

CP WAREHOUSE/MERIDIAN

1210 VIRGINIA DRIVE, Meridian MS 39301

Exception Facility and Location FOR LEASE

Warehousing

We offer over 350,000 square feet of clean and dry warehousing space for clients no matter the size of their needs.

William F. Hankins
Broker Associate
(601) 214-6343
bill@hankinscre.com



BUILDING HIGHLIGHTS

- LOCATION REAL PLUS
- NEAR INTERSTATES
- 110,000 SF Dividable Space
- 10 ACRES Expansion / Usable Yard Space
- Rail Served Covered Docks
- Full Service on Site
- Sprinkler System
- Security
- Airport 5 Miles
- Space can be customized
- Above Flood
- Management on site
- Lease rates structured to Customer requirements
- For Lease Rates Contact Broker
- Move in ready



PROPERTY DESCRIPTION	
NUMBER OF UNITS	1
BUILDING SF	110,000
NET RENTABLE AREA (SF)	110,000
LAND ACRES	10
ZONING TYPE	Industruial
SUPER FLAT FLOORS	yes
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
RAIL SPOTS / RAIL LINES	6
CEILING HEIGHT	28
DOCK HIGH DOORS	6
GRADE LEVEL DOORS	2
COLUMN SPACING	50

MECHANICAL	
FIRE SPRINKLERS	yes

CONSTRUCTION	
FOUNDATION	concrete
FRAMING	steel
EXTERIOR	metal
PARKING SURFACE	paved

WAREHOUSE INFORMATION FOR THE BUSINESS OF:
C P WAREHOUSES
208 OLD 29TH AVE
MERIDIAN, MS. 39301

INFORMATION FOR #4 WAREHOUSE AT 1210 VIRGINIA DRIVE MERIDIAN, MS. 39301

TOTAL SQ FOOTAGE	110,000
ACERAGE AT SITE	10 Acres
EAVE HEIGHT	22 - 28 38,000 sq ft 22 - 22 72,000 sq ft
# TRUCK DOCKS	6
# RAIL CARS SPOTTED AT DOCK	9 - 50 ft cars
# BAYS FOR RAIL CAR ACCESS	6
PARKING FOR PASSENGER CARS	15-20 cars
PARKING FOR TRUCK TRAILERS	10
POWER SOURCE	Mississippi Power
GAS SUPPLY	Propane
FRESH WATER	City of Meridian
WASTE WATER	Septic Tank
FIRE PROTECTION RATING FOR MERIDIAN	4
FIRE PROTECTION IN WAREHOUSE	Sprinkler System
FLOOD PLAIN	Floor of warehouse at truck dock level above Floor plain
HIGHWAY ACCESS	Hwy 45 1.5 Miles I20/59 Interstates 1.4 Miles
ON SITE RAIL SPUR	Yes
RAIL DOCKS	Yes
RAILROAD SERVICE	Meridian and Bigbee RR
AIRPORT ACCESS	Yes -5 miles
DATE BUILT	1975
WAREHOUSE POINT OF CONTACT	Owner- Donnie Massey 601-917-3736 Manager- Tripp Sims Cell# 601-481-5034 Office # 601-483-4356



