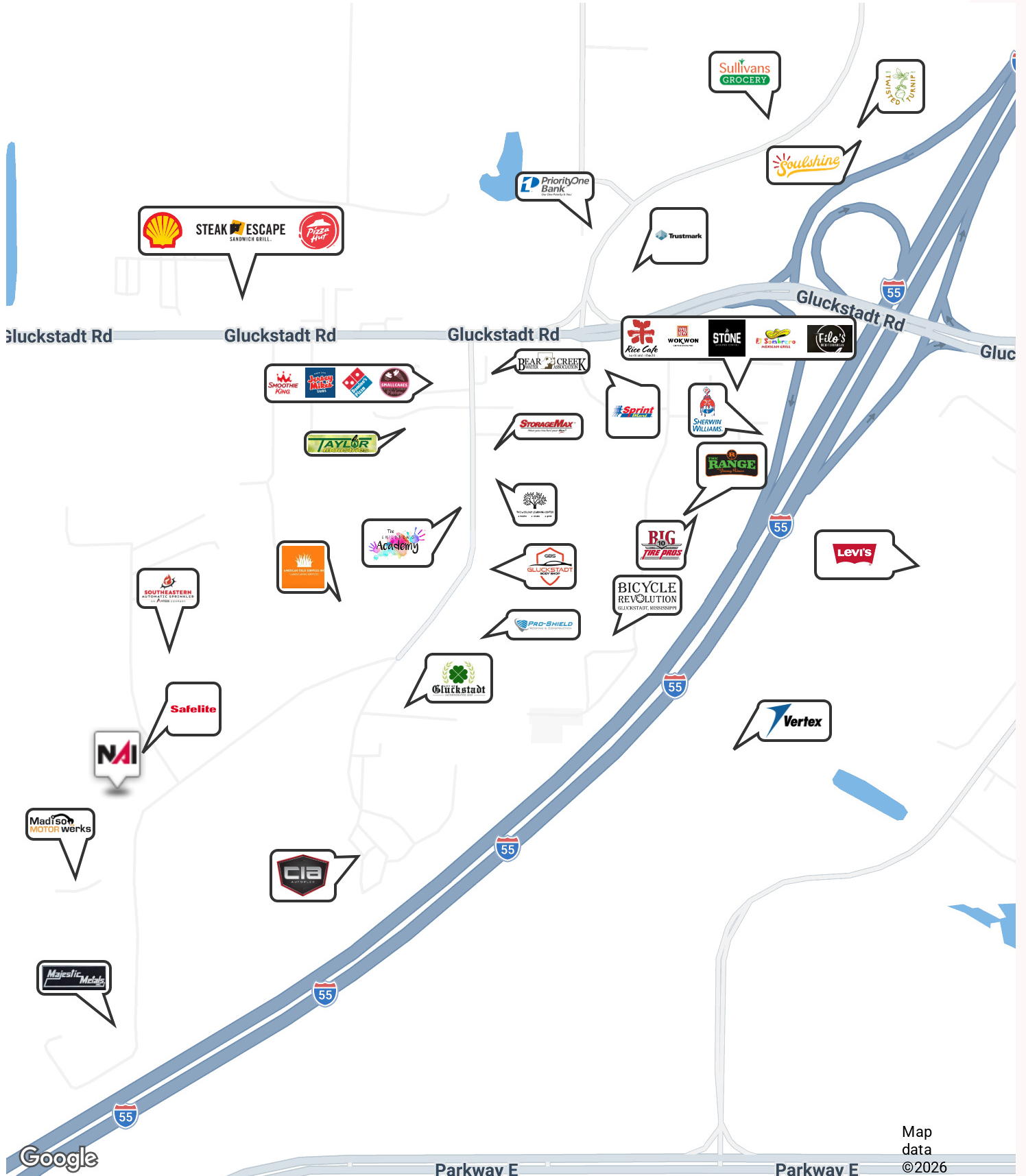
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