

NE MS Manufacturing Facility For Sublease



1867 South Veterans Boulevard, Tupelo MS

TRI Inc Commercial

662-842-8283

www.TRIrealestate.net

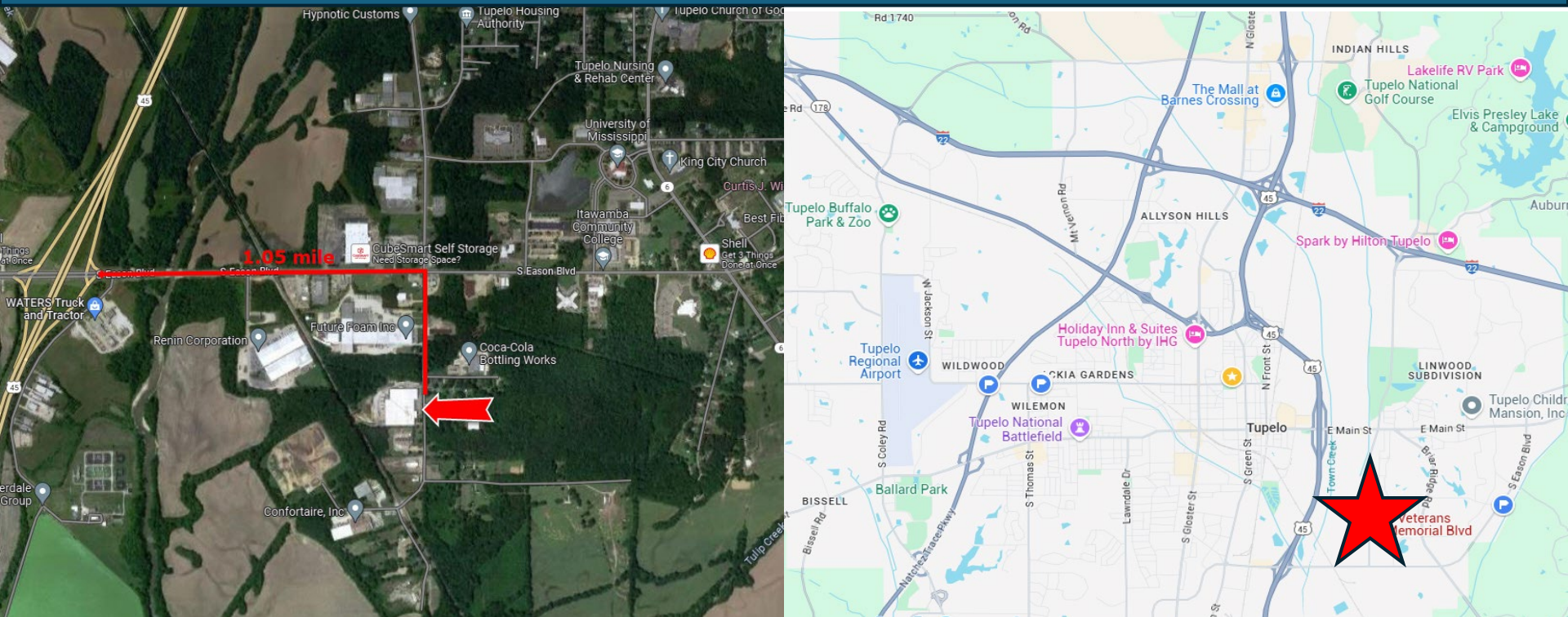
Executive Summary



Building Size: 175,000 total Sq. Ft.	8 total docks – 6 x 8' x 10'; 2 x 12' x 14'
Parcel Size: 16.84 acres	2 drive-in OHD
Power: 3-phase with 2 x 480V 1,600 & 1,200 Amp switchgears	Truck Court - 150'+/- deep; white rock / gravel material
Operable Rail Spur	Metal and Block construction
Combo LED / fluorescent/ metal halide lighting	Metal and EPDM roof
Clear Ht: 13'. 17', 21', and 32'	Fenced Parking Area & Yard

Located 1 mile from US Hwy 45, which intersects Interstate 22 connecting Memphis TN (I-40 & I-55) to Birmingham AL (I-65). 3 Commercial Airports within 90 miles of the site including Memphis International – the largest cargo airport in the nation. Primary tenant's current term extends to August 31, 2030.




