



FOR LEASE | **325,467 SF**
4799 S EASON BLVD | **TUPELO, 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.

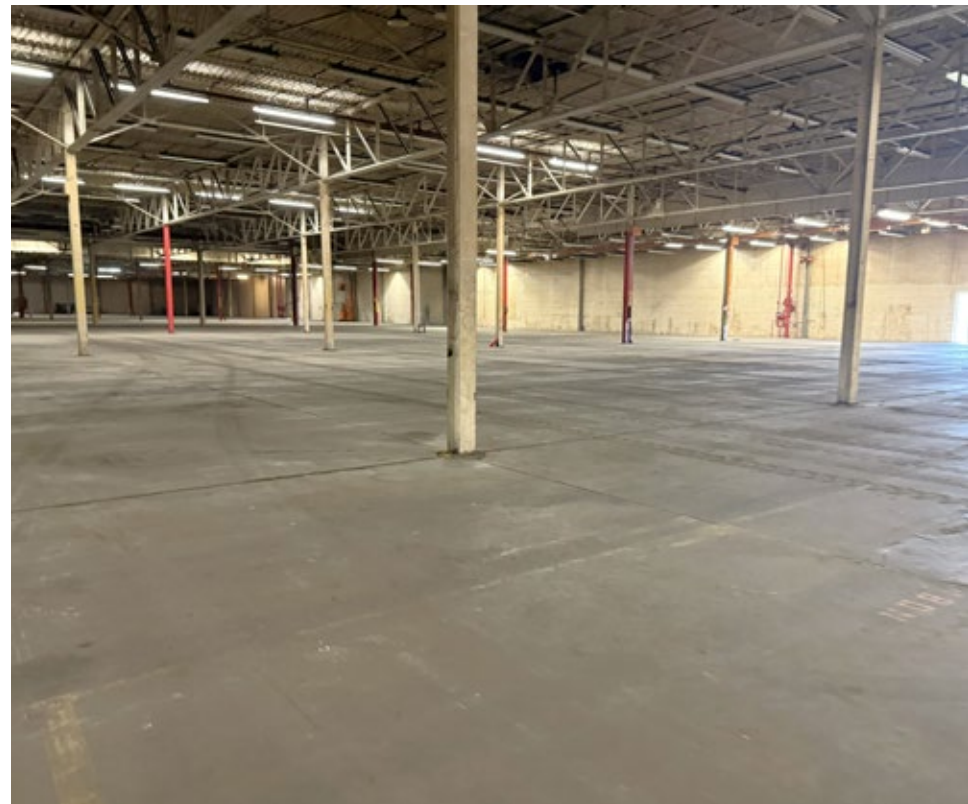
PROPERTY DETAILS

4799 S EASON BLVD | TUPELO, MS

AVAILABLE SPACE	325,467 SF
WAREHOUSE SPACE	303,599 SF
OFFICE SPACE	20,825 SF
DOCK DOORS	27
GRADE-LEVEL DRIVE-IN DOORS	1
CLEAR HEIGHT	18'
ROOF	Sealed Membrane
WALLS	Brick
FLOORS	Reinforced Concrete
YEAR BUILT	1952 - 1995
FIRE SUPPRESSION	Wet
LIGHTING	Fluorescent, Incandescent, & Some LED
PARKING	524 Surface Spaces
LAND AREA	41.71 Acres
ZONING	MUE-2: Mixed-Use Employment
PARCEL ID	113J-07-058-00

