

**AVAILABLE**

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EXPANSION OPPORTUNITY  
**±281,000 SF Total**



**81,000 SF | 19.7 Acres**

*Former Appliance Manufacturing Facility*

62801 Hwy 82 W | Greenwood, MS 38930

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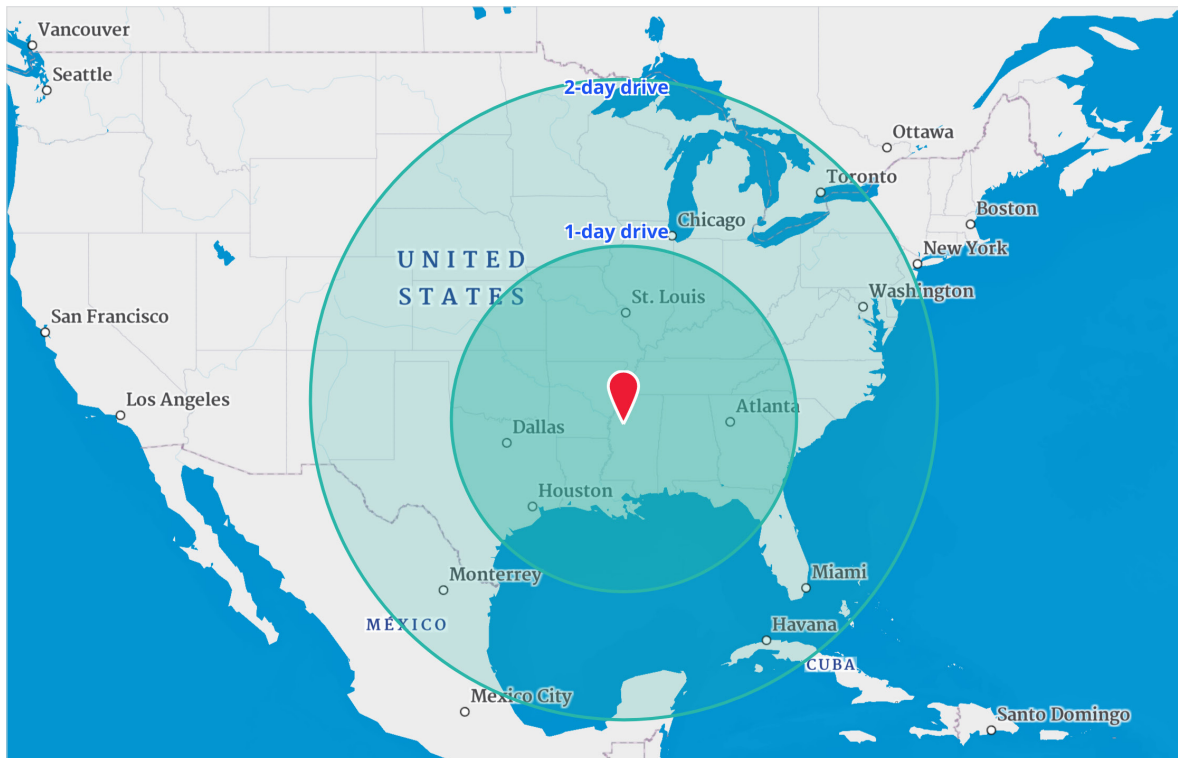


## LOCATION OVERVIEW

### Strategically positioned to serve key Southeastern U.S. markets

62801 Hwy 82 W is located in Greenwood, MS, a market offering strong logistics connectivity via U.S. Highway 82 and access to major interstate systems. The Greenwood industrial market is anchored by several long-standing manufacturing and logistics operators, including Viking Range, Milwaukee Tool, PepsiCo, Coburn Supply, and other established industrial users. The area offers a skilled workforce base, infrastructure, strong school systems, and local amenities, making it well suited to support a wide range of industrial users.

Greenwood promotes a pro-business environment, with strong coordination among local government, utilities, and economic development leadership to streamline development and operations. Combined with competitive occupancy costs and operational efficiency, the location presents an attractive opportunity for manufacturing, assembly, and distribution users seeking efficient access to Southeastern U.S. markets.



