



### PROPERTY DESCRIPTION

NAI UCR Properties is pleased to present 5090 S McRaven Road for sale or lease, a +/-35,900 SF industrial complex strategically located along Interstate 20 at the Jackson/Clinton border. This property offers exceptional visibility and accessibility, with direct interstate frontage and proximity to I-220 and Highway 80.

The site encompasses ±4.91 acres of improved, fenced laydown yard and features a total 6 separate structures, offering a versatile layout well-suited for a variety of industrial users.

6 buildings:

- Office Bldg.- 4500 SF
- Shop behind Office- 5500 SF
- Mechanic Shop- 3500 SF
- Open Warehouse- 10900 SF
- Open Warehouse- 2500 SF
- Open Warehouse- 8000 SF

### PROPERTY HIGHLIGHTS

- 6 buildings
- 4.91 acres all improved laydown yard
- Interstate 20 visibility & Frontage
- Fenced & Gated
- Proximal to Clinton/Jackson border

### OFFERING SUMMARY

Sale Price:	\$350,000
Lease Rate:	\$5,000.00 per month (NNN)
Available SF:	35,900 SF
Lot Size:	4.91 Acres
Building Size:	4,724 SF

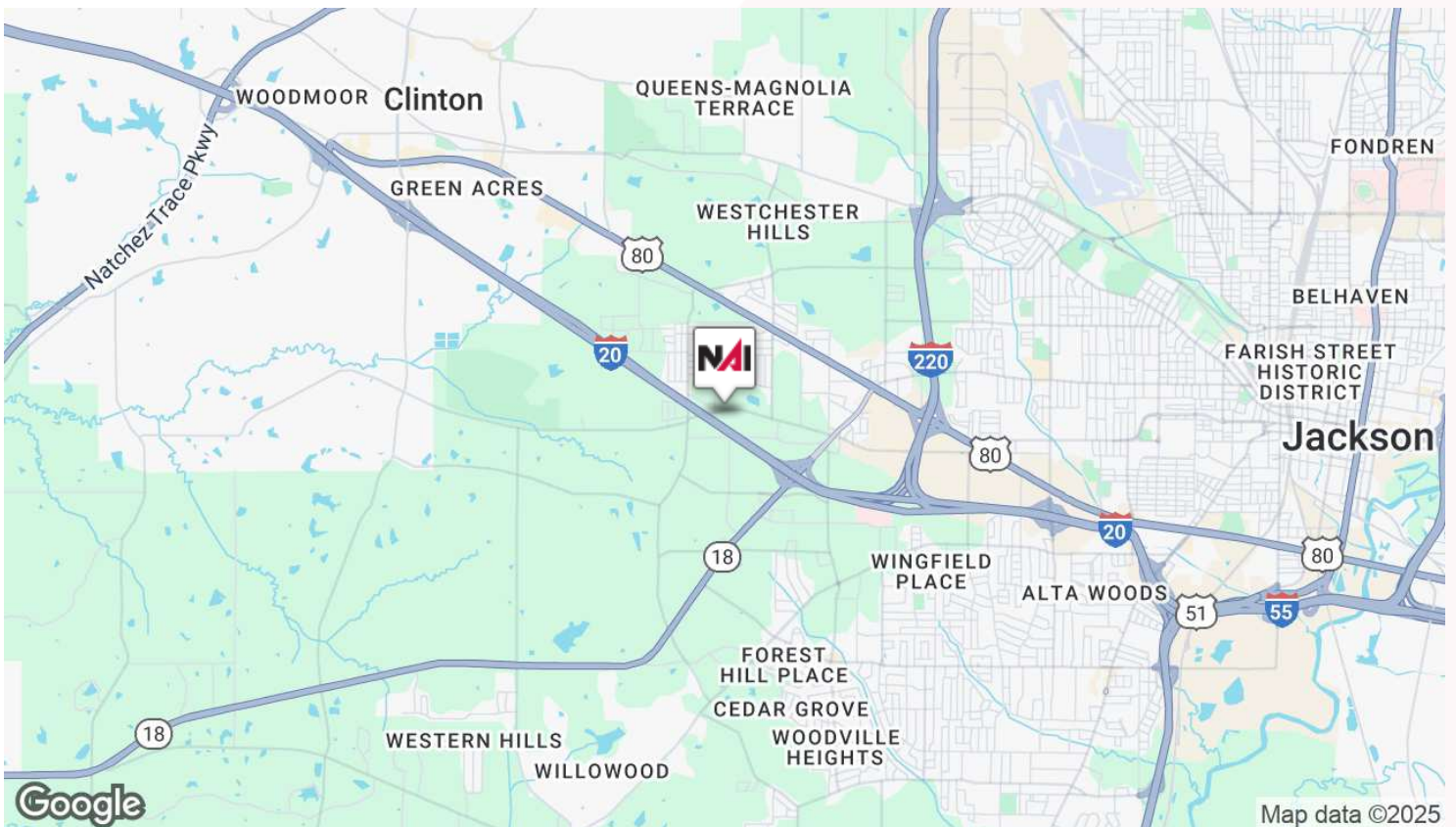
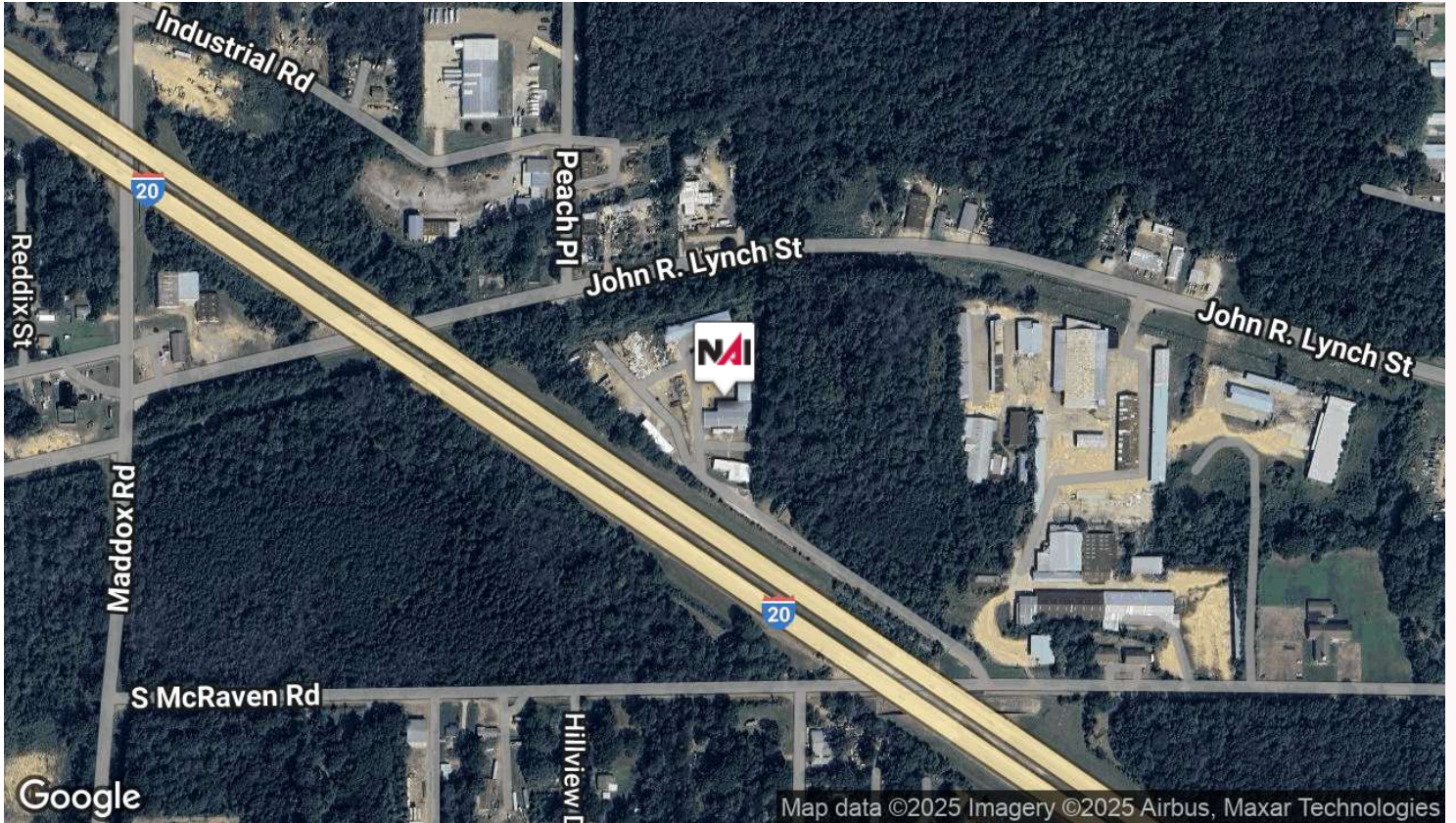
For Sale & Lease

