



545 COMMERCE ST., TUPELO, MISSISSIPPI 38804

The 46,174 SF Warehouse/Production of the Mitchell Distribution Facility offers several specialized features that make it ideal for a variety of clients. The location and design of this facility make it a viable location for warehousing and distribution, with portions of the warehouse offering climate control. Located in downtown Tupelo near many local and international companies this building provides a great business environment in a pro-business community in Lee County, Mississippi.

**BUILDING SPECIFICATIONS**

Available Size:	46,174 SF
Site Size:	7.67 acres
Dock Doors:	8 (Truck) 3 (Rail)
Floors:	6" Concrete
Rail:	Kansas City Southern Railroad
Ceiling Height:	30' Peak 24' Eave
Sprinkler:	100% Wet
Column Spacing:	30' x 26'; 30' x 34' 30' x 46'

**SITE SPECIFICATIONS**

LOCATION

- This building is conveniently located in Downtown Tupelo and just minutes away from Tupelo Regional Airport.

ACCESS

- Immediate access to an industrial grade access road, that provides connection to US Hwy 45, and is only 7 miles from Interstate 22.

FEATURES

- Accessory building on site.
- Variety of economic incentives available.
- 60% of warehouse climate controlled.