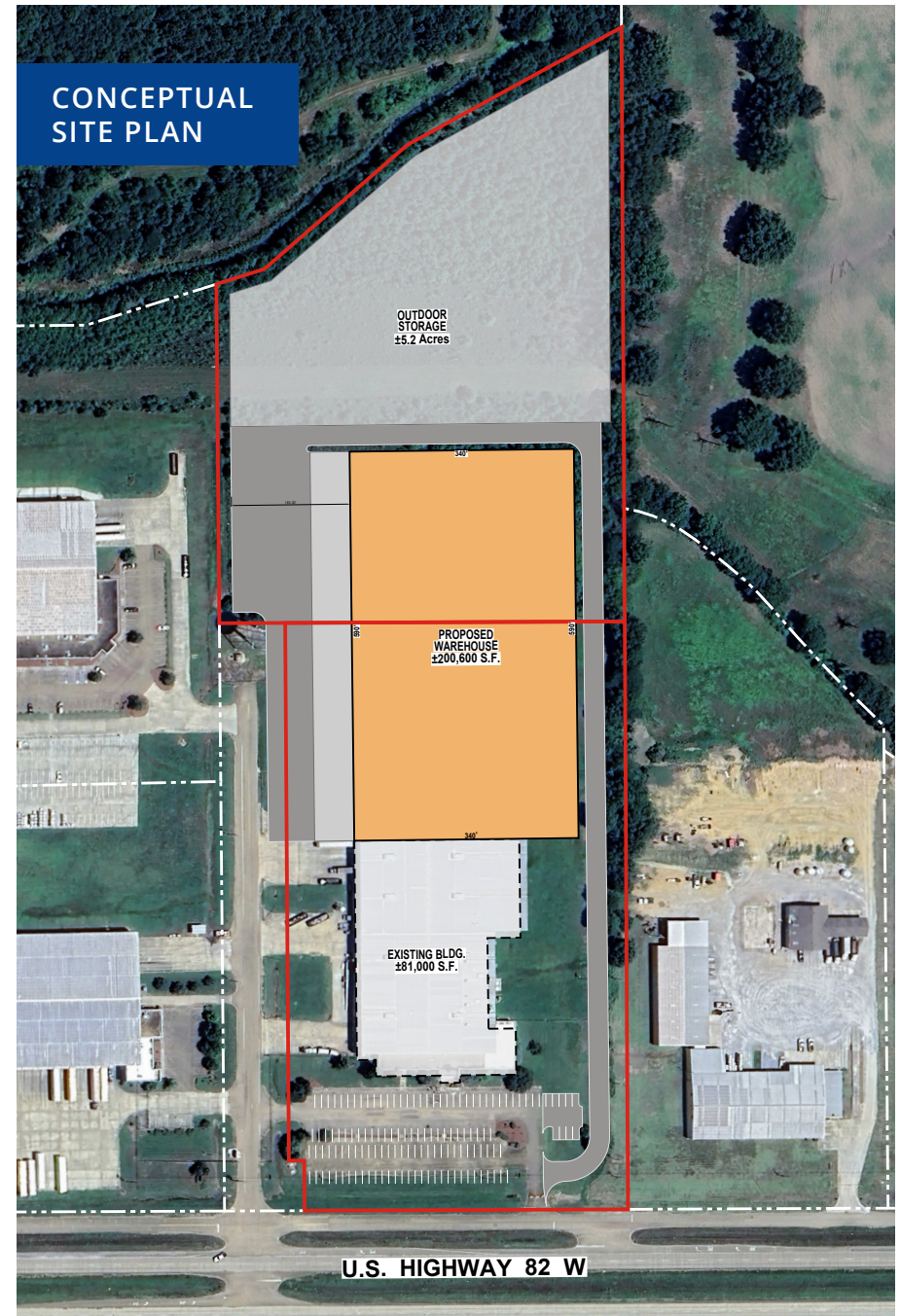
### KEY HIGHLIGHTS

- Former appliance manufacturing facility
- Strategic access via U.S. Highways 82 & 49 with proximity to I-55
- Dual rail service via Canadian National (CN) and Genesee & Wyoming
- Efficient regional access to Memphis, Jackson, Birmingham, Little Rock, and broader Southeast markets
- Pro-business environment with coordinated local and utility support