PROPERTY HIGHLIGHTS

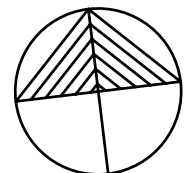
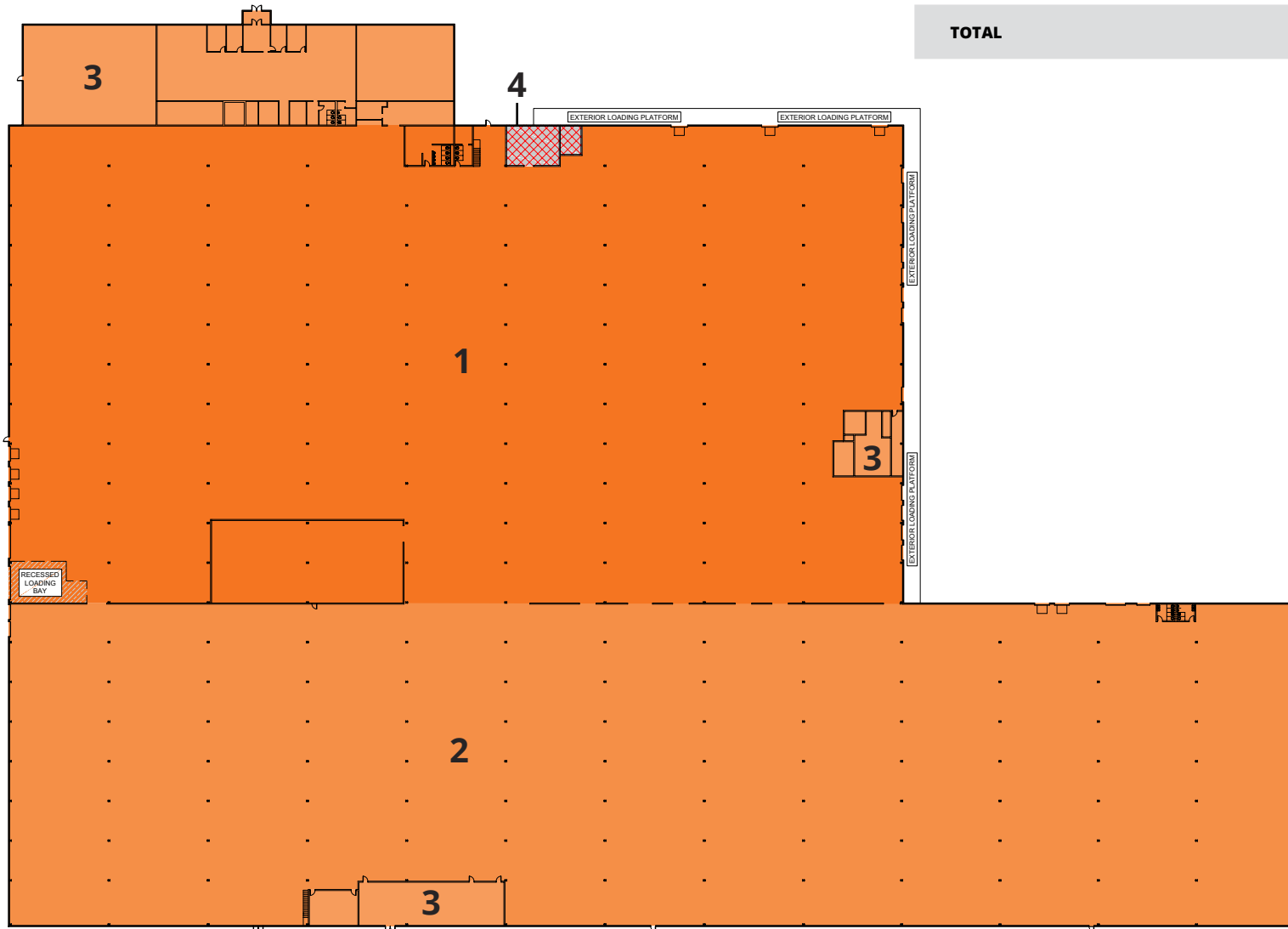
-  **AMPLE TRAILER PARKING**
-  **SECURITY GATES & CHAIN LINK FENCING**
-  **CONVENIENT ACCESS TO I-22**



FLOOR PLAN

4799 S EASON BLVD | TUPELO, MS

NUMBER	AVAILABILITY	COLUMN SPACING	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	24' x 60'	18'	153,985 SF
2	WAREHOUSE	24' x 60'	18'	149,614 SF
3	OFFICE	N/A	9'	20,825 SF
4	MECHANICAL	N/A	N/A	1,043 SF
TOTAL				325,467 SF



SITE PLAN

4799 S EASON BLVD | TUPELO, MS



LOCATION MAP

4799 S EASON BLVD | TUPELO, MS

I-22	5 MILES
MEMPHIS, TN	118 MILES
BIRMINGHAM, AL	139 MILES
HUNTSVILLE, AL	144 MILES
NASHVILLE, TN	203 MILES

