OFFERING MEMORANDUM

1210 Virginia Drive
Meridian, MS 39301

116,805 SF DATACENTER ADJACENT WAREHOUSE & DISTRIBUTION ASSET FOR SALE OR LEASE

PINPOINT

212 DRAPERTON COURT, SUITE A | RIDGELAND, MS 39157 | 601.586.3220 | PINPOINTCRES.COM

SPECIFICATIONS SUMMARY – 1210 Virginia Drive, Meridian, MS

Address	1210 Virginia Drive Meridian, Mississippi 39301
Gross Building Area	116,805 SF
Office	4,630 SF
Conditioned Warehouse	37,653 SF
Mezzanine (2nd Floor Office)	760 SF
Dock High Doors	6
Grade Level Doors	1
Column Spacing	50’ x 50’
Year Built/Renovation	1972/2022
Adjacent Rail Line	Nortfolk Southern
Rail Spur	Spur Infrastructure in place. Needs activation
Zoning	Industrial (I)
Construction Type	Masonry & Metal
Acreage	10.49 AC
Clear Height	22’ to 28’ Clear

MARKET OPPORTUNITY

Pinpoint Commercial Real Estate, LLC, as exclusive broker, is pleased to present the opportunity to acquire or lease 1210 Virginia Drive in Meridian, Mississippi. Strategically located near Interstate 20/59, Meridian Regional Airport, and the Compass Datacenters development, the property offers excellent accessibility and regional connectivity. The property is well positioned for contractors, vendors, suppliers, and service providers supporting the construction and ongoing operations of the Compass data center campus. With its strategic location and proximity to this significant development, 1210 Virginia Drive provides an attractive opportunity for businesses seeking a local presence in the Meridian market.

For more information, please contact us:

ELLIS “BB” MITCHELL, CCIM
601.586.3220
bb@pinpointcres.com

SAM COX, SIOR
601.586.3220
sam@pinpointcres.com

EXECUTIVE SUMMARY

1210 Virginia Drive is a ±116,805-square-foot industrial warehouse and distribution facility situated on approximately 10.49 acres in Meridian, Mississippi. Strategically positioned just 14 minutes from the Compass Datacenters development, the property offers a unique data center-adjacent opportunity for data center operators, contractors, suppliers, equipment providers, logistics operators, and other businesses supporting the campus.

Renovated in 2022, the facility includes approximately 112,793 SF of warehouse space, including ±37,653 SF of conditioned warehouse, and ±4,630 SF of office space. The building features four dock-high doors, two grade-level/drive-in doors, substantial paved loading and circulation areas, and a functional layout well suited for warehousing, distribution, light manufacturing, equipment storage, and staging.

A key differentiator is the existing rail spur serving the property that can easily be reactivated, providing potential rail connectivity and an infrastructure advantage rarely available among comparable facilities. Rail service and current spur functionality are subject to verification.

With convenient access to I-20/I-59, Meridian Regional Airport, potential rail service, and a 14-minute drive to the Compass Datacenters campus, 1210 Virginia Drive is ideally positioned to support Meridian's rapidly expanding data center and industrial ecosystem.

DATA CENTER ADJACENT – INDUSTRIAL ASSET – 1210 VIRGINIA DR, MERIDIAN, MS

1210 Virginia Drive is strategically positioned in Meridian, Mississippi, just a 14-minute drive from the $10 billion Compass Datacenters campus. The property offers convenient access to I-20/I-59, Meridian Regional Airport, and existing rail infrastructure, providing strong regional connectivity for industrial and logistics users.

Its proximity to the Compass development positions the property to serve data center operators, contractors, equipment suppliers, logistics providers, and other mission-critical service companies requiring warehouse, staging, storage, distribution, or operational space near the campus. As the Compass campus develops, 1210 Virginia Drive offers a strategic industrial location within Meridian's emerging data center ecosystem.

