

# Distribution Center for Sale

1022 Highway 51 South, Osyka, MS



- Building:** 116,000 (+/-) square foot single-story distribution warehouse with block and metal insulated exterior walls and metal and Duralast insulated roof.
- Land:** 7.68 (+/-) acres (582' fronting Highway 51).
- Office:** 1,900 (+/-) square feet air conditioned.
- Warehouse:** 114,100 (+/-) square feet  
Eave heights vary from 14' to 24'  
Steel columns column spaced 24'6" through building width and 60' through building length.  
Sprinkler system in place and the building is 100% heated.
- Loading:** Dock height with 9 truck positions.  
South side has (6) 10'x10' and (2) 10' x 12' warehouse doors  
North side has (3) 10'x10' and (2) 10' x 12' warehouse doors
- Location:** This warehousing and distribution facility is strategically located just east of I-55 at the MS / LA state line and is well suited to serve New Orleans, Baton Rouge, Jackson, Hattiesburg and the surrounding areas.
- Income and Occupancy:** This building is partially occupied by a strong and creditworthy tenant that has been in the space 10 years. This tenant is currently on a month to month basis and has expressed interest in a long term lease commitment. Tenant identification, rent, and occupied square footage available upon execution of Non-Disclosure agreement. Opportunities exist to increase income by placing a tenant in the remaining vacant square footage. Rental rates have not changed since inception of the lease. Current lease is NN (taxes and insurance). There is additional opportunity to increase income by transitioning lease to NNN to include CAM and management costs.
- Sale Price:** \$1,875,000.00



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REALTORS ■

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