

For More Information:

CLAY SHORT

662.231.4262

cshort@trirealestate.net

Industrial Property For Lease

2826 Mississippi 178, Tupelo, MS 38804

24K SF WAREHOUSE



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



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OFFERING SUMMARY

Available SF: 24,000 SF

Lease Rate: \$3 SF/yr (NNN)

Lot Size: 3.8 Acres

Year Built: 1969

Building Size: 24,000 SF

Renovated: 2023

PROPERTY OVERVIEW

24,000 SF Warehouse with 12,000 SF newly built and includes 3 docks of variable hts. Clear heights are 11' to 15' at the eave and 16' to 19' at the center under beam. Landlord is willing to consider improvements and variable lease terms.

LOCATION OVERVIEW

Located on State Hwy 178 just minutes from Interstate 22 and State Highway 45. Ease access for trucks to docks. Neighbors include a Furniture Store, C-Store, Restaurant, Large Indoor/Outdoor Storage Facility, and Industrial properties.

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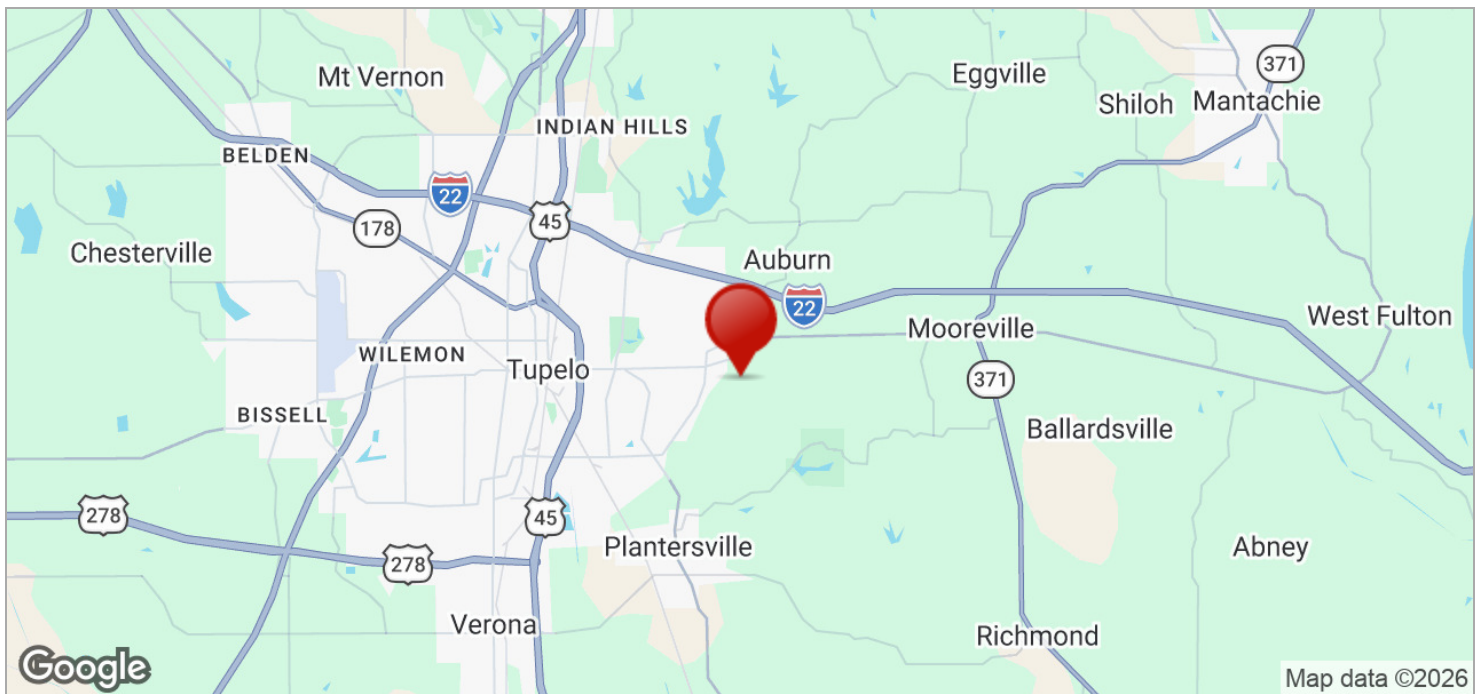
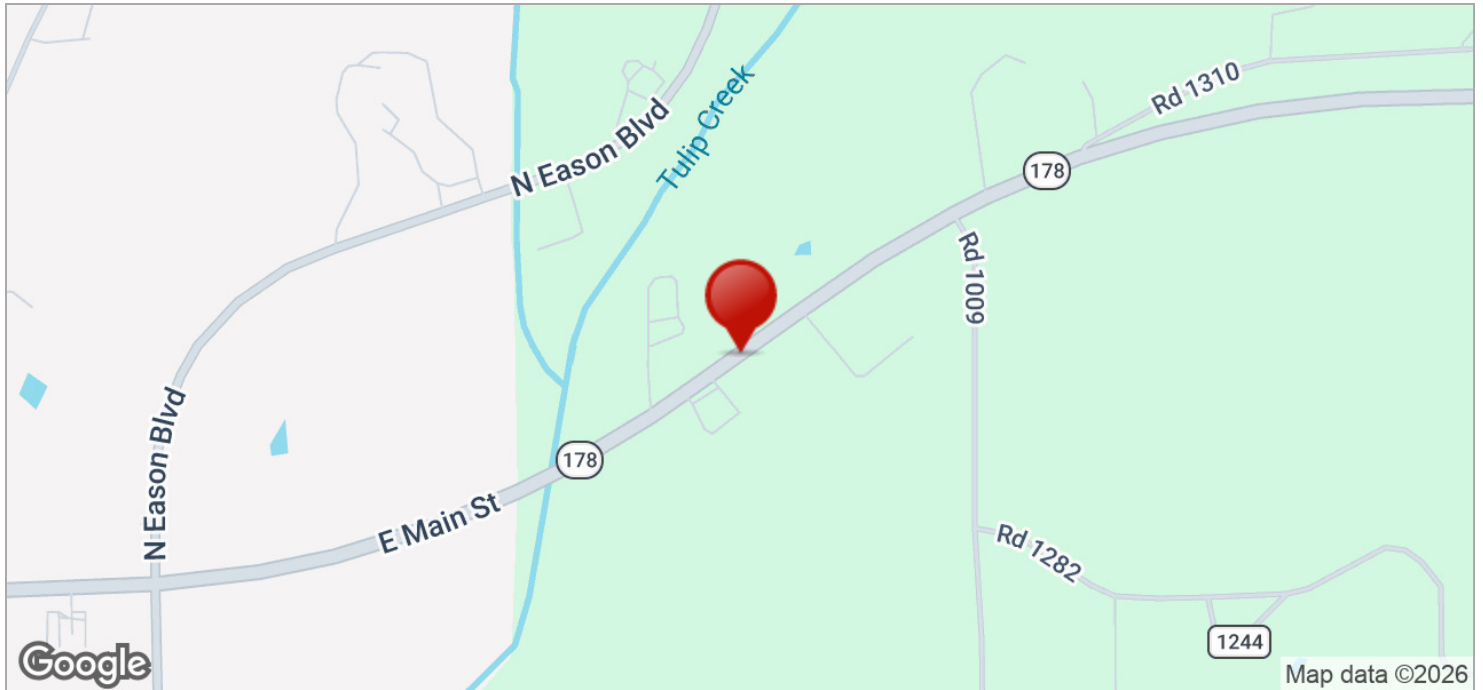