Site Location & Highway Access

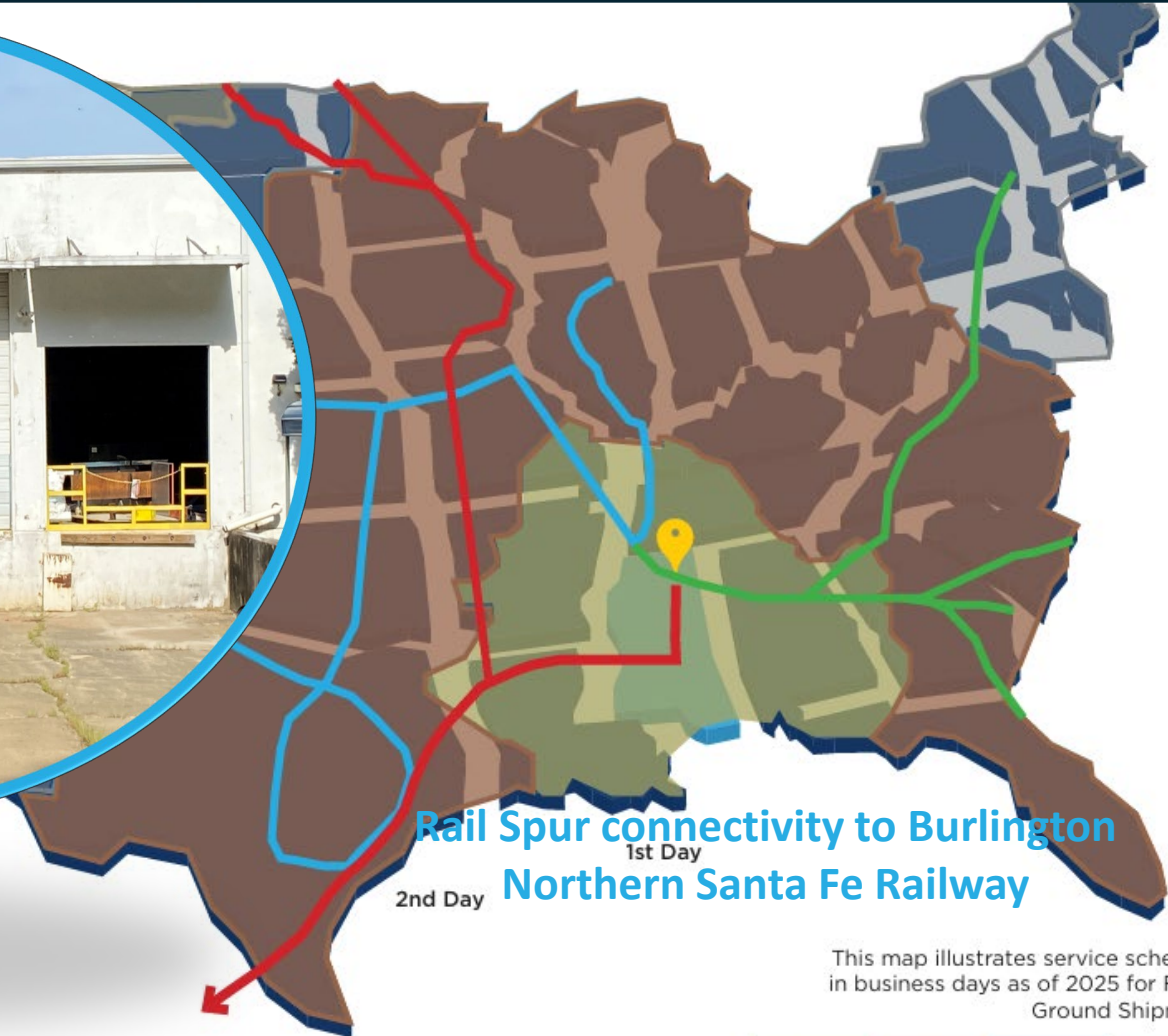


Located 1 mile from U.S. Highway 45. US 45 is a major north-south United States highway that stretches from the Gulf of Mexico in Mobile, Alabama, all the way to the upper Midwest at the Canadian border in Michigan. It's one of the longer north-south U.S. highways, running approximately 1,300 miles through multiple states. Interstate 22 (I-22) is a relatively new east-west Interstate Highway in the southeastern United States that connects Memphis, Tennessee with Birmingham, Alabama. It spans approximately 202 miles, and connects to I-40 and I-55 in Memphis and I-65 in Birmingham

Rail Spur & Rail Access



-  Norfolk Southern Railway
-  Canadian Pacific Kansas City Railway
-  Burlington Northern Santa Fe Railway



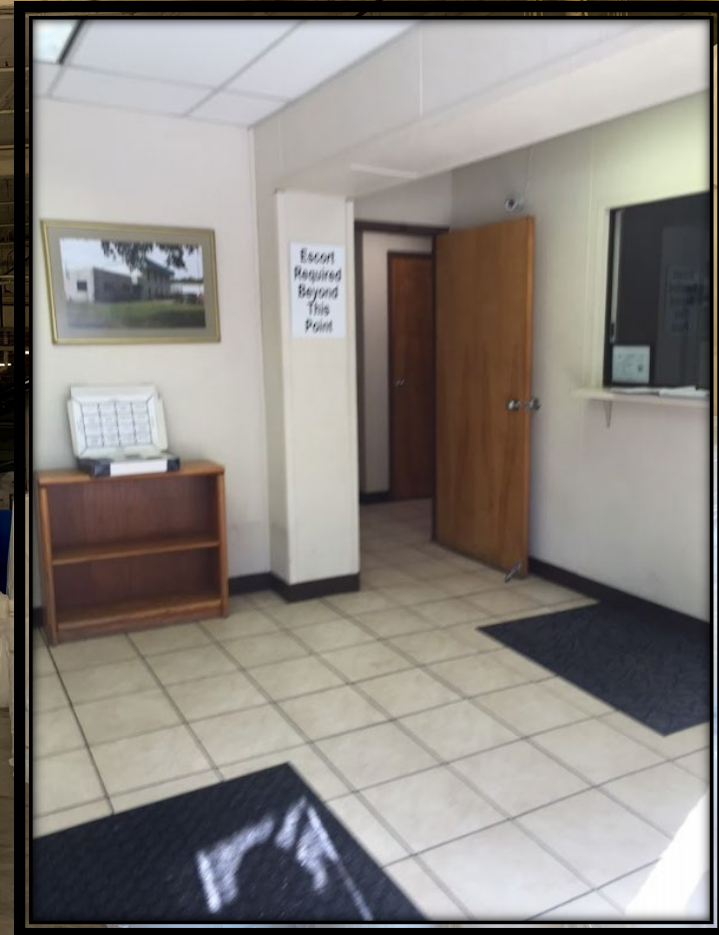
This map illustrates service schedules
in business days as of 2025 for FedEx
Ground Shipments

