

AVAILABLE

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186,000 SF | 14.97 Acres
Light Manufacturing Facility

706 James Hargrove St Rear • Greenwood, MS 38930

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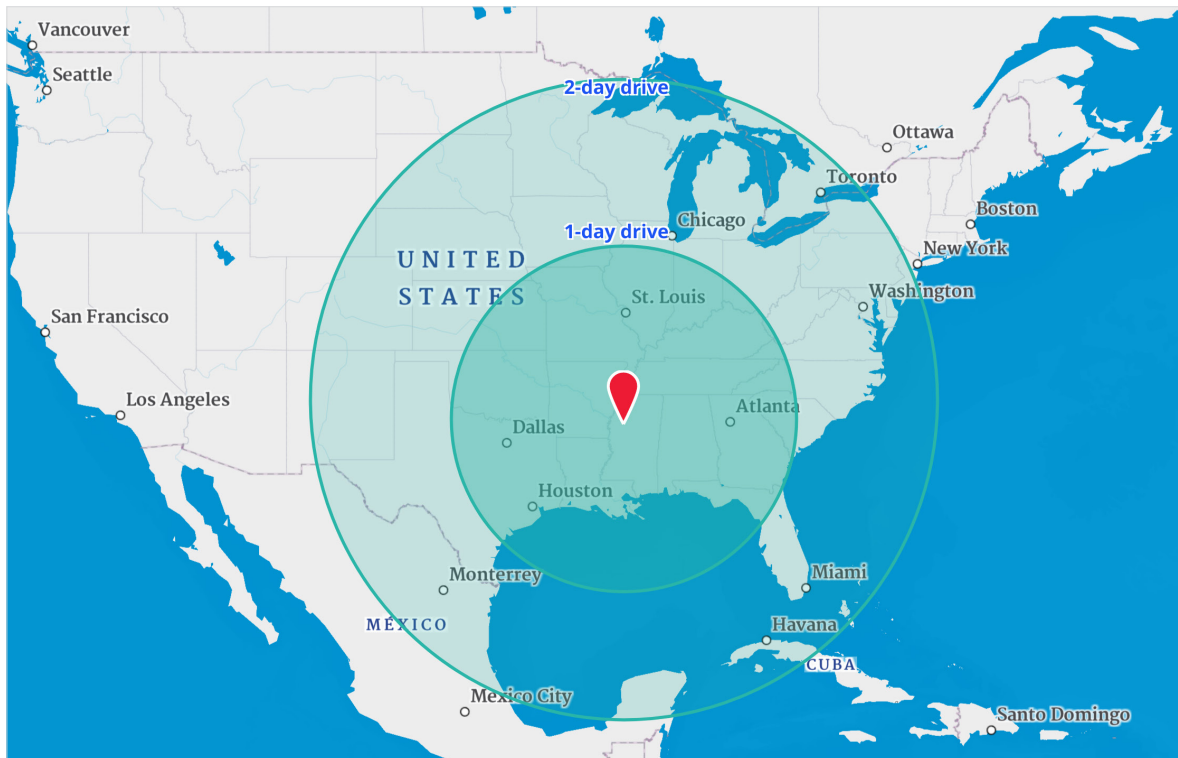


