

Confidential Agent Handout

08/31/2016 04:33 PM

LISTING DETAIL



MLS # **173335**
 Status **Active**
 Type **Office Building**
 Address **3566 Highway 45 N, Suite C & D**
 Address 2
 City **Jackson**
 Zip **38305**
 Area **JACKSON NORTH E**
 Class **COMMERCIAL/INDUSTRIAL**
 Price **\$1,600**



GENERAL

| | | |
|------------------------------------|-----------------------------|-----------------------------|
| Lease Price per SQFT \$8.53 | Total SQFT 2,250 | Lot Size 134x386 |
| Net Lease (Y/N) | Warehouse SQFT 0 | Traffic Count |
| Front Footage | Office SQFT 2250 | Zone OFFICE |
| Year Built 1998 | Ceiling Height 9.0 | Sale/Lease For Lease |
| Rail Siding (Y/N) | Electric Voltage 220 | |
| # of Parking Spaces 12 | Electric Amps | |
| Number of Acres | Building Sprinklers (Y/N) | |
| City Limits Yes | # of Docks | |

FEATURES

| | | | | | |
|--------------------------|----------------------|-------------------|----------------------------|--------------|--------------------|
| PRESENT TENANT | Vacant | AIR CONDITIONING | Electric | CONSTRUCTION | Brick |
| LOCATION | Strip Center | HEAT | Central Gas, Forced | FLOORS | Carpet/Tile |
| LOCATION-PARK | See Remarks | | Air | ROOF SYSTEM | Built Up |
| AVAILABLE TRANSPORTATION | State Highway | HEATING (FUEL) | Natural Gas | DOCS ON FILE | Floor Plan |
| PRESENT USE | Office | ELECTRICITY PHASE | 1 Phase | | |
| | | LOADING | Ground Level Door | | |

REMARKS

Brochure Comments **Small Professional Office Space in North Jackson. 2250 SQFT with multiple offices ready to move in. Easy access, Lots of flexibility, Great visibility on North Highland across street from Tennessee Tractor at Demonbreum. \$1600/month, Min one year Lease, \$1000 Security Deposit. 9.0 ceilings. This section can be divided into two separate units of 1125 SQFT.**



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