

FOR LEASE

PINPOINT



## 123 WATFORD PARKWAY - SUBLEASE OPPORTUNITY

123 WATFORD PARKWAY DRIVE, CANTON, MS 39046

*For More Information*

**BB MITCHELL, CCIM**   **SAM COX, SIOR**

601.586.3220

bb@pinpointcres.com

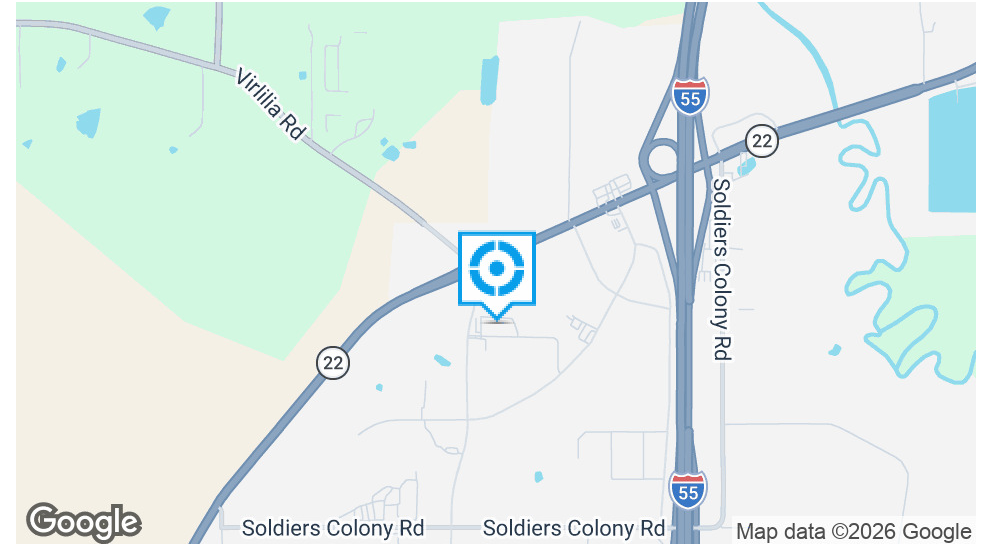
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sam@pinpointcres.com

212 DRAPERSON COURT | RIDGELAND, MS 39211 | 601.586.3220 | PINPOINTCRES.COM

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## OFFERING SUMMARY

Lease Rate:	Available Upon Request
Building Size:	43,650 SF
Available SF via Sublease:	12,500 to 25,000 SF
Lot Size:	6.59 Acres
Year Built:	1995
Zoning:	C-5
Market:	Jackson
Submarket:	Canton - West

## PROPERTY OVERVIEW

Pinpoint Commercial Real Estate is pleased to present 123 Watford Parkway Drive in Canton, MS available for Sub-Lease. This fully climatized building consists of 43,650 SF of improvements situated on a 6.59 acre site with up to 25,000 RSF being available for Sublease.. The property boasts almost immediate access to the Amazon Web Services and a two (2) minute drive-time to Interstate 55. This clear span asset boasts some of the highest clear heights in the Jackson MSA at 38'. The building is equipped with three (3) dock high doors and three (3) grade level doors. For more information, please contact Pinpoint Commercial Real Estate at 601.586.3220.

## PROPERTY HIGHLIGHTS

- Madison County
- Sublease Availability: 12,500 to 25,000 SF
- Clear Height: 38'
- Office Area: 3,500 RSF
- Dock High Loading