LOCATION OVERVIEW

Strategically positioned to serve key Southeastern U.S. markets

706 James Hargrove St Rear 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.



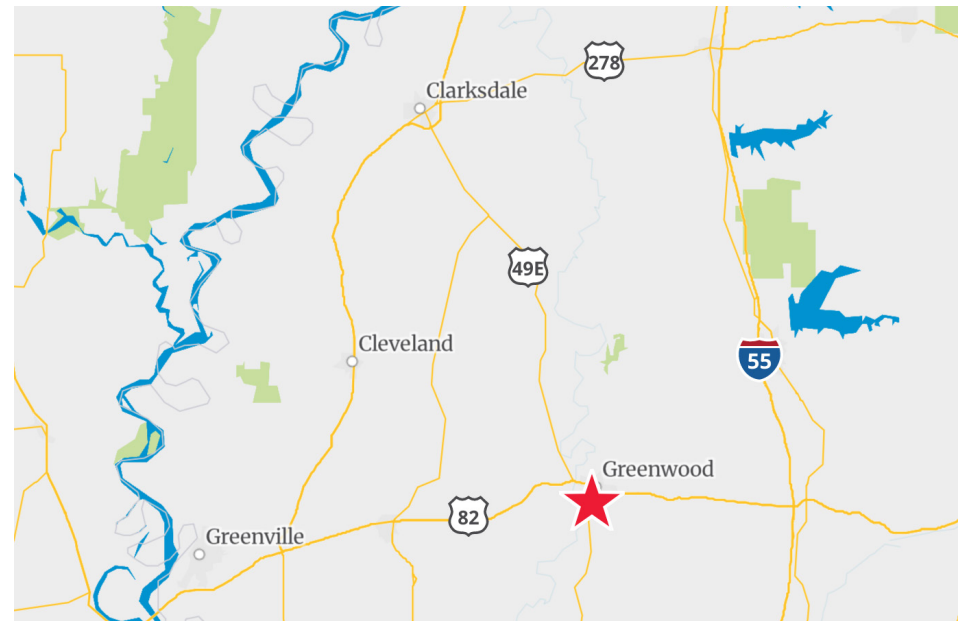
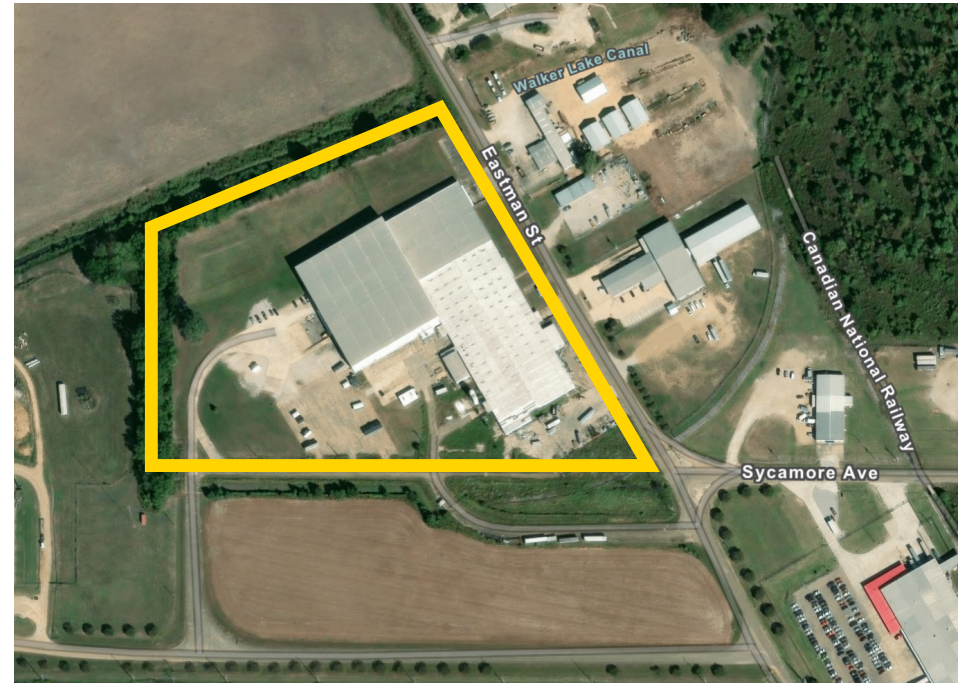
GREENWOOD HIGHLIGHTS

- 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
186,000 SF | 12 Dock Doors | 9 Drive-In Doors | 3-Phase Power

Property Address	706 James Hargrove St Rear, Greenwood MS		
Park	Greenwood Leflore Industrial Park		
Acreage / Parcels	14.9 acres total		
	5.9 acres	Parcel No. 10021020500100	
	8.0 acres	Parcel No. 10021020500110	
	1.0 acres	Parcel No. 10021020500120	
Former Use	light manufacturing		
Building	186,000 SF total		
	182,000 SF warehouse		
	4,000 SF office		
Year Built	1970 / 1995		
Floor	concrete slab		
Construction	metal		
Clear Height & Column Spacing	<u>Section</u>	<u>Clear Height</u>	<u>Column Spacing</u>
	65,338 SF	33' to 36'	53' x 40'
	32,000 SF	15' to 21'	25' x 66'
	81,962 SF	10' to 18'	25' x 66'
Dock-High Doors	12 (10 with levelers)		
Drive-In Doors	9		
Truck Court Depth	185'		
Sprinkler	wet system		
Power	3-phase, 240V, 225 amps		
Crane	1 (included with sale)		



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PROPERTY PHOTOS



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