COMPASS datacenters®

COMPASS DATACENTERS – MAJOR DEMAND DRIVER

The Compass Datacenters campus represents a transformative investment in Meridian, establishing the market as an emerging destination for large-scale, mission-critical data center infrastructure.
The development is expected to generate significant demand from data center operators, general contractors, electrical and mechanical contractors, equipment suppliers, logistics providers, maintenance companies, and other mission-critical service providers requiring space near the campus.
Boasting a 14-Minute Drive time to the Compass development, 1210 Virginia Drive offers a rare combination of scale, conditioned warehouse space, functional loading, outdoor circulation and existing rail infrastructure. These attributes position the property as a strategic operating, staging, storage, distribution, or service location for companies supporting both the construction and long-term operation of the Compass campus.
As the Compass development advances, 1210 Virginia Drive provides an opportunity to establish an immediate industrial presence within Meridian's growing data center ecosystem.

Total Economic Impact	$10+ Billion
Primary Users	Multi-Tenant - National Users
Project Type	Hyperscale cloud/data center development
Key Real Estate Advantage	Long-term, tech-driven demand generator

COMPASS datacenters®

MERDIAN, MS – MARKET INFORMATION

Meridian, Mississippi: Strategic Transportation Hub & Emerging Data Center Market

Meridian serves as a key economic, industrial, and transportation hub for East Mississippi, benefiting from its strategic position along the I-20/I-59 corridor and connectivity to major markets throughout Mississippi, Alabama, and the broader Southeast.

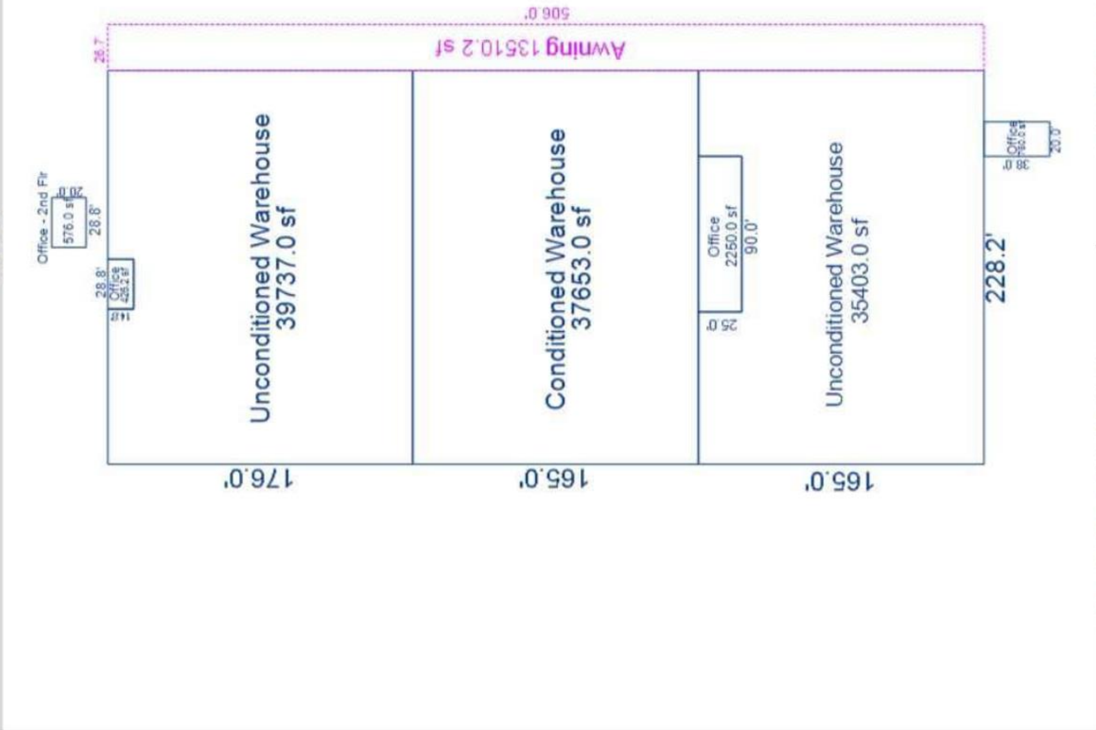
The market is supported by significant transportation infrastructure, including interstate access, multiple rail connections, and Meridian Regional Airport, making the area well suited for distribution, manufacturing, logistics, and other industrial operations.

