



FOR LEASE | **307,094 SF**
431 E MONROE AVE | **OKOLONA, MS**

MICHAEL JENSEN | 414-260-0577 | MJENSEN@PHOENIXINVESTORS.COM
ANTHONY CRIVELLO | 414-982-4810 | ANTHONY@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.

PROPERTY DETAILS

431 E MONROE AVE | OKOLONA, MS

AVAILABLE SPACE	307,094 SF
BUILDINGS	3
DOCK DOORS	68
CLEAR HEIGHT	10' - 25'
COLUMN SPACING	30' x 67'
ROOF	Metal
YEAR BUILT	1985
YEAR RENOVATED	2008
POWER	7500 kVA
PARKING	400 Standard 125 Trailer
LAND AREA	51.6 Acres
ZONING	I-1: Industrial District

PROPERTY HIGHLIGHTS



~12 UNITS (RTU)



CROSS DOCKED



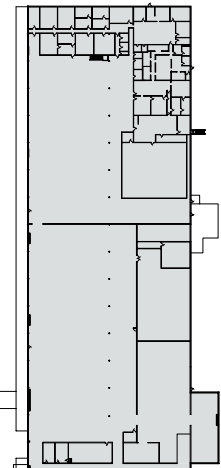
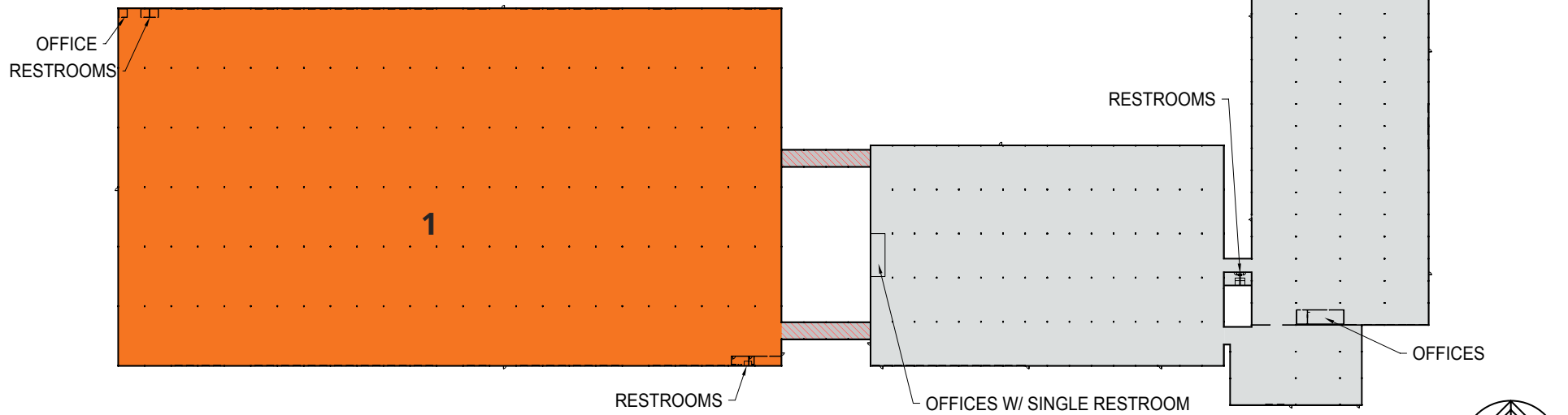
AMPLE TRAILER PARKING & LAYDOWN YARD



FLOOR PLAN

431 E MONROE AVE | OKOLONA, MS

NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	WAREHOUSE	30' x 67'	10' - 25'	68	307,094 SF
TOTAL					307,094 SF



LOCATION MAP

431 E MONROE AVE | OKOLONA, MS

I-22	24 MILES
BIRMINGHAM, AL	133 MILES
MEMPHIS, TN	135 MILES
HUNTSVILLE, AL	162 MILES
NASHVILLE, TN	239 MILES



OKOLONA

41

45

INTERSTATE
22

INTERSTATE
22

278