

INDUSTRIAL
PROPERTY
FOR LEASE

OFFICE WAREHOUSE WITH STORAGE YARD NEAR AWS.

238 Commercial Pkwy,
Canton, MS 39046

Jon-David Johnson,
CCIM
Owner Broker
601.707.5555
jd@jdjcre.com



164 Watford Parkway
Drive, Canton, MS 39046
601.707.5555
jdjcre.com



PROPERTY DESCRIPTION

3,000 SF Office/Warehouse for Lease – Canton, MS

Well-located 3,000 SF office/warehouse available for lease in one of Central Mississippi's fastest-growing industrial corridors, just minutes from AWS (Amazon Web Services), Amazon, Nissan, ABC, and Interstate 55.

The property features four (4) drive-in bay doors, approximately 600 SF of finished office space (small secretary office and two private offices) with shower, and fenced yard/storage area, making it ideal for contractors, service companies, light industrial users, distribution, or fleet operations.

Position your business in one of Mississippi's most active growth corridors with convenient access to major employers and transportation routes.

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Property Highlights:
- ±3,000 SF office/warehouse
- ±600 SF office space - small secretary office and two private offices
- Four (4) drive-in bay doors
- Yard/storage area
- Excellent access to I-55, ABC, Nissan, AWS, and Amazon facilities
- Located in a rapidly expanding industrial market

OFFERING SUMMARY

Lease Rate:	\$3,750 per month (NNN)
Available SF:	3,000 SF
Lot Size:	30,000 SF
Building Size:	3,000 SF