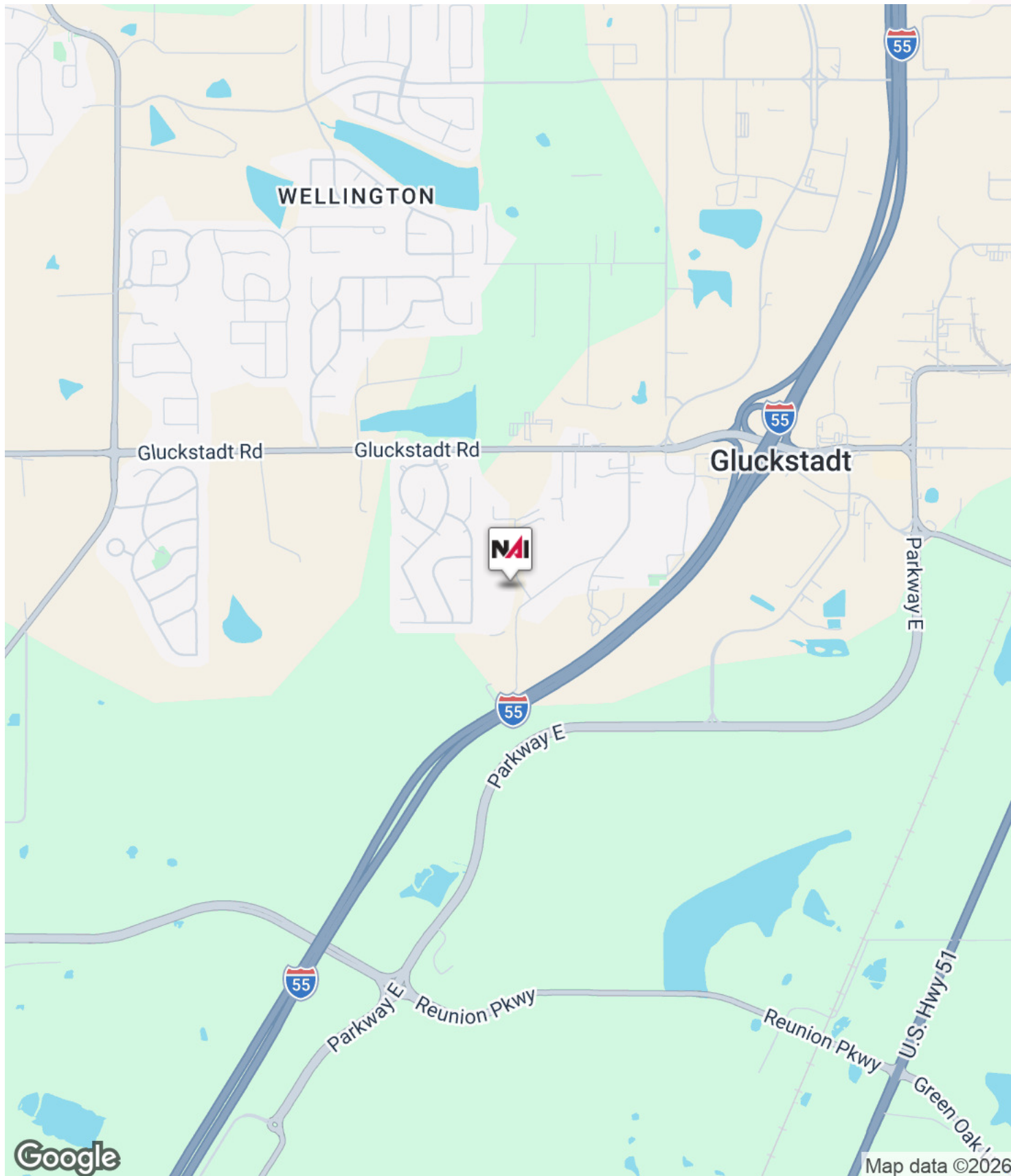
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Map data ©2026