Meridian's economic base is further supported by healthcare, manufacturing, government, education, and military activity, including Naval Air Station Meridian. Most notably, the $10 billion Compass Datacenters campus represents a major new technology and infrastructure investment that is expected to generate demand from contractors, suppliers, logistics providers, equipment companies, and other mission-critical service businesses.
Together, Meridian's established industrial infrastructure, regional connectivity, and growing data center ecosystem position the market for continued investment and increased demand for strategically located industrial real estate.

Regional Population	130,000 residents
Core Markets	Meridian/Lauderdale County
Key Transportation Links	I-20, I-59, Rail & Meridian Regional Airport
Primary Economic Drivers	Data Centers, Healthcare, Manufacturing, Miliary & Distribution
Major Growth Catalyst	$10 Billion Compass Datacenters Campus

Building Sketch

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	Office	1.0	760.0	116.0	
	Unconditioned	1.0	35403.0	836.4	
	Conditioned W	1.0	37653.0	786.4	
	Unconditioned	1.0	39737.0	838.0	
	Office	1.0	426.2	87.2	
	Office - 2nd Flr	1.0	576.0	97.6	
	Office	1.0	2250.0	230.0	116805.2
P/P	Awning	1.0	13510.2	1065.4	13510.2
	Net BUILDING	cnt	7	(rounded)	116,805

AREA CALCULATIONS BREAKDOWN

Name	Base x	Height x	Width =	Area
Office		38.0 x	20.0 =	760.0
Unconditioned		228.2 x	140.0 =	31948.0
		88.2 x	25.0 =	2205.0
		50.0 x	25.0 =	1250.0
Conditioned Wa		228.2 x	165.0 =	37653.0
Unconditioned		228.2 x	161.2 =	36785.8
		109.5 x	14.8 =	1620.6
		89.9 x	14.8 =	1330.5
Office		28.8 x	14.8 =	426.2
Office - 2nd Flr		28.8 x	20.0 =	576.0
Office		90.0 x	25.0 =	2250.0
11 total items			(rounded)	116,805



PROFESSIONAL BACKGROUND

BB Mitchell is Vice President at Pinpoint Commercial Real Estate. With 200+ completed transactions totaling over $320 Million, BB is a trusted expert in industrial, office, medical and retail real estate. He specializes in landlord representation and tenant representation, investment sales, user acquisitions/dispositions and occupier solutions.

BB recently obtained his CCIM (Certified Commercial Investment Member) Designation.

Before joining Pinpoint, BB managed a portfolio of 8 million+ square feet as a leasing agent for Olymbec USA LLC in Memphis. He also worked as an accountant for the Mississippi State Treasurer's office. BB holds a bachelor's degree in Accountancy and a minor in Real Estate from the University of Mississippi. BB and His Family attend Christ United Methodist Church in Jackson, MS.

Ellis "BB" Mitchell, CCIM
Vice President & Broker
bb@pinpointcres.com
Direct: 601.586.3220 Cell: 601.934.5008

SAM COX, SIOR
President & Broker
sam@pinpointcres.com
Direct: 601.586.3220

PROFESSIONAL BACKGROUND

Sam is the founder and president of Pinpoint Commercial Real Estate. Sam has built a large portfolio of clients with a primary goal to exceed their expectation in a reputable and professional manner. Sam is one of Mississippi's top producers, having completed over 500 million in real estate transactions.

His specialties include occupancy solutions for Landlords, representing Tenants in complex lease transactions, advising clients on site selection, acquisition/disposition of income producing property, assisting special servicers/lenders with non-performing assets, build-to-suits, & third-party asset management.