Industrial Facility On ±4.91 Acres - Interstate Frontage



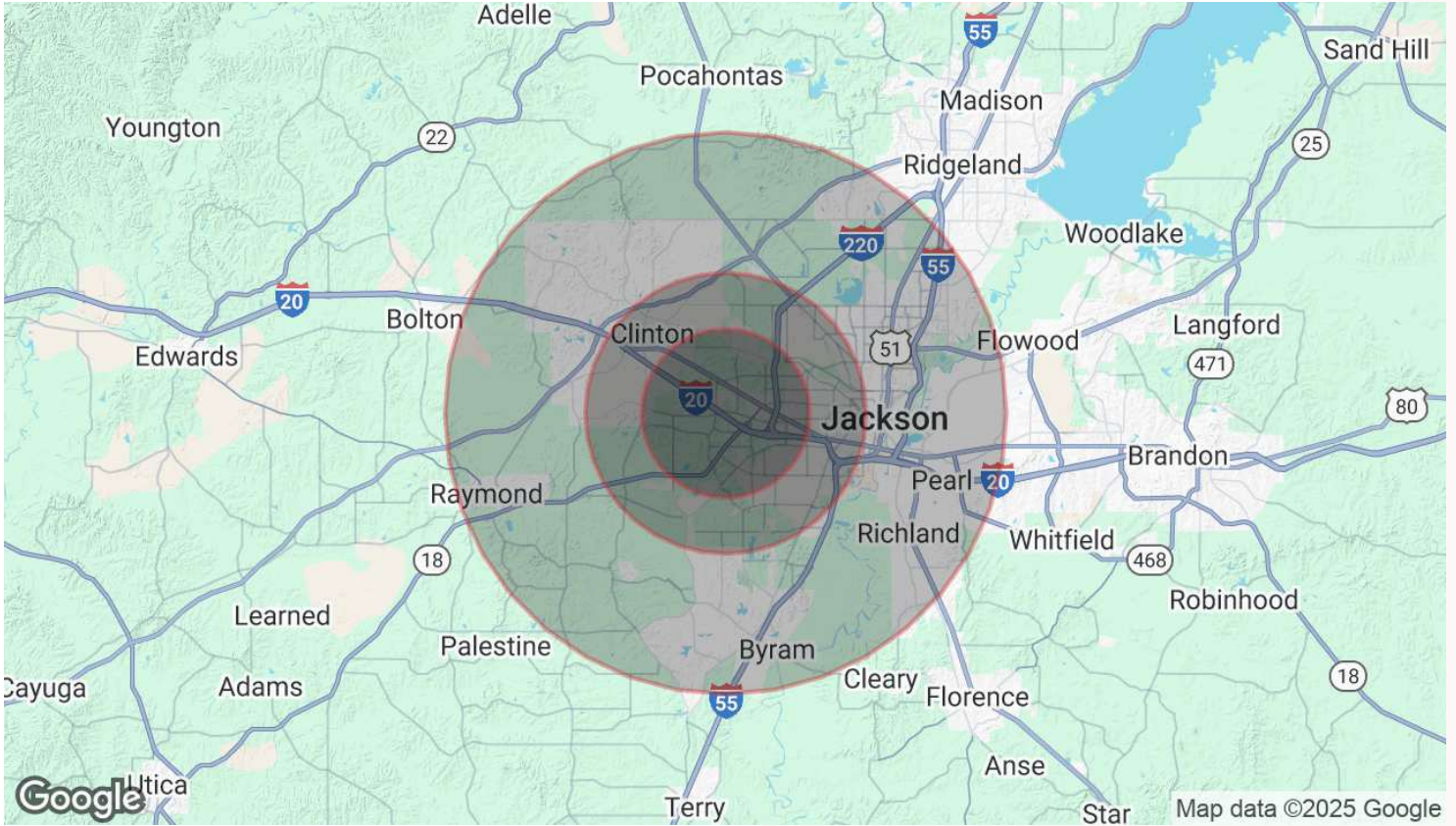
For Sale & Lease

Industrial Facility On ±4.91 Acres - Interstate Frontage



For Sale & Lease

Industrial Facility On ±4.91 Acres - Interstate Frontage



**POPULATION**

Total Population

Average Age

Average Age (Male)

Average Age (Female)