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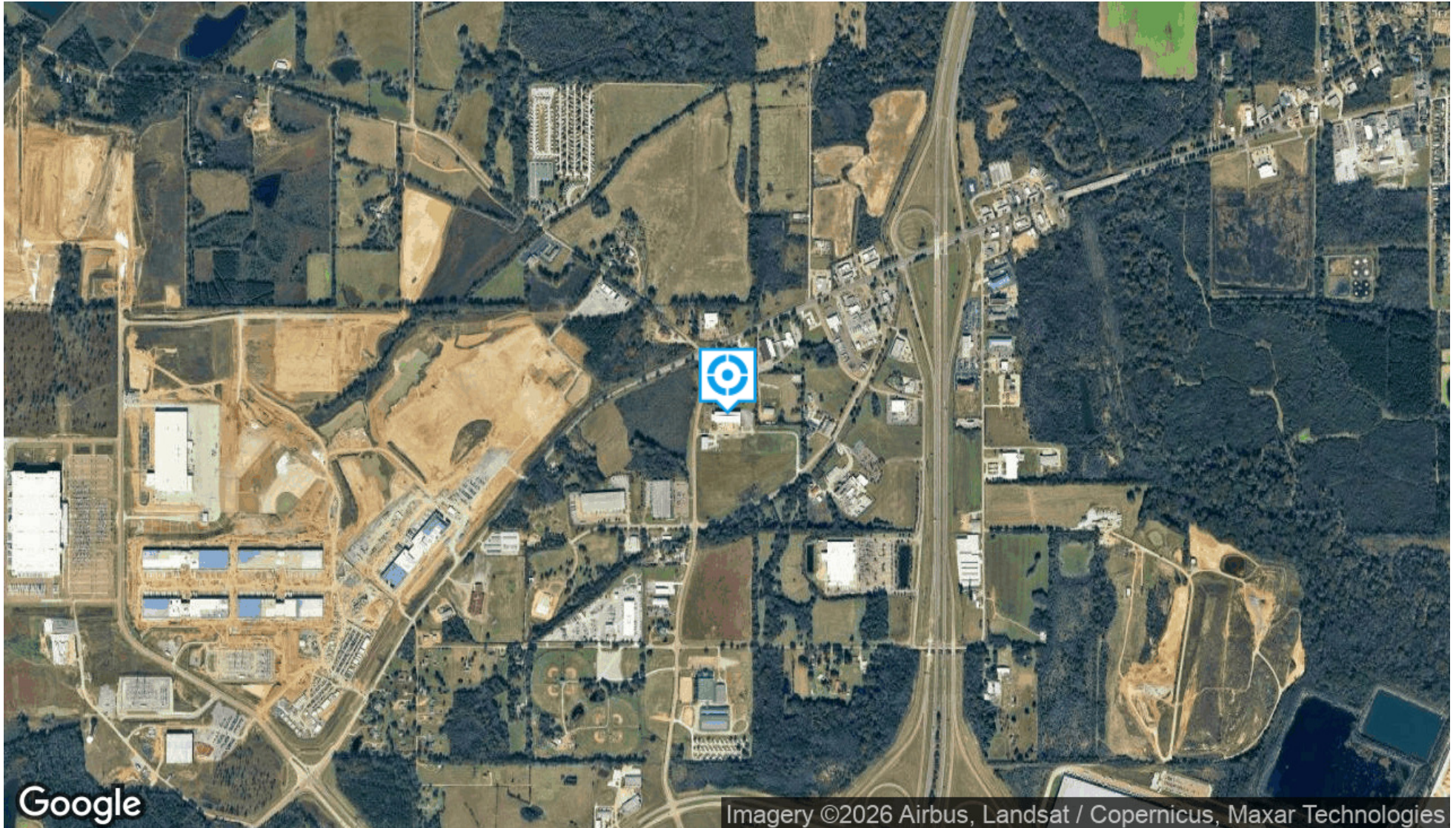
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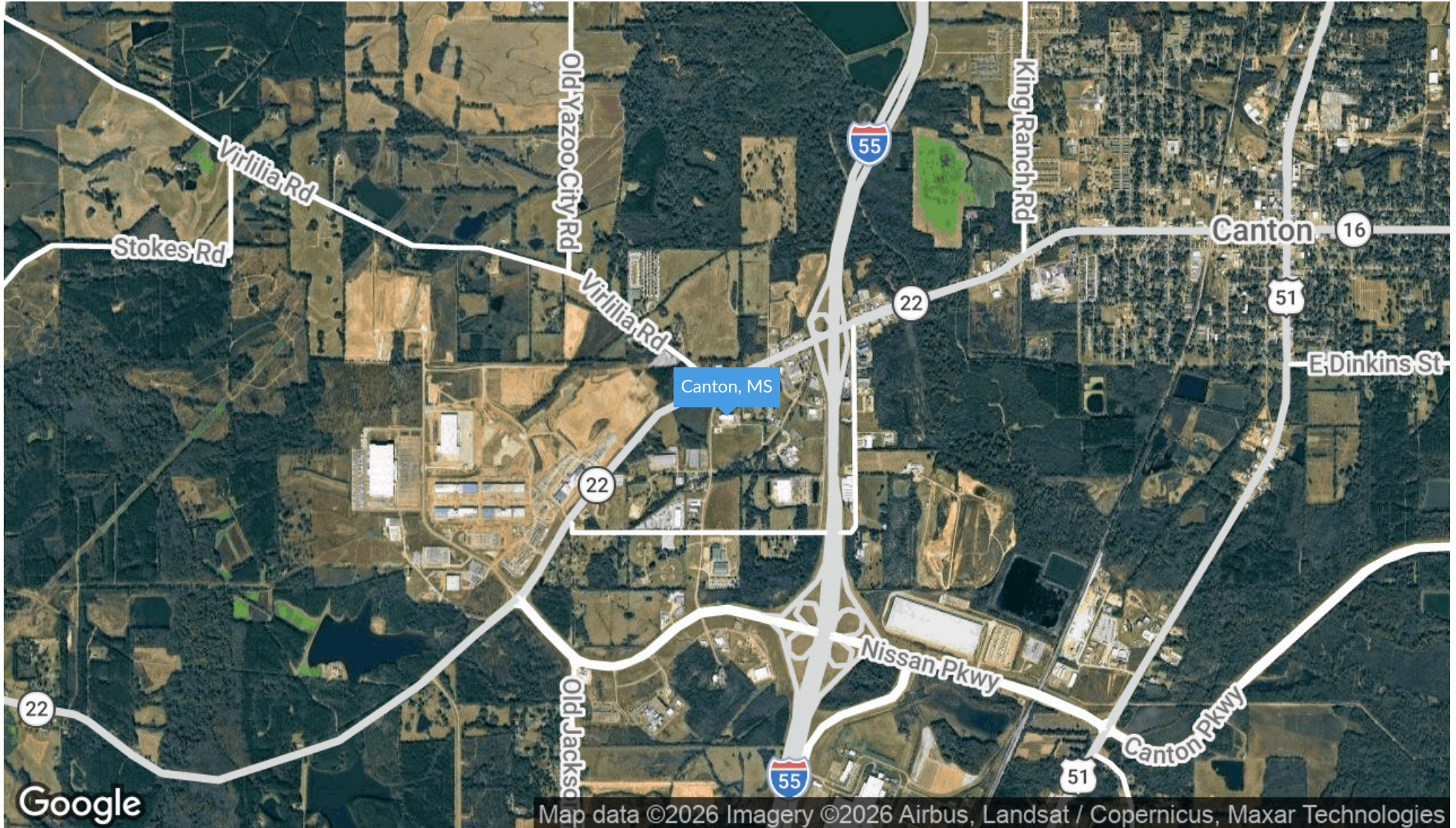
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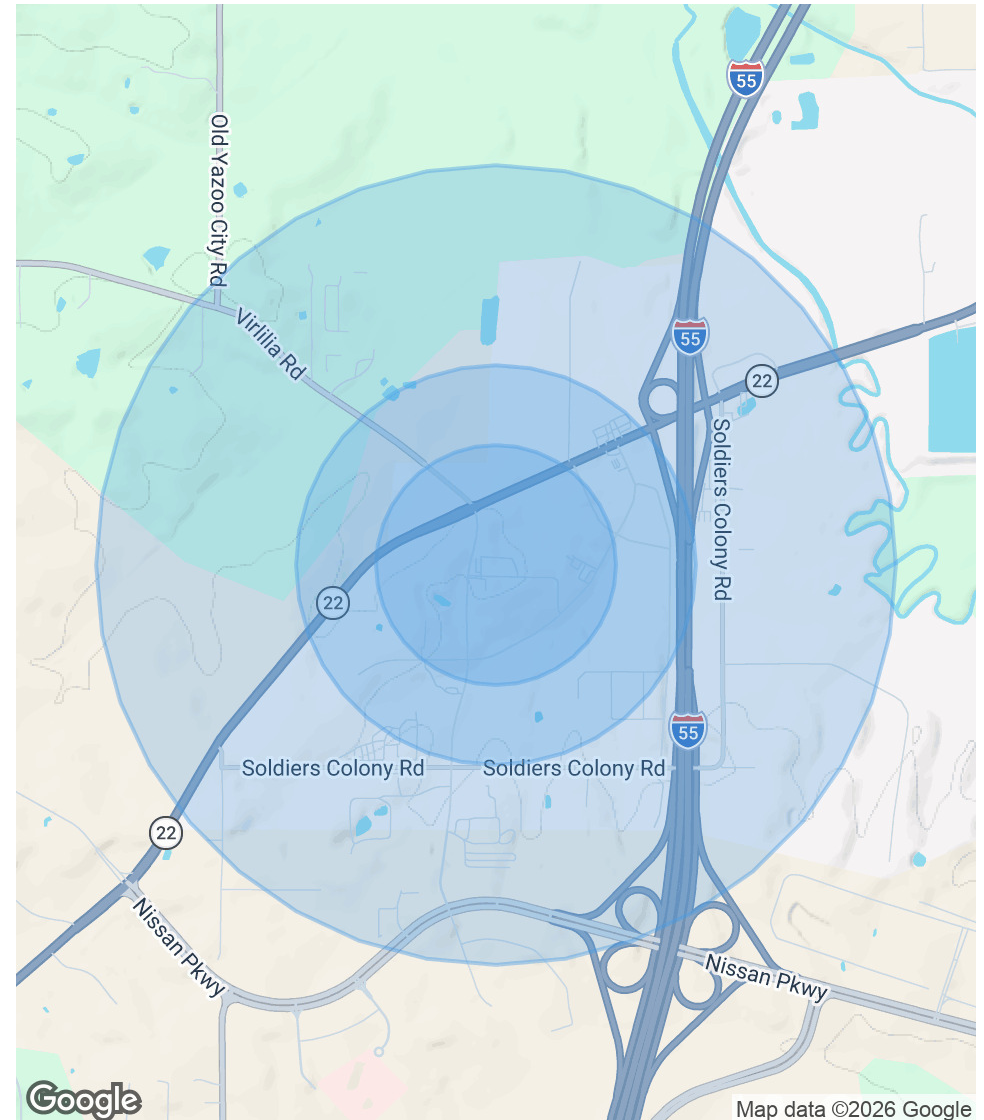
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1	4	83
Average Age	46	45	36
Average Age (Male)	45	43	36
Average Age (Female)	47	46	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	2	31
# of Persons per HH		2	2.7
Average HH Income	\$112,731	\$115,213	\$121,676
Average House Value	\$319,312	\$326,265	\$347,251

