

FOR LEASE

PINPOINT

FORMER HOTEL RESTAURANT & SUPPLY

4251 INDUSTRIAL DRIVE, JACKSON, MS 39209

For More Information

SAM COX

601.586.3220

sam@pinpointcres.com

190 EAST CAPITOL STREET | JACKSON, MS 39201 | 601.586.3220 | PINPOINTCRES.COM

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OFFERING SUMMARY

Lease Rate:	\$2.50 SF/yr (NNN)
Building Size:	33,891 SF
Available SF:	33,891 SF
Lot Size:	2.04 Acres
Year Built:	1977
Zoning:	I-1
Market:	Hawkins Field Industrial Park

PROPERTY OVERVIEW

Pinpoint Commercial Real Estate is proud to present the former Hotel Restaurant and Supply Building available for lease. Located in Hawkins Field Industrial Park just off I-220, this property is the perfect fit for a user looking to house their office and warehousing operations under one roof. There is a former showroom floor with office space directly above it that makes up the climate controlled area. The warehouse space offers a 22' clear height ceiling with 4 roll up doors and 2 dock high loading. The rear of the facility offers covered awning storage area allowing a convenient spot for items to be staged. For more information, please contact Pinpoint Commercial Real Estate at 601.586.3220

PROPERTY HIGHLIGHTS

- 33,891 SF
- 22' Clear Height
- Office and Showroom Space
- 4 Roll Up Doors & 2 Dock Highs
- Zoning: I-1