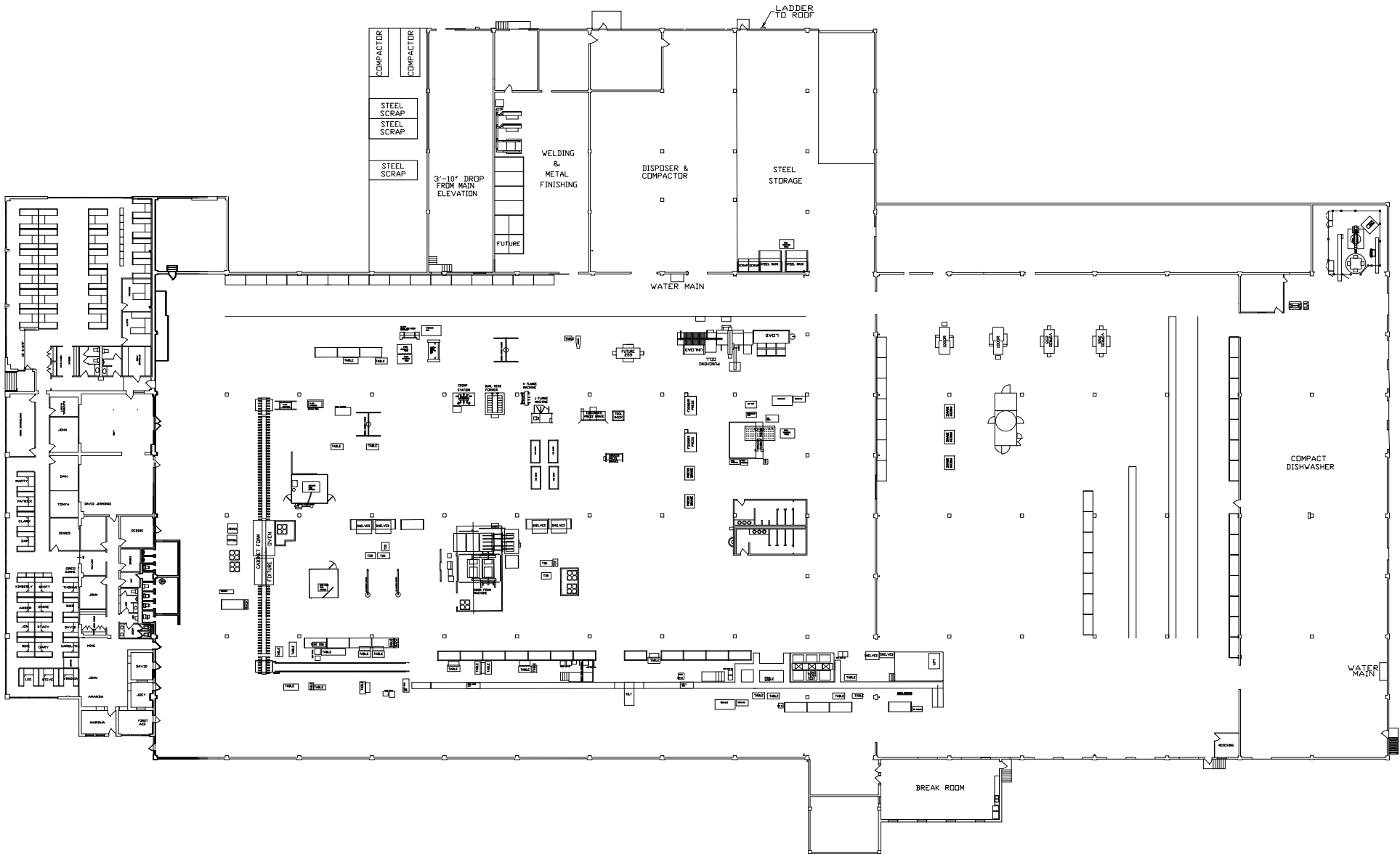
## PROPERTY OVERVIEW

Ideal for manufacturing, assembly, or regional distribution users  
Existing | 81,000 SF | 12 Dock Doors | 20'-22' Clear | 3-Phase Power  
Expansion Opportunity | ±200,600 SF Warehouse Expansion

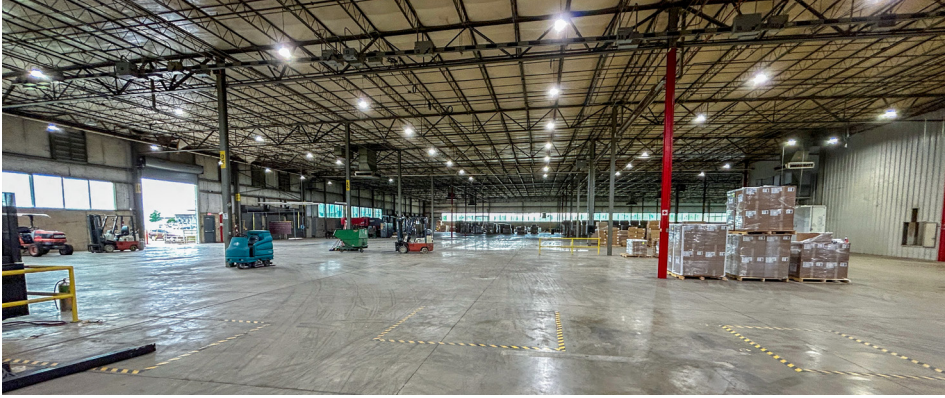
<b>Acreage</b>	19.7 acres total 10.0 acres parcel #08810000000120 9.7 acres parcel #08810000000140
<b>Former Use</b>	light manufacturing of appliances
<b>Building (existing)</b>	81,000 SF total 75,000 SF warehouse 6,000 SF office
<b>Year Built</b>	1998
<b>Construction</b>	metal/block
<b>Clear Height</b>	20' 7" to 22' 7"
<b>Dock-High Doors</b>	12 (11 @ 8' x 10' and 1 @ 12' x 10')
<b>Drive-In Doors</b>	2 (1 @ 8' x 10' and 1 @ 14' x 20')
<b>Column Spacing</b>	30' x 50'
<b>Trailer Parking</b>	available
<b>Auto Parking</b>	132 spaces
<b>Sprinkler</b>	wet system
<b>Power</b>	1,600 amps   3-phase power
<b>Natural Gas</b>	5-lb system; existing natural gas
<b>Slab</b>	8" minimum thickness
<b>Expansion Potential</b>	281,600 SF total   5.2 acres outdoor storage 81,000 SF existing building 200,600 SF warehouse expansion



# SITE PLAN



PROPERTY PHOTOS



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