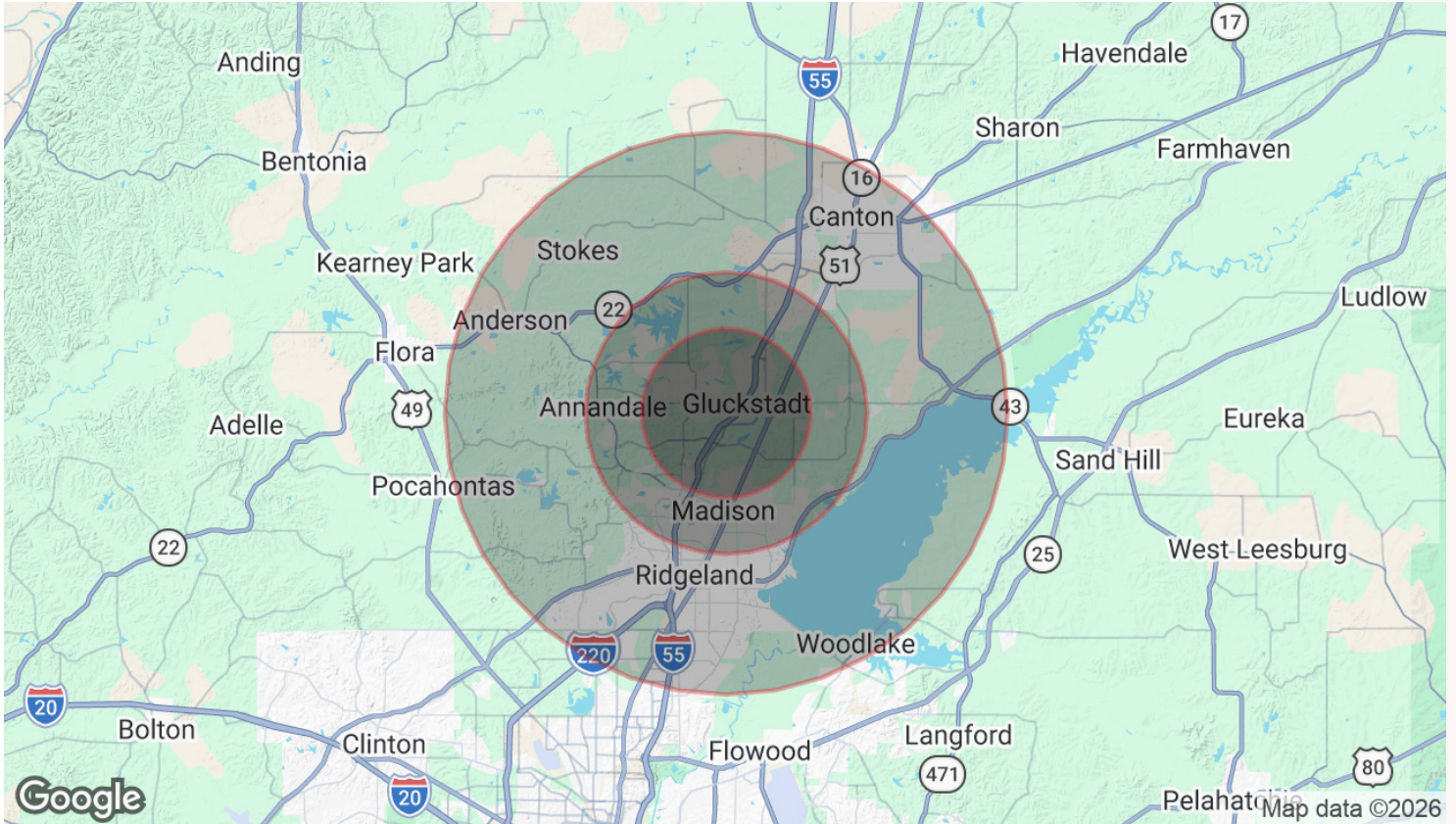
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POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

3 MILES

19,631

37

36

38

5 MILES

50,103

39

38

40

10 MILES

131,746

40

38

41

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

3 MILES

7,035

2.8

\$132,947

\$377,820

5 MILES

18,198

2.8

\$142,835

\$407,048

10 MILES

52,542

2.5

\$112,185

\$339,093

2020 American Community Survey (ACS)