**3 MILES**

**5 MILES**

**10 MILES**

30,208

91,491

194,278

38

38

39

36

37

38

40

40

41

**HOUSEHOLDS & INCOME**

Total Households

# of Persons per HH

Average HH Income

Average House Value

**3 MILES**

**5 MILES**

**10 MILES**

12,629

36,572

78,747

2.4

2.5

2.5

\$50,190

\$53,789

\$62,661

\$135,472

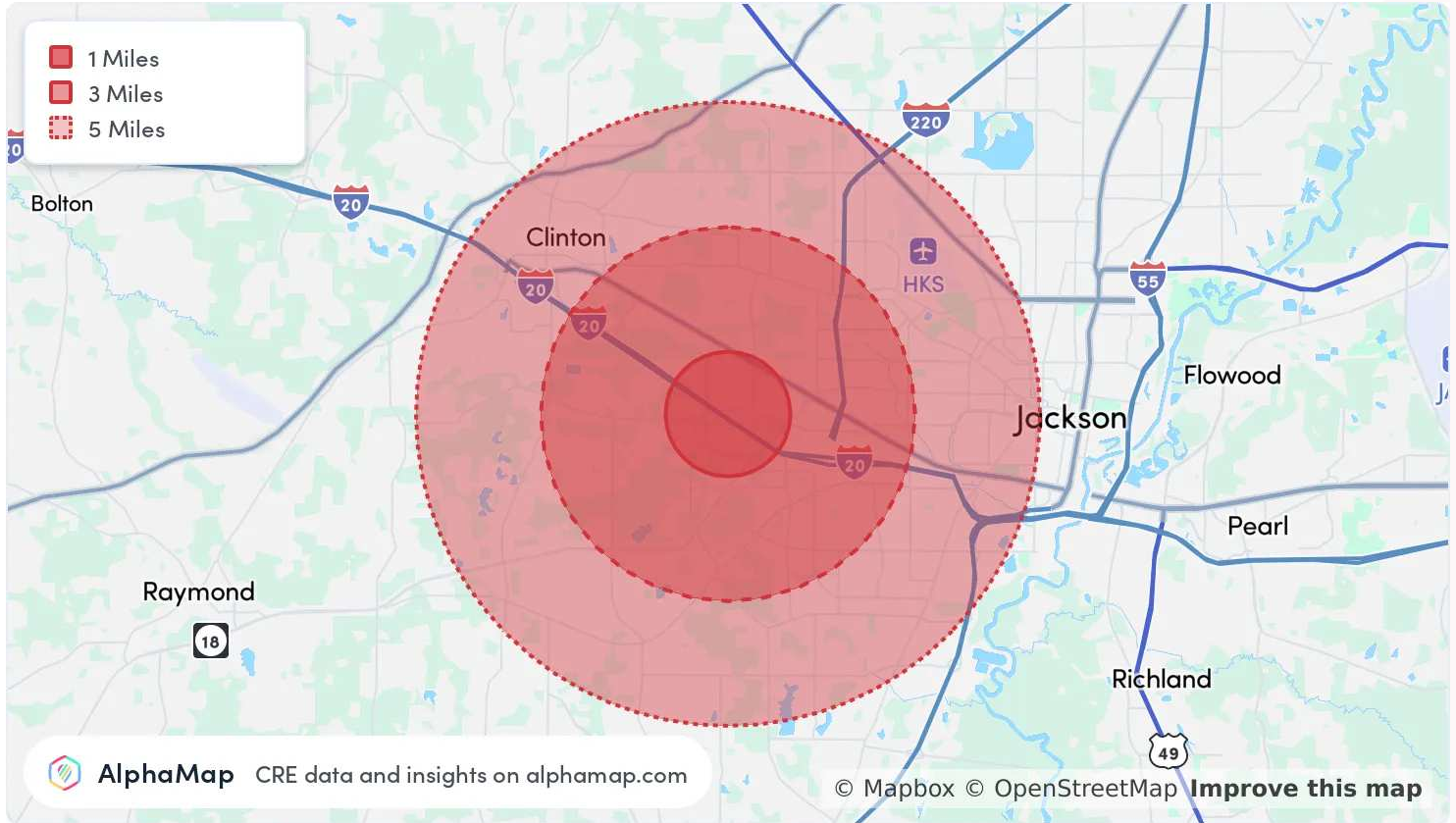
\$140,889

\$176,419

Demographics data derived from AlphaMap

For Sale & Lease

Industrial Facility On ±4.91 Acres - Interstate Frontage



### POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

### HOUSEHOLD & INCOME

Total Households

Persons per HH

Average HH Income

Average House Value

Per Capita Income

Map and demographics data derived from AlphaMap

#### 1 MILE

2,547

39

37

41

#### 1 MILE

1,151

2.2

\$43,566

\$227,312

\$19,802

#### 3 MILES

30,208

38

36

40

#### 3 MILES

12,629

2.4

\$50,190

\$135,472

\$20,912

#### 5 MILES

91,491

38

37

40

#### 5 MILES

36,572

2.5

\$53,789

\$140,889

\$21,515