

# Eason Blvd Warehouse For Lease





# Executive Summary

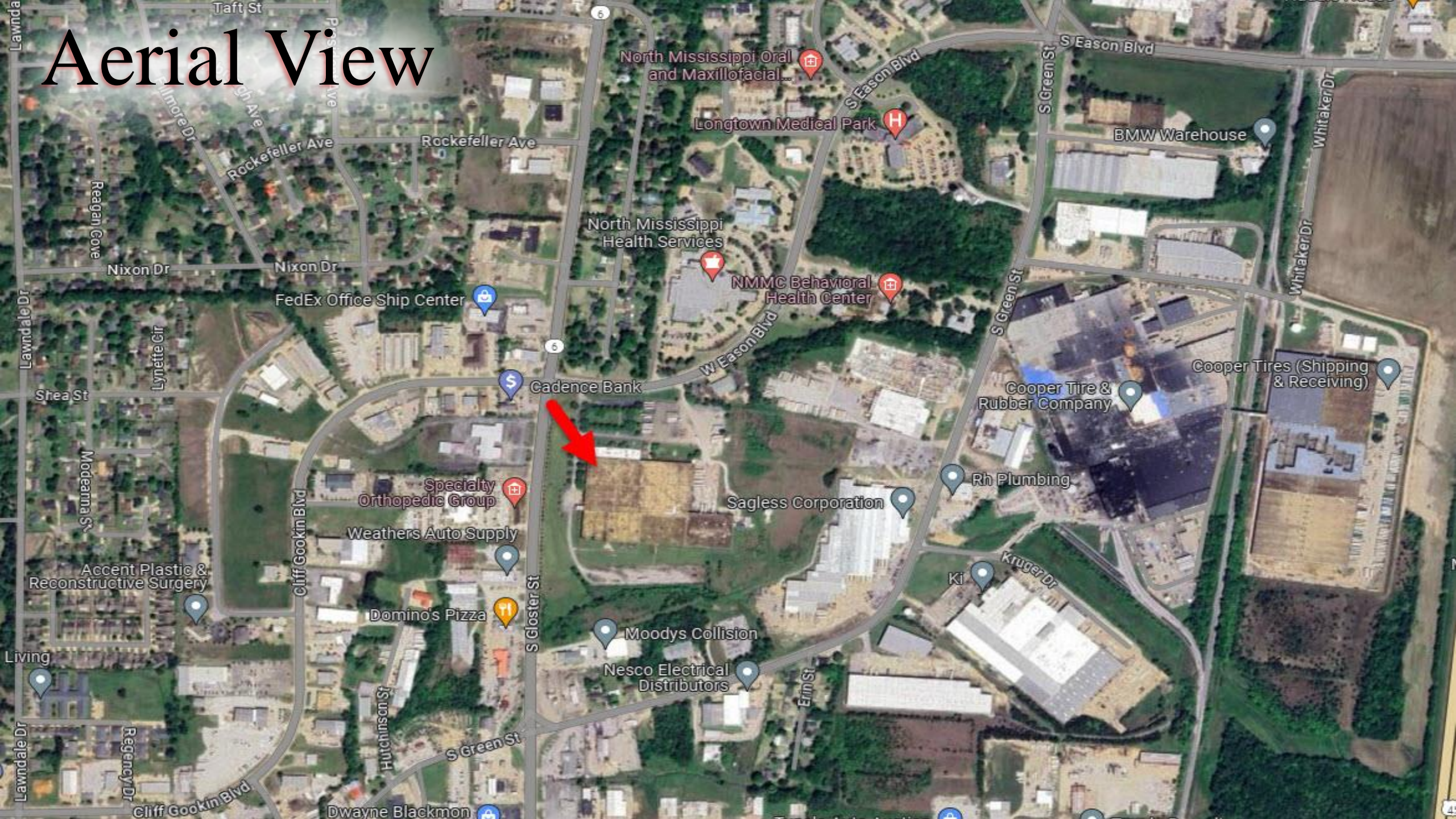
TRI Inc is pleased to present this 320,000 +/- SF brick masonry warehouse for lease. The building, which is currently used as a warehouse, is a former manufacturing facility located on 41.60 acres. The building features over 14,000 SF of office space. The warehouse has a clear height of 18' under beam and a pump-equipped wet sprinkler system. The loading area includes 8 working docs, with the capacity for more. Some lighting has been updated to LED. Heat is provided by gas blowers and pull-fans are used for ventilation. Excluding the loading area, the property offers parking and drop yards on 3 sides. The current tenant is offering a sublease opportunity at an aggressive rate.