Sam's attention to detail and ability to solve problems help clients make better decisions related to their real estate needs. Sam has been fortunate to have gain the trust of local, regional and national developers that see the value Sam brings to the process. Sam is a member of St. Joesph's Catholic Church in Gluckstadt, MS.

EDUCATION

B.S. degree in Geological Engineering from the University of Mississippi
M.B.A. degree from Millsaps College

MEMBERSHIPS

Society of Industrial and Office REALTORS (SIOR)
Mississippi Commercial Association of REALTORS (MCAR)
International Council of Shopping Centers (ICSC)
Urban Land Institute (ULI)

WORKING WITH A REAL ESTATE BROKER

Approved 01/2003 By
MS Real Estate Commission
P. O. Box 12685
Jackson, MS 39232

THIS IS NOT A LEGALLY BINDING CONTRACT

GENERAL

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships.

There are several types of relationships that are possible and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction,

The purpose of the Agency Disclosure is to document an acknowledgement that the consumer has been informed of various agency relationships, which are available in a real estate transaction.

For the purpose of this disclosure, the term seller and/or buyer will also include those other acts specified in Section 73-35-3 (1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

SELLER'S AGENT

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. A licensee who is engaged by and acts as the agent of the Seller only is known as a Seller's Agent. A Seller's agent has the following duties and obligations:

To the Seller:

*The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting and the duty to use skill, care and diligence.

To the Buyer and Seller:

*A duty of honesty and fair dealing.

*A duty to disclose all facts known to the Seller's agent materially affecting the value of the property, which are not known to, or readily observable by, the parties in a transaction.

BUYER'S AGENT

A buyer may contract with an agent or firm to represent him/her. A licensee who is engaged by and acts as the agent of the Buyer only is known as the Buyer's Agent.

If a Buyer wants an agent to represent him in purchasing a property, the buyer can enter into a Buyer's Agency Agreement with the agent. A Buyer's Agent has the following duties and obligations:

To the Buyer:

* The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting and the duty to use skill, care and diligence.

To the Seller and Buyer:

* A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate agent or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both Seller and Buyer.

As a disclosed dual agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A disclosed dual agent has all the fiduciary duties to the Seller and Buyer that a Seller's or Buyer's agent has except the duties of full disclosure and undivided loyalty.

A Disclosed Dual Agent may not disclose:

(a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.

(b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.

(c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or

(d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

IMPORTANT NOTICE!

"Customer" shall mean that person not represented in a real estate transaction. It may be the buyer, seller, landlord or tenant.

A Buyer may decide to work with a firm that is acting as agent for the Seller (a Seller's Agent or subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer.

When it comes to the price and terms of an offer, the Seller's Agent will ask you to decide how much to offer for any property and upon what terms and conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision.

The Seller's Agent will present to the Seller any written offer that you ask them to present. You should keep to yourself any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying). The Seller's agent is required to tell all such information to the Seller. You should not furnish the Seller's agent anything you do not want the Seller to know. If you desire, you may obtain the representation of an attorney or another real estate agent, or both.

THIS IS NOT A CONTRACT. THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Licensee has informed me that brokerage services are being provided me as a:

D Client (Seller's or Landlords Agent)
D Client (Buyer's or Tenants Agent)
D Client (Disclosed Dual Agent)
D Customer (Not as my Agent)

By signing below, I acknowledge that I received this informative document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.

(Date)

(Client) (Licensee) (Customer)

(Client) (Company) (Customer)

DISCLAIMER

Pinpoint Commercial Real Estate, LLC has been retained as the exclusive listing broker to arrange the sale or lease of the Subject Property. This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser or tenant may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers or tenants may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers and tenants. In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parti es are expected to review independently all documents. This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Pinpoint Commercial Real Estate, LLC or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein. Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligati on to any purchaser or tenant reviewing this Offering Memorandum or making an off er to purchase or lease the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser or tenant's obligations therein have been satisfied or waived. The Owner/Seller reserves the right to move forward with an acceptable off er prior to the call for offers deadline. This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Pinpoint Commercial Real Estate, LLC or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.