Front View



RAIL DOCKS



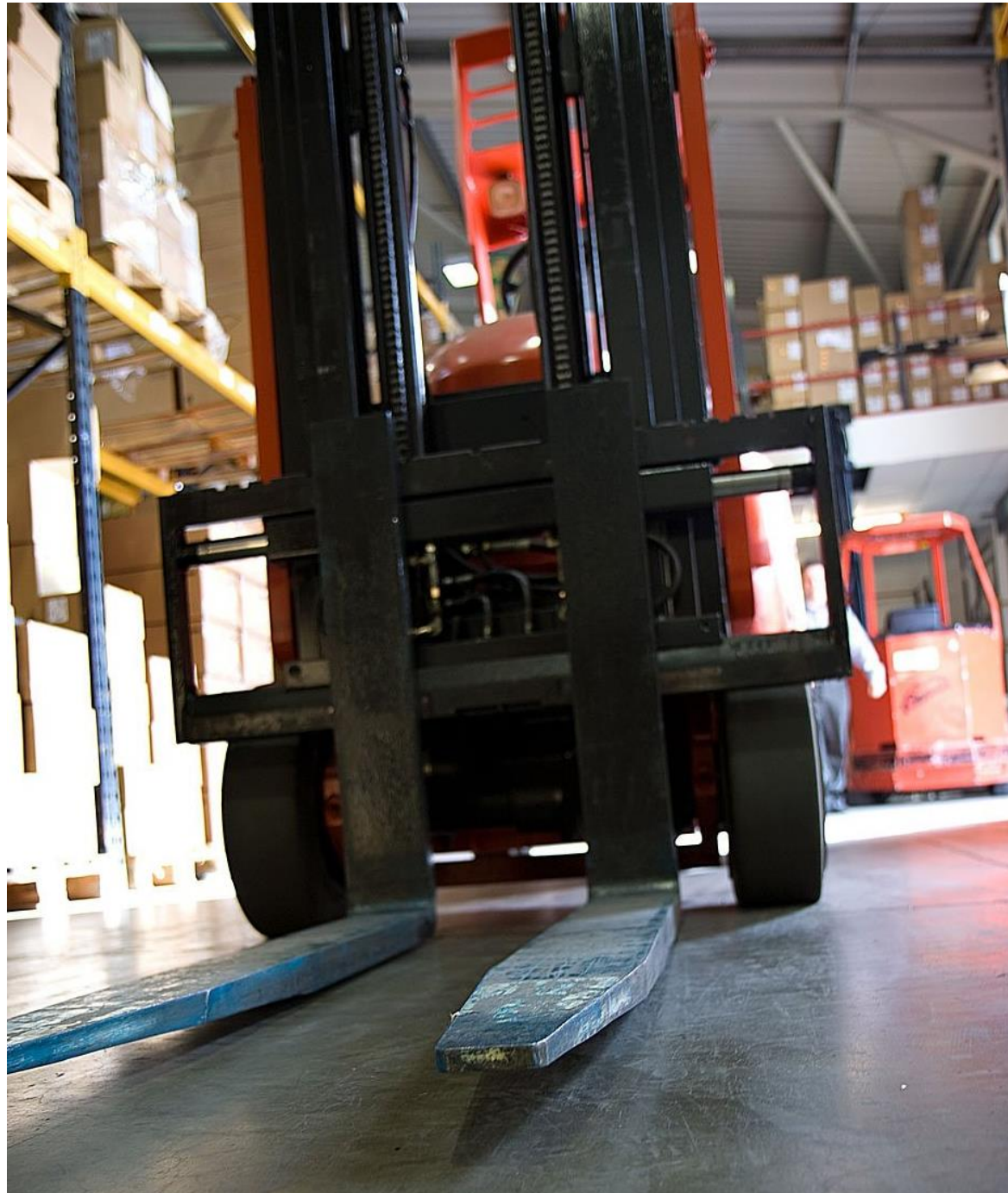
Rail Line 9 Cars



Front



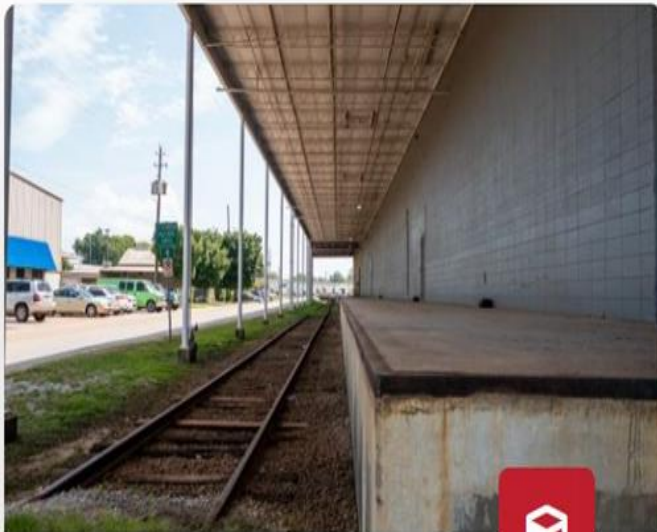
Private Entrance Road



Interior

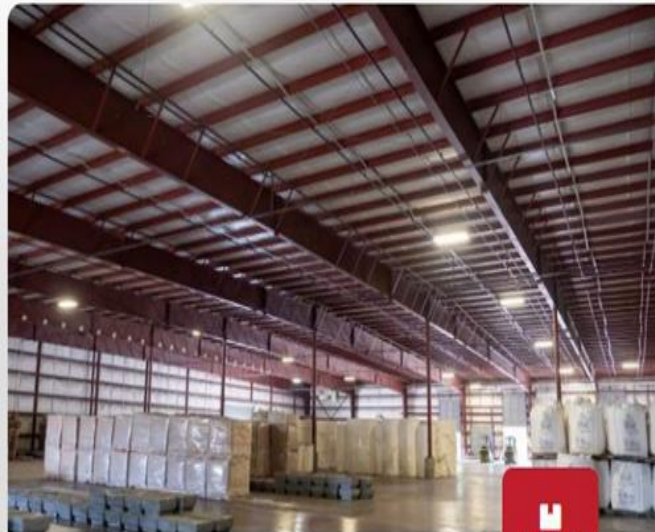
The Spaces

CP Warehouses offers solutions to all your warehouse needs. We operate over 350,000 square feet of warehouse space in the Southeast United States. We have a dedicated and professional staff to oversee all of your logistical needs. Contract warehousing is available so that you can establish a distribution center in the southeast area for your customers



Rail Access

With 3 locations across East Mississippi and West Alabama, we are directly serviced by two major Class I RR's and one Class III.



Inventory Management

Let us help you manage your inventory with our state of the art systems and storage. **CP Advantages**



Value Added Services

Need a forklift or a tool to manage your inventory? We can help you with on-site tools and lifts to assist you better.

Services We Provide



Contract Warehousing



Public Warehousing



Complete Distribution Center



Bulk And Rack Storage



Cross Docking



Inventory Management



Paper & Wood Pulp



Product Weighing



Stretch Wrapping

Location Advantages



Railroads



Interstates

Interstates: I-20 and I-59

US Hwys: US-11, US-45, and US-80

MS Hwys: MS-19 and MS-39



Port Locations

Gulfport, MS

Mobile, AL

New Orleans, LA



Proximity Of Major Cities

Same day truck transit.

Atlanta, GA, Dallas, TX

New Orleans, LA, Memphis, TN

Houston, TX, St Louis, MO

Nashville, TN

Your Partner for Success

