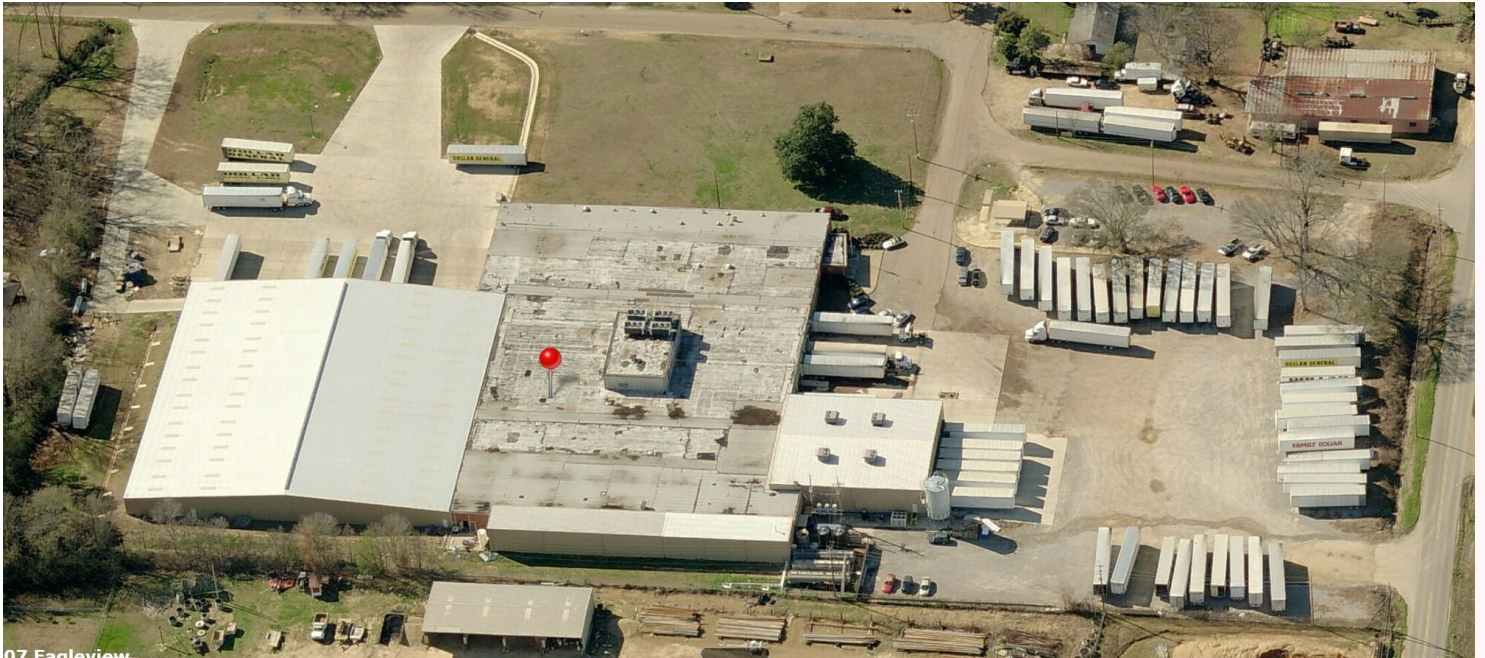


For Lease

# 340 Barfield St



07 Employment

## PROPERTY DESCRIPTION

NAI UCR Properties is pleased to present ±121,473 SF of functional industrial space situated on ±9.79 acres in the established industrial corridor of Canton, Mississippi. Zoned I-1, this property offers scale, flexibility, and infrastructure to support manufacturing, distribution, or logistics operations.

With ceiling heights ranging from 14' to 22', approximately 21 dock-high doors, and a wet sprinkler system in place, the facility is built to accommodate efficient throughput and operational scalability. Select climate-controlled areas provide additional versatility for specialized users. The site's generous acreage allows for truck circulation, laydown yard potential, and future expansion flexibility.