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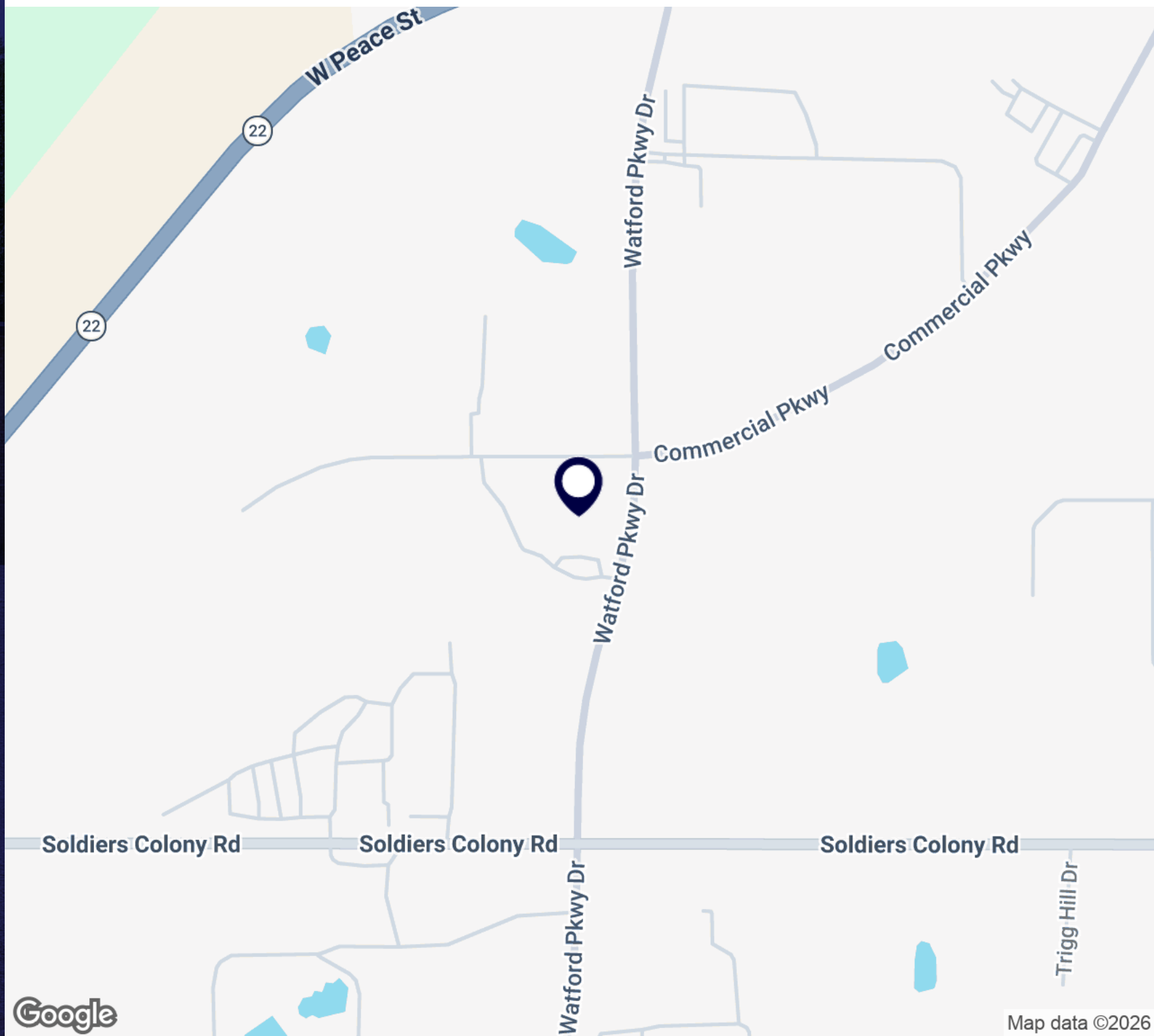
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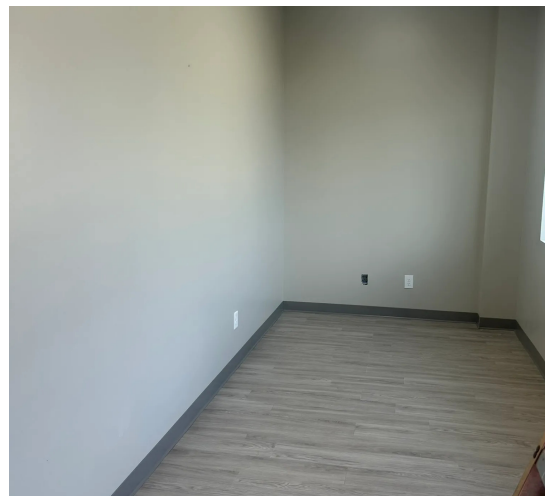
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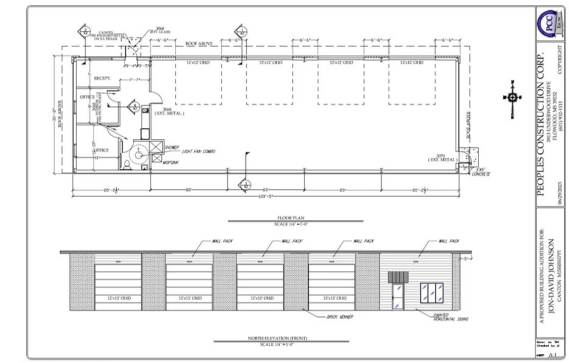
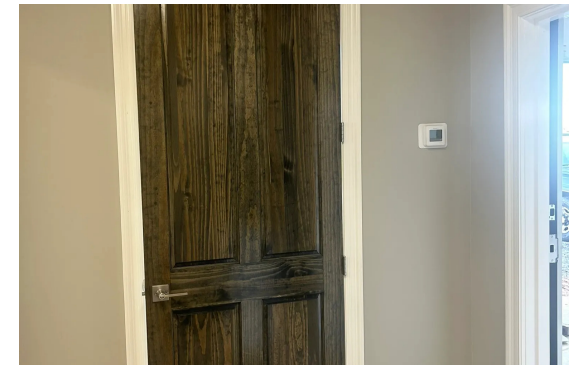
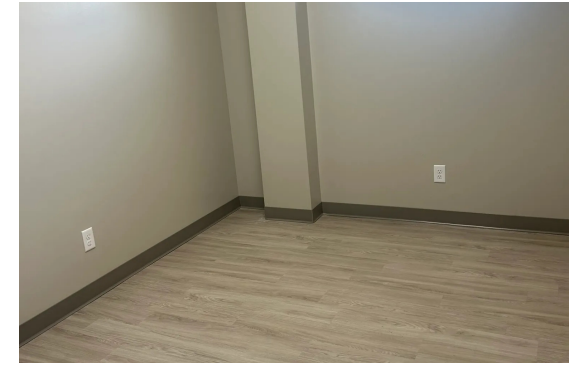
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ADDITIONAL PHOTOS



INDUSTRIAL
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	67	237	694
Average Age	31.6	31.6	32.4
Average Age (Male)	30.7	30.8	30.8
Average Age (Female)	32.9	32.9	33.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	23	82	285
# of Persons per HH	2.9	2.9	2.4
Average HH Income	\$129,281	\$128,251	\$100,894
Average House Value	\$341,506	\$344,282	\$331,176

2023 American Community Survey (ACS)

DEMOGRAPHICS MAP & REPORT

