

FOR LEASE
UNDER RENOVATION

400 CHILDRS ROAD
PEARL, MS 39208



PROPERTY DESCRIPTION

Building & Site Size:	+/- 9,550 SF +/- 5.00 Acres
Lease Rate:	Upon Request
Loading:	Cross-dock Possibility for drive-in door(s)
Zoning:	I-1
Year Built:	1973

Highlights:

- Building and Property Renovations underway
- Convenient access to Interstates 20 & 55
- Cross-dock loading; Drive-in ramp(s) could be added
- Stabilized Yard - fully fenced and well lit with pole and wall-pack lighting



For More Information:

ROB CARPENTER, SIOR

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PHILLIP CARPENTER, CCIM, SIOR

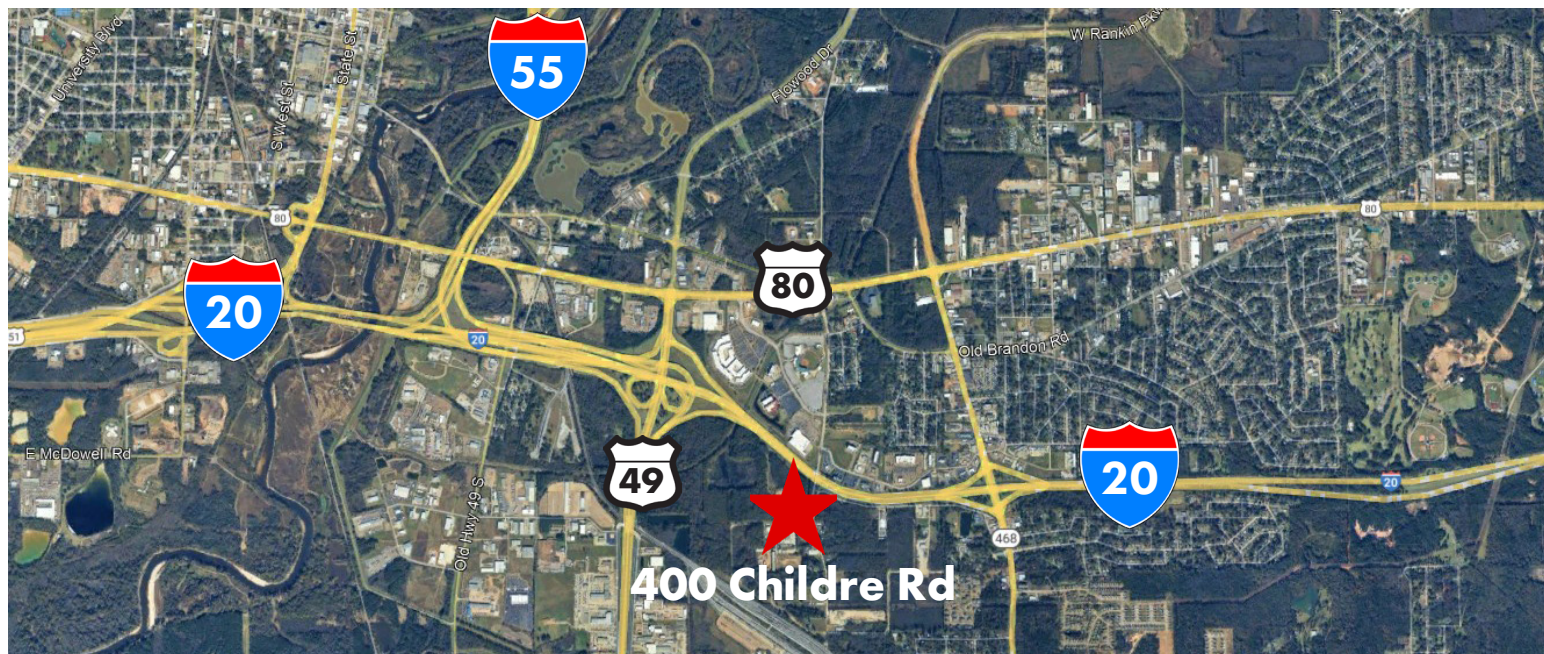
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LOCATION MAP:



PROPERTY FEATURES

- +/- 5.00 Acre Site
- Gravel yard surface with concrete truck apron
- Fenced and lit yard
- Zoning: I-1
- Convenient access to Interstate 55 & Interstate 20
- Cross-dock loading

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