



PROPERTY DESCRIPTION

NAI UCR Properties is pleased to present 5129 South McRaven Road for sale or lease, a two-building former Mobile Mini storage and distribution facility situated on 6.8 acres. The property offers a total of 10,514 square feet of industrial space across two buildings, providing an exceptional opportunity for owner-users, tenants, or investors seeking a well-positioned asset.

The front building consists of 5,164 SF of move-in ready office space as well as a flex/ high-bay storage component, while the back building offers 5,350 SF of enclosed warehouse space with an additional 2,000 SF covered overhang for loading. There is an additional 6,500 SF of covered storage space available on site. This building also features 4 drive-in doors, ideal for a wide range of manufacturing, warehousing, or distribution operations. The generous 6.8 acre site offers substantial outdoor storage, laydown area, or future expansion potential, making it one of the more versatile industrial opportunities available in the market.

The Seller will deliver new HVAC units for 1st floor offices in the front building in Good Working order as part of closing, and also discloses that the asphalt has deteriorated in several areas of the property. This condition is reflected in the offering price.

PROPERTY HIGHLIGHTS

- 10,514 SF Total Enclosed SF (Two Buildings)
- Front Enclosed Office/Storage Building: 5,164 SF
- Back Enclosed Warehouse: 5,350 SF + 2,000 SF covered loading area
- 4 Drive-In Doors
- South Jackson industrial corridor
- +/-6.8 Acres
- Built in 1981
- Zoned I-1
- Additional 6,500 SF of separate covered storage buildings

OFFERING SUMMARY

| | |
|---------------|-------------------------------|
| Sale Price: | \$640,000 |
| Lease Rate: | Call for Leasing Availability |
| Available SF: | 10,514 SF |
| Lot Size: | 6.8 Acres |

For Sale & Lease

IOS / Distribution - Jackson, MS

LOCATION INFORMATION

| | |
|------------------|---|
| Building Name | 6.8 Acre Former Mobile Mini Facility - IOS / Distribution - Jackson, MS |
| Street Address | 5129 South McRaven Road |
| City, State, Zip | Jackson, MS 39209 |
| County | Hinds |

BUILDING INFORMATION

| | |
|-----------------------------|---------------|
| Building Size | 10,514 SF |
| Tenancy | Multiple |
| Number of Grade Level Doors | 4 |
| Number of Drive in Bays | 4 |
| Ceiling Height | 21.5 ft |
| Minimum Ceiling Height | 19.5 ft |
| Number of Floors | 2 |
| Year Built | 1981 |
| Roof | Pitched Metal |
| Free Standing | Yes |
| Number of Buildings | 2 |

PROPERTY INFORMATION

| | |
|------------------|------------------------|
| Property Type | Industrial |
| Property Subtype | Warehouse/Distribution |
| Zoning | I-1 |
| Lot Size | 6.8 Acres |

PARKING & TRANSPORTATION

| | |
|--------------|---------|
| Parking Type | Surface |
|--------------|---------|

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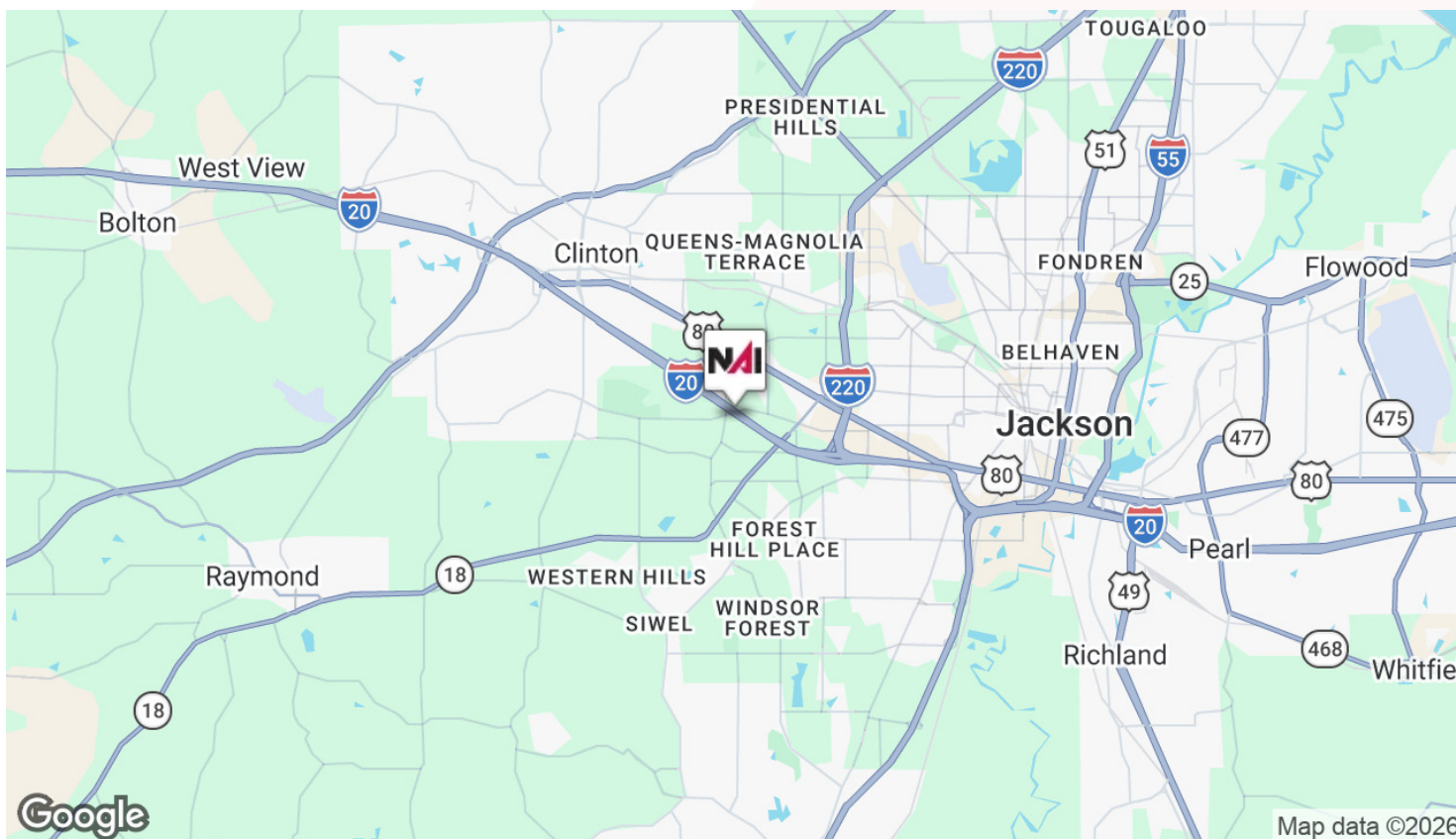
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IOS / Distribution - Jackson, MS