LOGISTICS REAL ESTATE

Demand for inventory, e-Commerce & supply chains fuels outlook.

In the Logistics market while it is good to know where you have been, it is even more important to know where you are now and where you are going.

Our firm specializes in representing owners , tenants, sellers and buyers of all types of warehouses, industrial properties and distribution facilities .

We function as a conduit through out Mississippi between market demand and availability.

As nearly every company making the move to production and order fulfillment , finding the right building and best location is important.

Selling, buying, leasing or renting... We can help.

That is what we excel in .

Call us and find out.

* **601-214-6343**

bill@hankinsCRE.com

"We Know Mississippi"

Cook Commercial Properties, LLC
1501 Lakeland Drive - Jackson, Ms.

www.cookcommproperties.com

Bill F. Hankins

Mississippi Commercial Realtors Assn President
2019

Mississippi CoStar Top Broker
2014,2015,2016,2017 & 2018

Mississippi Commercial Broker of the Year 2013
Honorary Life Member MS Economic Development
Council

MEDC Past President, CEcD



like much



Mississippi Commercial Realtors Assn. PRESIDENT 2019
Mississippi Commercial Broker of the year 2013
Mississippi CoStar Top Broker in Mississippi
2013,2014,2015,2016,2017,2018
Mississippi Economic Development Council Honorary Life Member
Mississippi Economic Development Council Past President

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Exclusively Marketed by:



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