



**AVAILABLE 1/1/2026** | **722,170 SF**  
**3301 ADAMS FARM RD** | **BELDEN, MS**

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**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*

# PROPERTY DETAILS

3301 ADAMS FARM RD | BELDEN, MS

AVAILABLE SPACE	722,170 SF   Available 1/1/2026
WAREHOUSE SPACE	586,609 SF
SECOND FLOOR MEZZ SPACE	111,614 SF
OFFICE SPACE	22,840 SF
MINIMUM DIVISIBLE	100,000 SF
DOCK DOORS	54
CLEAR HEIGHT	15' - 23' 8"
COLUMN SPACING	34' x 50'
ROOF	Metal
WALLS	Masonry
YEAR BUILT	1985
YEAR RENOVATED	2008
FIRE SUPPRESSION	Wet
POWER	3-Phase
PARKING	350 Standard   160 Trailer
LAND AREA	76.7 Acres



## PROPERTY HIGHLIGHTS



~4 UNITS (RTU/AC) & 3 COOLING TOWERS



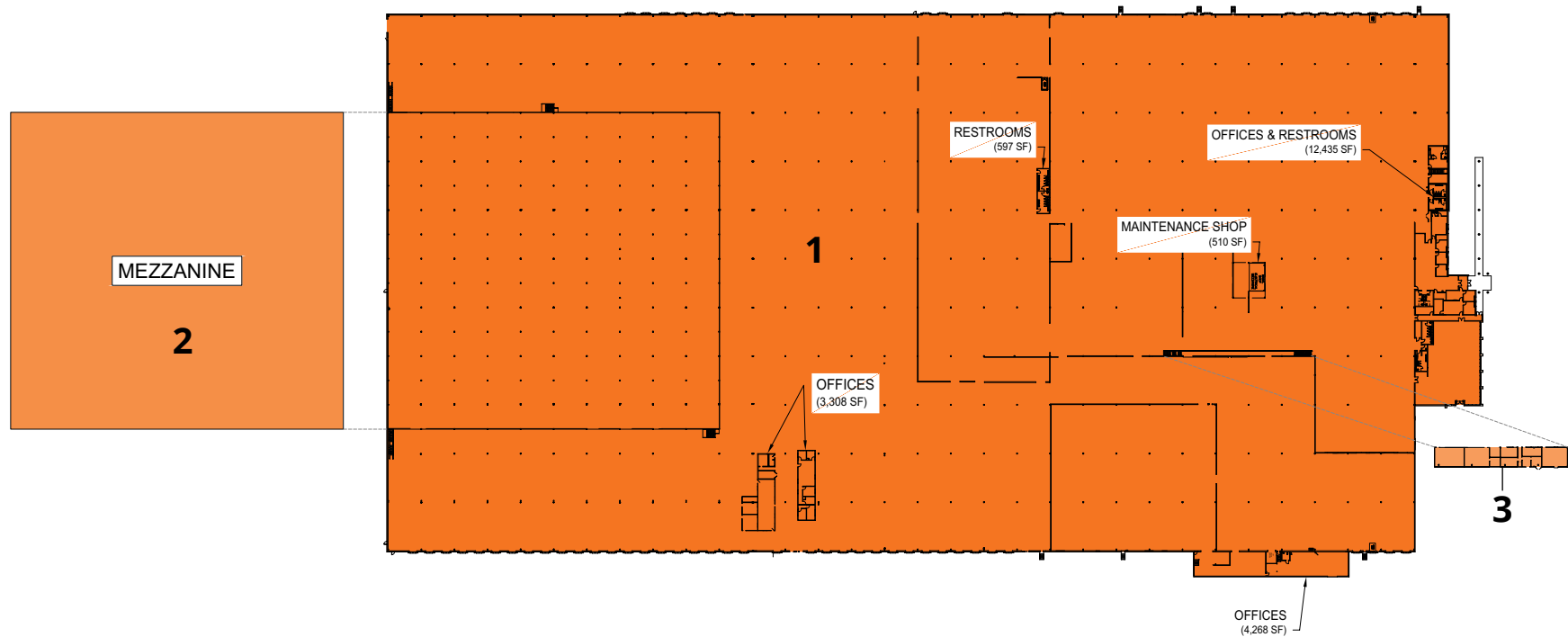
CAFETERIA



TRAINING CENTER

# FLOOR PLAN

3301 ADAMS FARM RD | BELDEN, MS



NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	DOCK HIGH DOORS	SQUARE FEET
1	WAREHOUSE AVAILABLE 1/1/2026	34' x 50'	15' - 23' 8"	54	607,727 SF
2	MEZZANINE AVAILABLE 1/1/2026	N/A	N/A	N/A	111,614 SF
3	MEZZANINE OFFICES AVAILABLE 1/1/2026	N/A	N/A	N/A	2,829 SF
<b>TOTAL</b>					<b>722,170 SF</b>