Strategically positioned within close proximity to major transportation corridors and the broader Madison County industrial market, the property also benefits from its proximity to the expanding Amazon data center campuses and regional Amazon distribution operations. 340 Barfield Street presents a strong leasing opportunity for distribution, manufacturing, or logistics users seeking immediate functionality and long-term growth alignment.

## PROPERTY HIGHLIGHTS

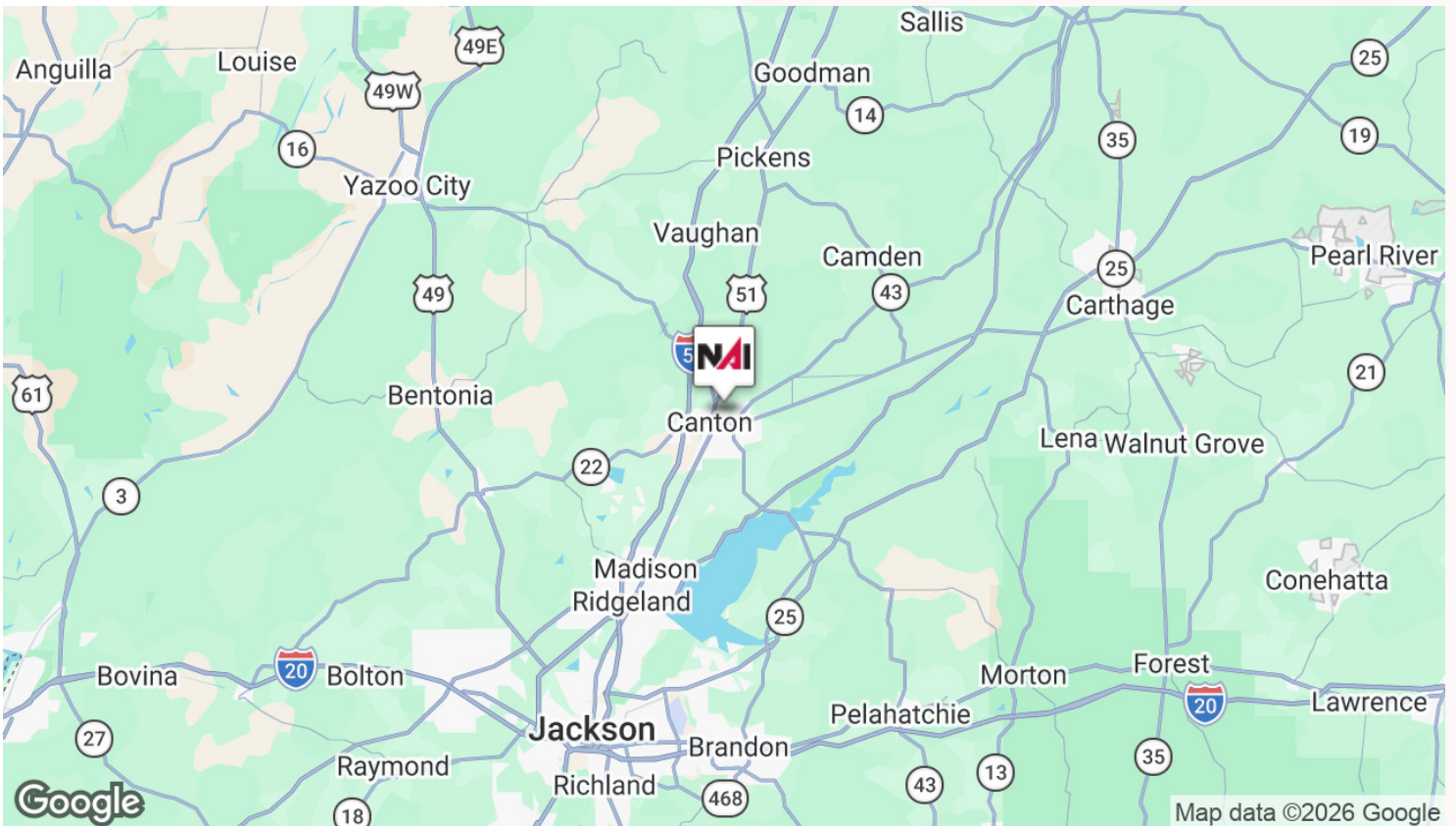
- +/-121,000 SF
- 9.79 Acres
- I-1 Zoning
- 14'–22' Clear Height
- 21 Dock-High Doors
- Wet Sprinkler System
- Some Climate-Controlled Areas
- Renovated 2005
- Proximity to Amazon Data Centers & Regional Distribution
- Immediate Access to Major Transportation Corridors