Demographics data derived from AlphaMap



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**BB MITCHELL, CCIM**

Vice President & Broker

bb@pinpointcres.com

Direct: 601.586.3220 | Cell: 601.934.5008

## PROFESSIONAL BACKGROUND

BB Mitchell is Vice President at Pinpoint Commercial Real Estate. With 200+ completed transactions totaling over \$250 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.

[Click here to email BB.](#)

Pinpoint Commercial Real Estate, LLC  
212 Draperon Court Suite A  
Ridgeland, MS 39211  
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# WORKING WITH A REAL ESTATE BROKER

**\*\*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. Several types of relationships 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 this Agency Disclosure form 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 property Seller can execute a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the Seller in securing a Buyer. A licensee who is engaged by and acts as the agent of the Seller only, is 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.

## BUYER'S AGENT

A Buyer may contract with an agent or firm to represent him/her. A licensee who is engaged in a Buyer Agency Agreement as the agent of the Buyer only is known as the Buyer's Agent in purchasing a property. 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 licensee 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 the 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 agent or a 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: UNREPRESENTED "CUSTOMER"

"Customer" shall mean a 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 the agent for a 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 a Seller's Agent or as a Subagent working on the Seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer. Regarding the price and terms of an offer, the Seller's Agent will ask you (the Customer) to decide how much to offer for the property and upon what 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 not disclose 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) because the Seller's Agent would be required to tell all such information to the Seller. As a Customer dealing with a Seller's Agent you might desire to obtain the representation of an attorney, another real estate licensee, or both.

### THIS IS NOT A CONTRACT, THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Broker or Salesperson has informed me that real estate brokerage services may be provided to me as a:

- Client (The Licensee is my Agent. I am the Seller or Landlord.)
- Client (The Licensee is my Agent. I am the potential Buyer or Tenant.)
- Client (All Licensees of the Brokerage Firm may become Disclosed Dual Agents.)
- Customer (The Licensee is not my Agent)

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

_____ (Client signature) (Date)	_____ (Licensee signature) (Date)	_____ (Customer signature) (Date)
_____ (Client signature) (Date)	_____ (Licensee Company)	_____ (Customer signature) (Date)