- 320,000 +/- SF warehouse, including 14,000 SF of office space
- Lease Rate: Inquire with Broker
- 8 working docs
- 18' clear height
- Wet Sprinkler
- Gas blower heat
- Pull-fan ventilation
- Some updated LED lighting



# Aerial View

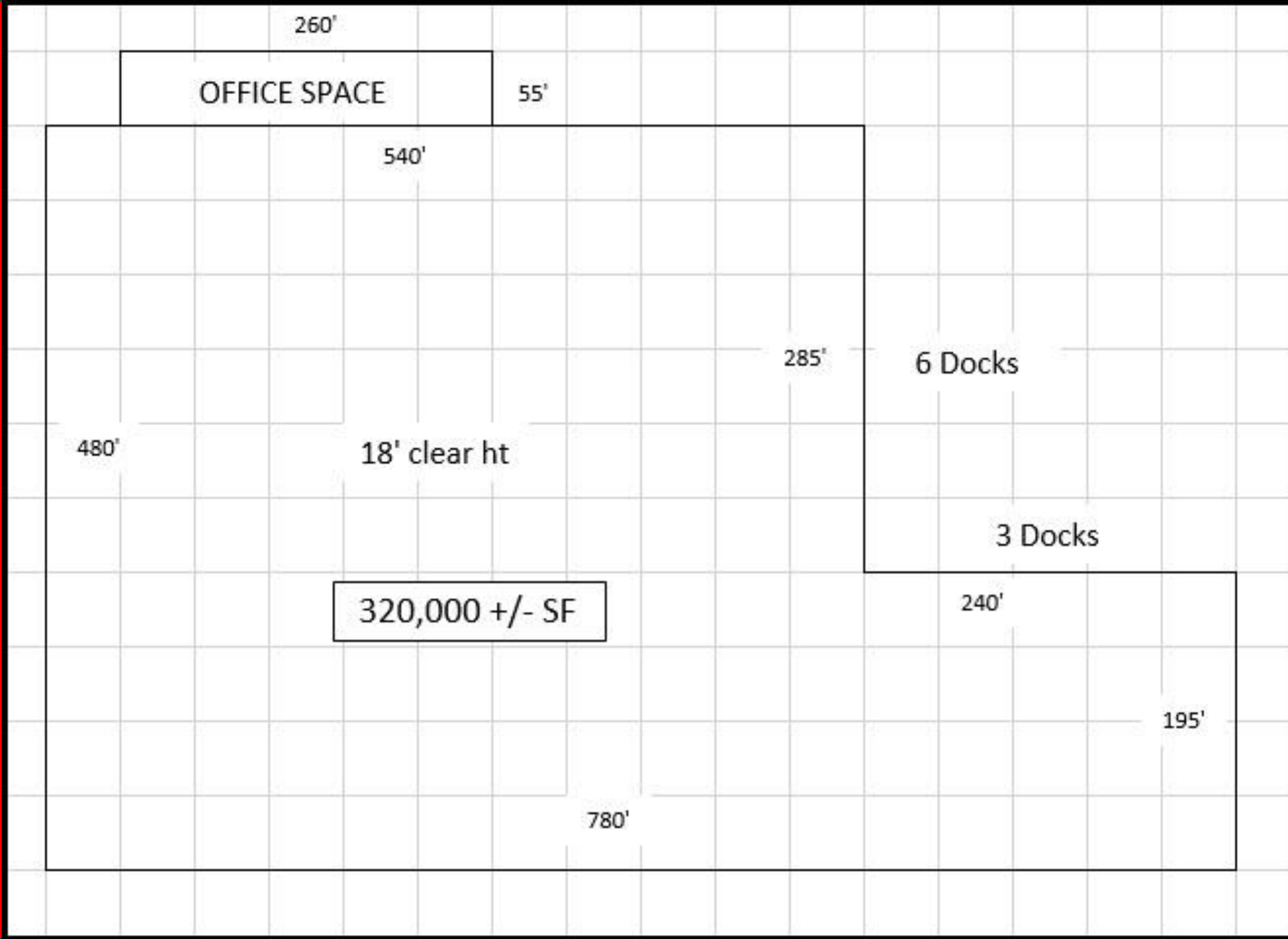




# Highway Infrastructure











# Interior Photos







# Exterior Photos







# The Market

Lee County is a prime location for many key industries and entrepreneurs with the “Tupelo Spirit” who come equipped with innovative ideas. With proximity to Memphis, TN, Birmingham, AL, and Jackson, MS, along with our infrastructure, amenities and highly educated population, Lee County is buzzing with new business growth and exciting projects in the pipeline.

## ADVANCED MANUFACTURING

Advanced Manufacturing gives companies a leading edge in business and is a growth industry across multiple sectors in Lee County. Using innovative technologies to improve competitiveness, our state-of-the-art approach to manufacturing helps improve efficiency and responsiveness to market changes. Where else in the world can you find manufacturers of the world's most popular car, Toyota Corolla, and down the road manufacturers of advanced electromagnetic components for the U.S. Military, General Atomics?



## 2019-2020 Existing Industry Snapshot



10

COMPANIES ASSISTED LAST YEAR



\$17+ M

NEW SALES OR COST SAVINGS TO COMPANIES



130+

NUMBER OF MANUFACTURERS IN TUPELO/LEE COUNTY

## MANUFACTURING WORKERS

### Accounts for 20.2%

of total workforce in Tupelo/Lee County, nearly three times the national average of 8.5% for manufacturing employment, giving a distinct advantage to Northeast Mississippi.

