



**FOR LEASE OR SALE**  
**210 EAST SWEET POTATO ST**

**129,920 SF**  
**VARDAMAN, MS**

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**INVESTORS**

*Opportunity. Execution. Value Creation.*

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# PROPERTY HIGHLIGHTS



**VERSATILE, OPEN  
WAREHOUSE SPACE**



**ADDITIONAL 1.4-ACRE  
LOT AVAILABLE FOR  
ADDITIONAL TRAILER  
PARKING/LAYDOWN  
YARD**



**7 UNITS (FORCED  
AIR/AC)**



**DUST  
COLLECTION  
TOWER**



# PROPERTY DETAILS

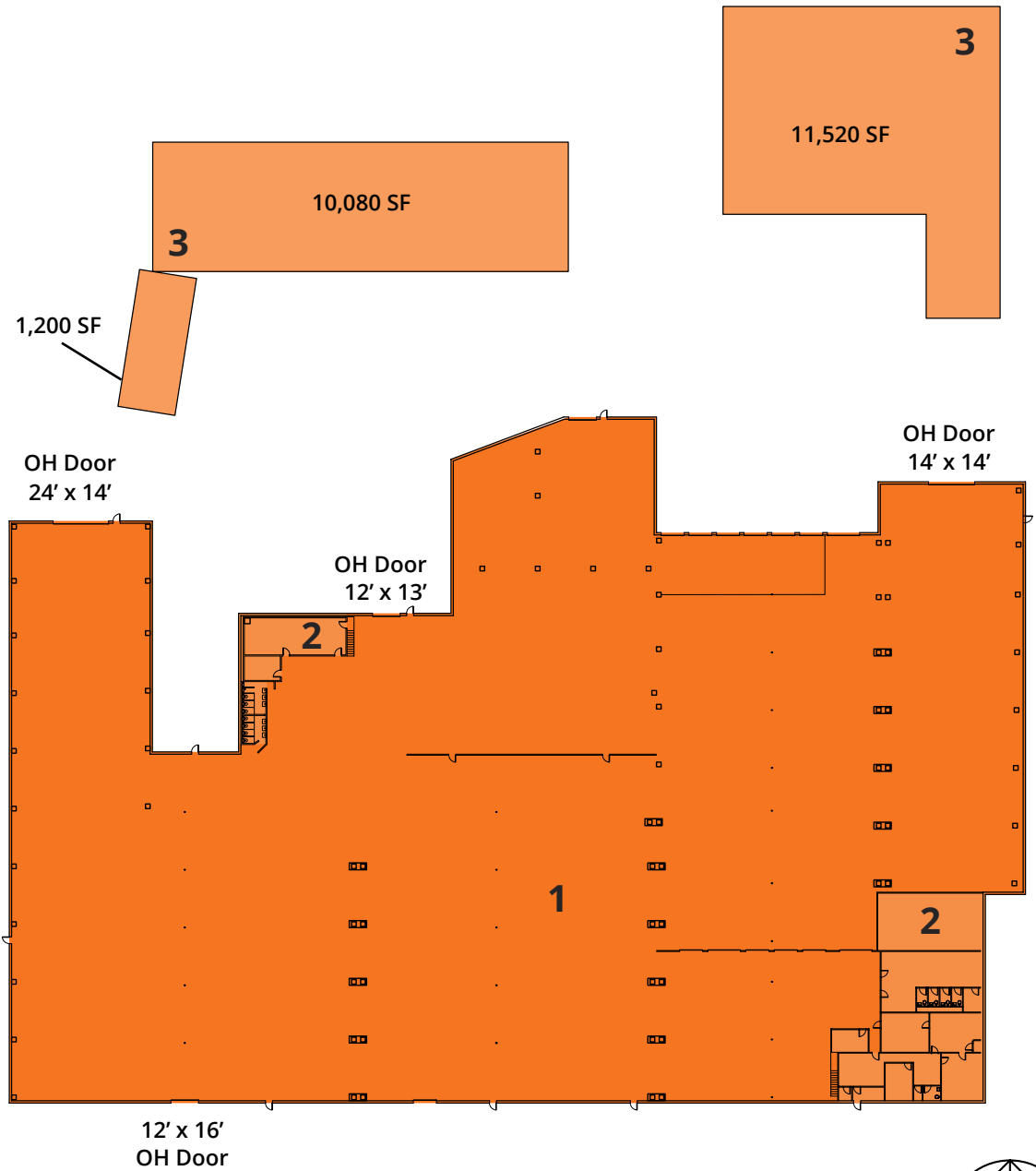
210 EAST SWEET POTATO ST | VARDAMAN, MS

AVAILABLE SPACE	129,920 SF
WAREHOUSE SPACE	99,985 SF
OFFICE SPACE	6,115 SF
ANCILLARY BUILDINGS	23,820 SF
BUILDINGS	3
DOCK DOORS	6
DRIVE-INS	7
CLEAR HEIGHT	Up to 26'
ROOF	Galvanized Metal
YEAR BUILT	1984 - 2001
POWER	Single   3-Phase
PARKING	65 Standard   8 Trailer
LAND AREA	9.9 Acres
ZONING	C-1: Central Business District

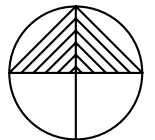


# FLOOR PLAN

210 EAST SWEET POTATO ST | VARDAMAN, MS



NUMBER	SPACE DESIGNATION	SQFT
1	WAREHOUSE	99,985 SF
2	OFFICES	6,115 SF
3	ANCILLARY BUILDINGS	23,820 SF
<b>TOTAL</b>		<b>129,920 SF</b>



# LOCATION MAP

210 EAST SWEET POTATO ST | VARDAMAN, MS

<b>MEMPHIS, TN</b>	131 MILES
<b>JACKSON, MS</b>	147 MILES
<b>BIRMINGHAM, AL</b>	161 MILES
<b>HUNTSVILLE, AL</b>	185 MILES
<b>NASHVILLE, TN</b>	262 MILES



**VARDAMAN**

9

15

45

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