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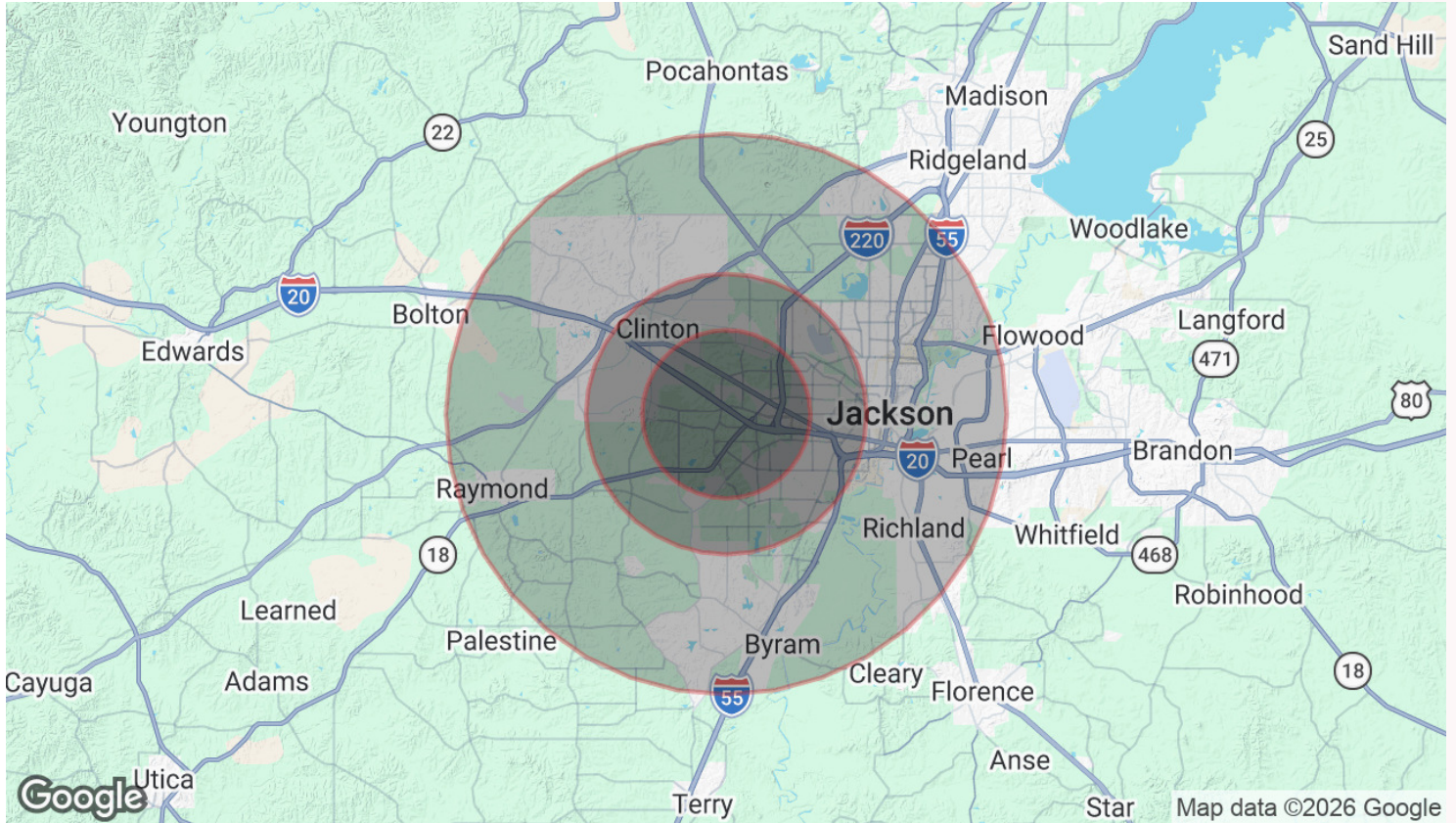
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POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

3 MILES

32,448

34.0

31.6

36.1

5 MILES

94,631

35.0

32.9

36.8

10 MILES

204,814

37.0

35.1

38.5

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

3 MILES

12,330

2.6

\$57,161

\$106,001

5 MILES

35,999

2.6

\$60,648

\$132,090

10 MILES

82,351

2.5

\$70,280

\$173,184

2023 American Community Survey (ACS)