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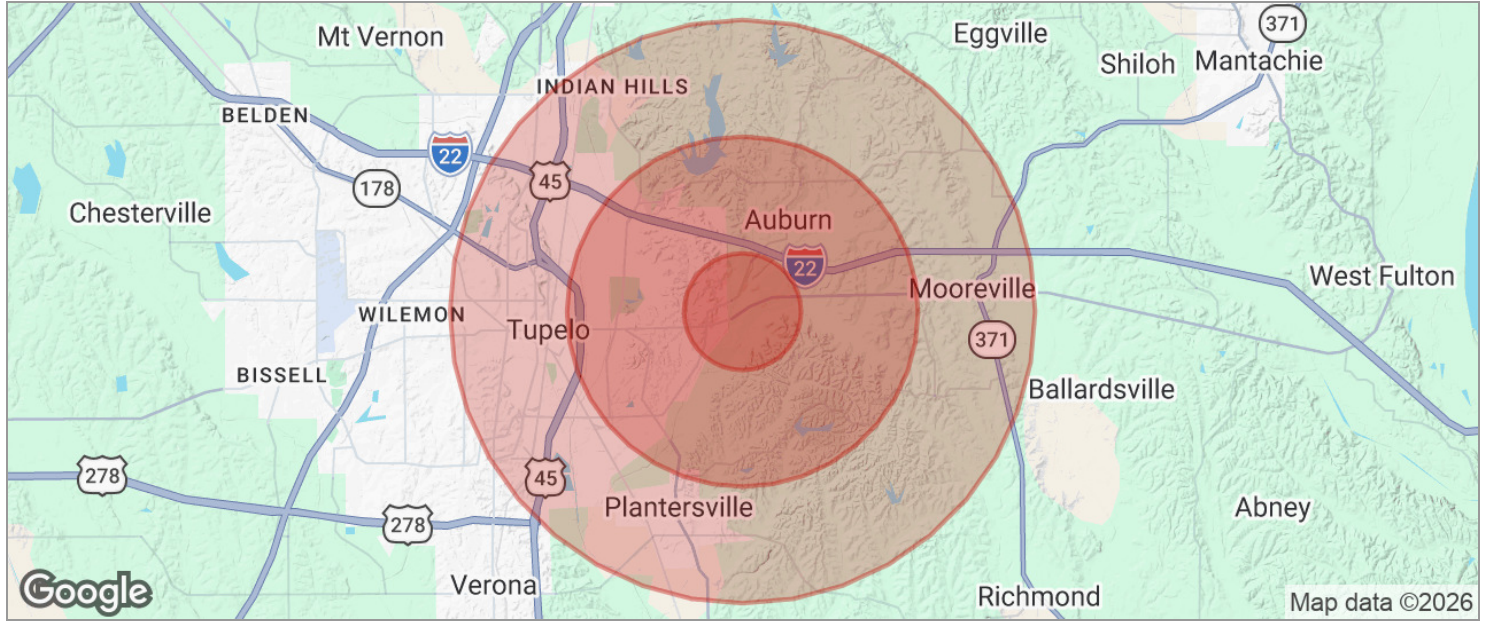


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	920	7,143	23,703
MEDIAN AGE	36.0	36.7	37.1
MEDIAN AGE (MALE)	33.1	33.2	33.6
MEDIAN AGE (FEMALE)	31.2	36.2	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	303	2,662	10,229
# OF PERSONS PER HH	3.0	2.7	2.3
AVERAGE HH INCOME	\$74,470	\$63,976	\$55,817
AVERAGE HOUSE VALUE	\$130,414	\$133,720	\$133,658

* Demographic data derived from 2020 ACS - US Census

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