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$5.00 SF/yr (Negotiable)
<b>Available SF:</b>	40,000 - 121,473 SF
<b>Lot Size:</b>	9.79 Acres
<b>Building Size:</b>	121,473 SF

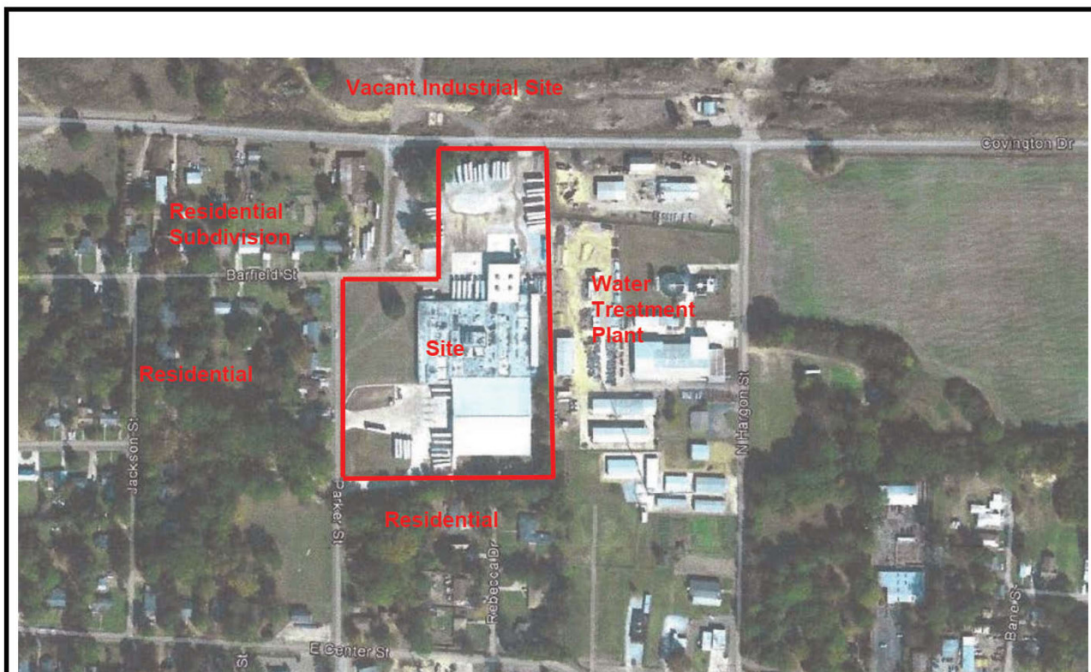
For Lease

# 340 Barfield St



For Lease

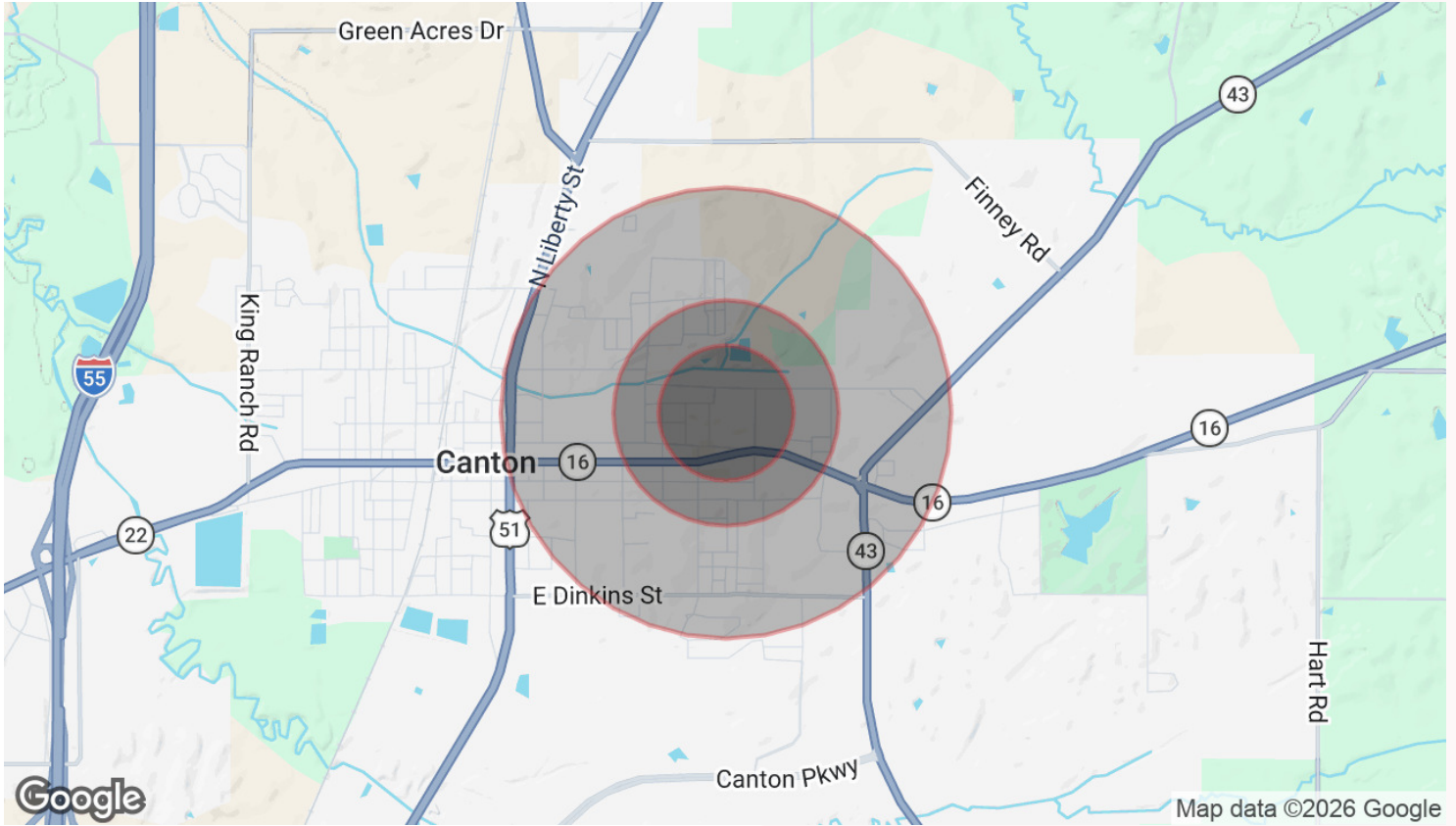
120,000 SF Industrial Warehouse | Canton, MS | 340 Barfield St



<b>SITE PLAN</b>	Drawing NOT to SCALE
<b>DELTA EXPLORATION AND ASSESSMENT, INC.</b> <b>1331 PEABODY AVENUE</b> <b>MEMPHIS, TENNESSEE 38104</b>	Site Name: 340 Barfield Street Project Number: 2624

For Lease

# 340 Barfield St



## POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

## HOUSEHOLDS & INCOME

Total Households

# of Persons per HH

Average HH Income

Average House Value

Demographics data derived from AlphaMap

### 0.3 MILES

201

37

34

39

### 0.3 MILES

72

2.8

\$53,324

\$172,384

### 0.5 MILES

1,243

37

35

40

### 0.5 MILES

442

2.8

\$52,863

\$197,131

### 1 MILE

4,097

38

36

40

### 1 MILE

1,441

2.8

\$53,852

\$214,533