1st Day	2nd Day	3rd Day	4th Day
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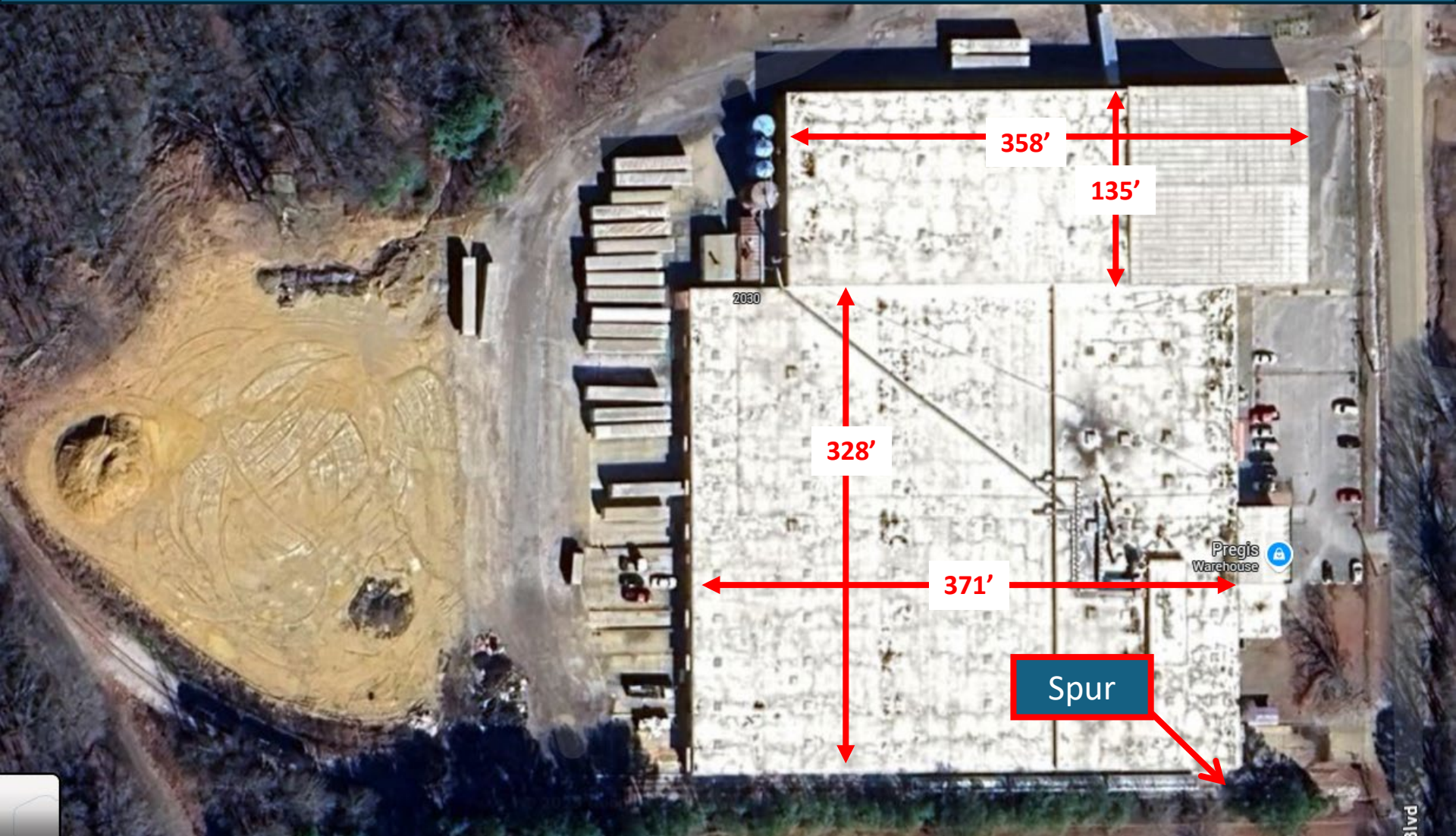
Exterior Pictures



Interior Pictures



Aerial with Dimensions





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