## GREAT COMPANY

A rich history of manufacturing in the Tupelo/Lee County region is a testament to the skill and commitment of the community. The first industrial operation began in 1948 as Daybrite Lighting and is still operating to this day. There is a reason Toyota Motor Manufacturing Mississippi, Cooper Tires, MTD Products, General Atomics, FXI, , Hunter Douglas, Ashley Furniture, and so many more, call Tupelo/Lee County home. Find out why.

## PRO BUSINESS ENVIRONMENT

Tupelo/Lee County offers a variety of business advantages. Low cost of living consistently ranking in the top ten least expensive communities in the nation. Low personal and corporate income tax. A right-to-work environment that has seen 0 union wins and 0 work stoppages, in over 30 years.

## UNIVERSITY OF MISSISSIPPI

The University of Mississippi features the state-of-the-art, Haley Barbour Center for Manufacturing Excellence (CME). CME students learn accountancy, business, and engineering principles through the lens of manufacturing. The CME brings together a select group of diverse students from various majors in a collaborative learning experience designed to replicate the real work world of modern manufacturing.

## MISSISSIPPI STATE UNIVERSITY

The Center for Advanced Vehicular Studies (CAVS) at Mississippi State University is a world-class technology development center comprised of engineering, research, development and technology transfer teams. CAVS committed to exploring solutions to complex problems, in areas such as autonomous vehicles, materials science, high-performance computing, advanced controls, and human-machine interaction.

## ITAWAMBA COMMUNITY COLLEGE

The Manufacturing Solutions Center and Applied Sciences Campuses of Itawamba Community College in Lee County features a 250,000 sq. ft., complex dedicated to manufacturing career development, and a state-of-the-art training facility for nursing and applied sciences for the health care talent pool.





## **CONTACT INFO**

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