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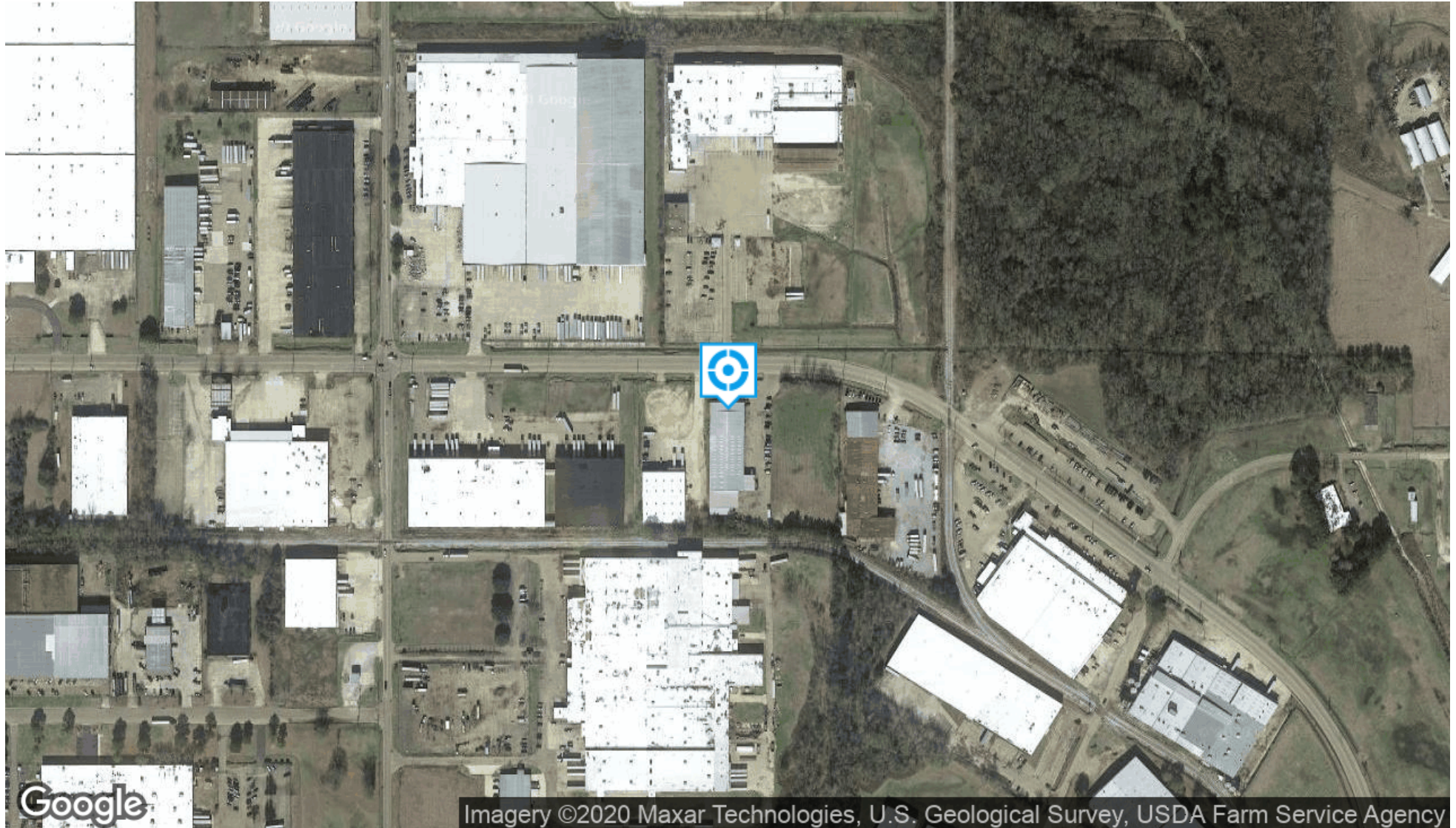
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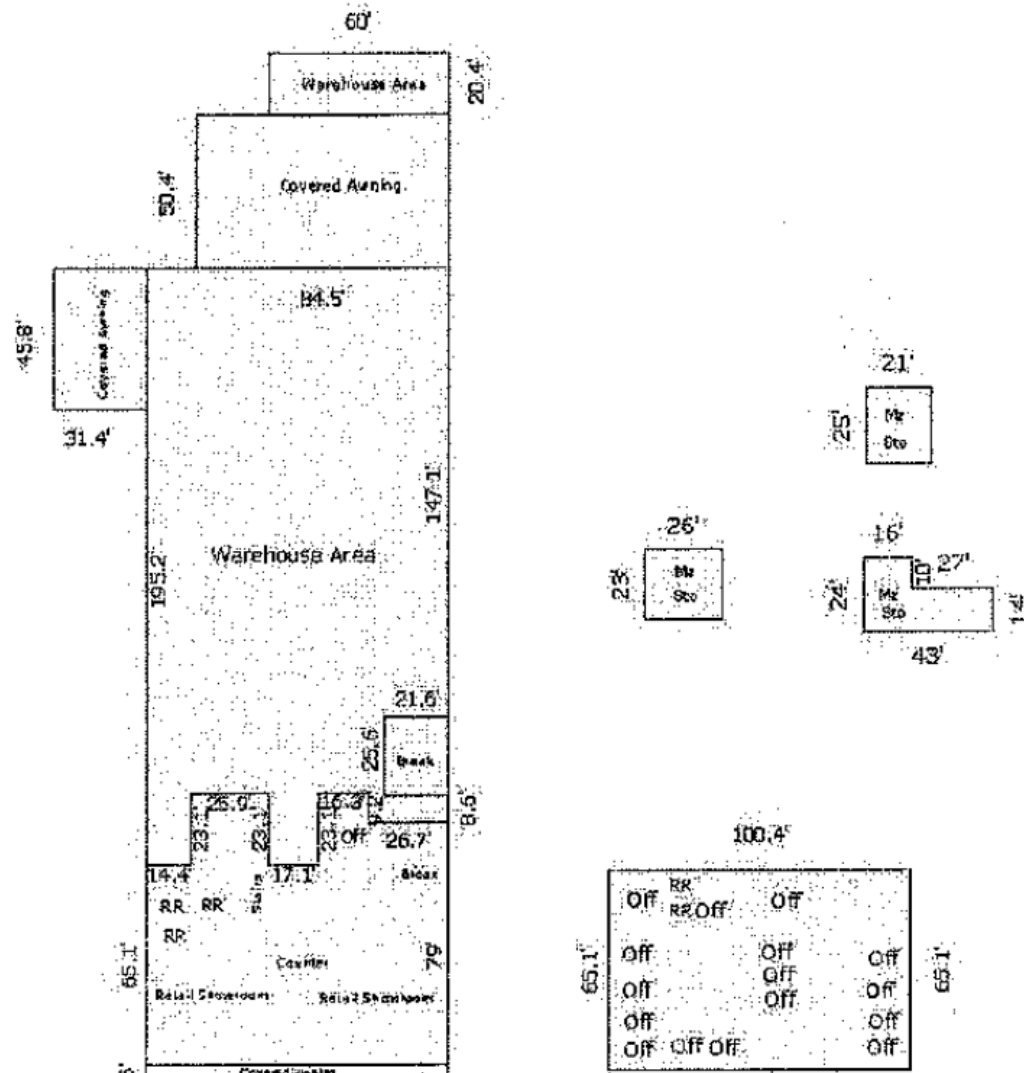
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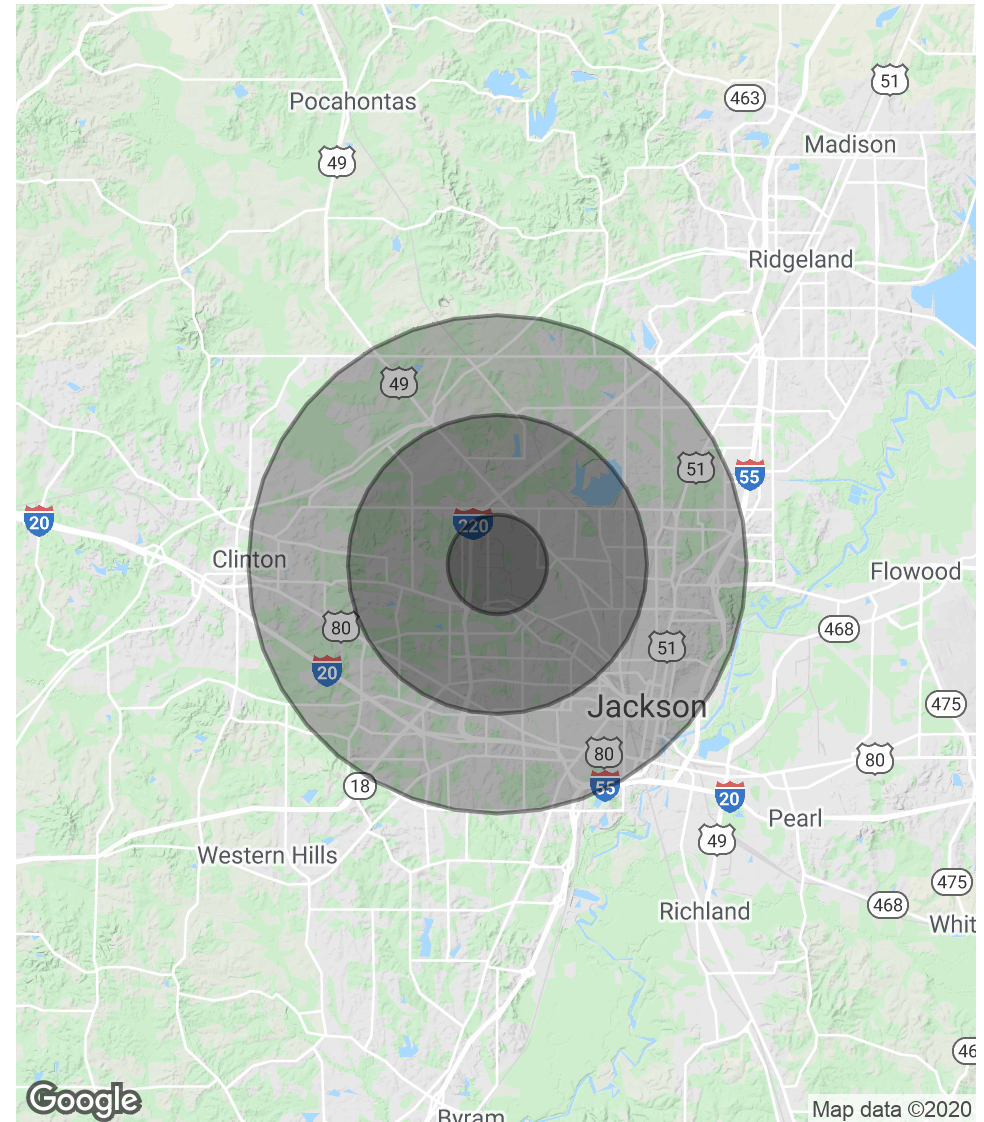
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,402	49,316	122,442
Average age	30.0	32.9	32.8
Average age (Male)	25.4	31.6	31.0
Average age (Female)	31.9	33.9	34.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,702	16,810	42,854
# of persons per HH	3.2	2.9	2.9
Average HH income	\$32,044	\$34,916	\$42,545
Average house value	\$88,903	\$83,871	\$111,921

* Demographic data derived from 2010 US Census



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SAM COX

President

sam@pinpointcres.com

Direct: 601.586.3220

PROFESSIONAL BACKGROUND

Sam is the founder and president of Pinpoint Commercial Real Estate. Sam has built a large portfolio of clients with a primary goal to exceed their expectation in a reputable and professional manner. Sam is one of Mississippi's top producers, having completed over 100 million in real estate transactions.

His specialties include occupancy solutions for Landlords, representing Tenants in complex lease transactions, advising clients on site selection, acquisition/disposition of income producing property, assisting special servicers/lenders with non-performing assets, build-to-suit's, & third-party asset management.

Sam's attention to detail and ability to solve problems help clients make better decisions related to their real estate needs. Sam has been fortunate to have gain the trust of local, regional and national developers that see the value Sam brings to the process. Sam is a member of St. Joesph's Catholic Church in Gluckstadt, MS.

EDUCATION

B.S. degree in Geological Engineering from the University of Mississippi

M.B.A. degree from Millsaps College

MEMBERSHIPS

International Council of Shopping Centers (ICSC)

Urban Land Institute (ULI)

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