



## Flowood Drive

3670 Flowood Drive

Flowood, Mississippi 39232

### Property Overview

New to the market: 74,000 SF warehouse building for sale in I-2 Industrial zone in Flowood. The warehouse ceiling height at its lowest is 16' and highest is 20'. The property has 10 dock wells, one drive-in door, and over 6,000 SF of office.

The property is located on the south and southeast side of Flowood Drive at Liberty Road in Flowood, MS. This area considered the Lakeland Corridor between Airport Road and Old Fannin Road, it is the major route to Jackson and Interstate 55 for the growing Rankin County and Reservoir residents.

### Property Highlights

- 6,000+/- SF Office Space
- 68,000+/- SF Warehouse
- Excellent Location - Flowood
- Easy access to I-55 & I-20
- 10 Dock Wells/1 Drive-in Door

### Offering Summary

<b>Sale Price:</b>	\$2,195,000
<b>Building Size:</b>	74,000 SF

### For More Information

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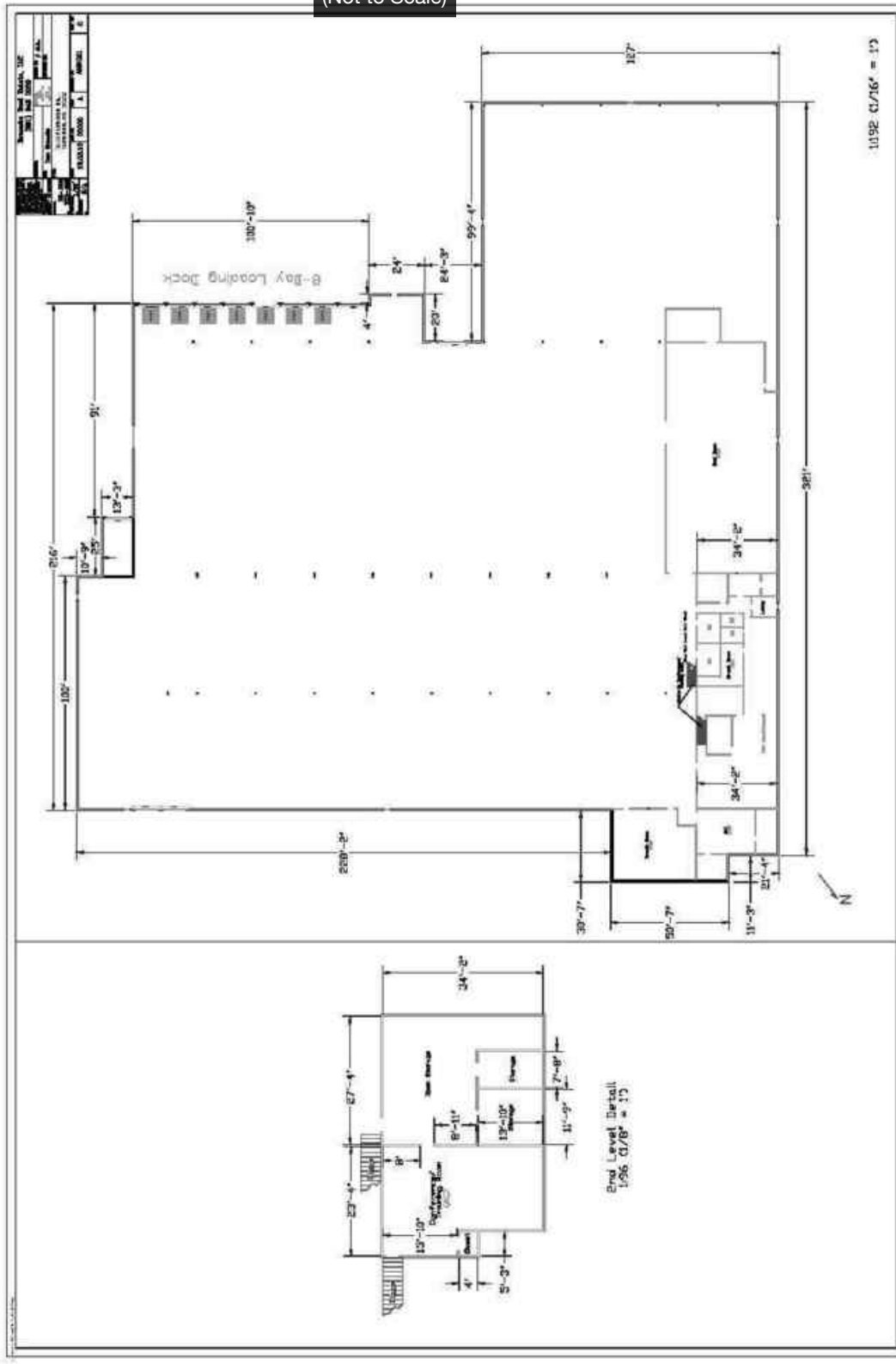
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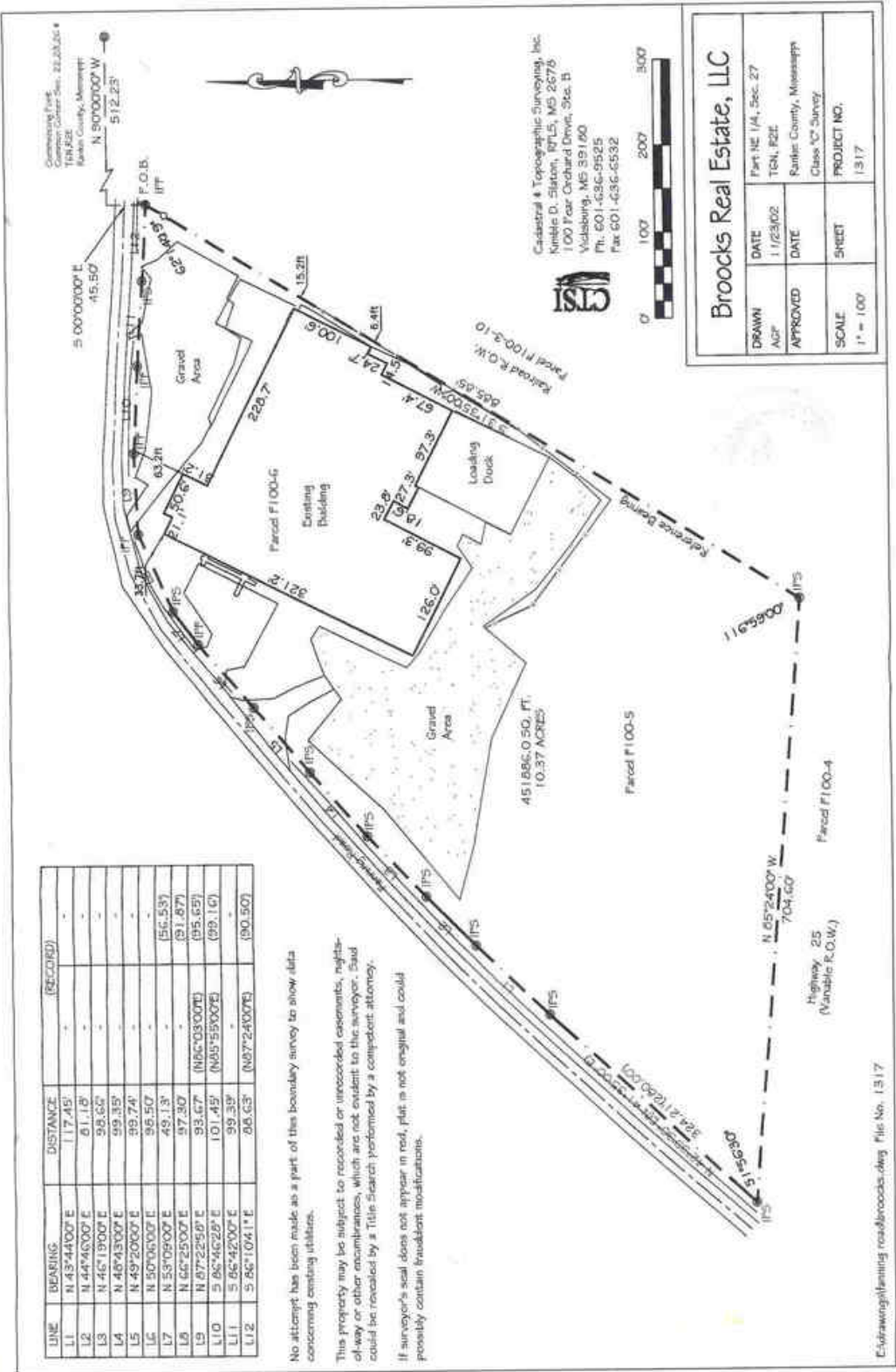
(Not to Scale)



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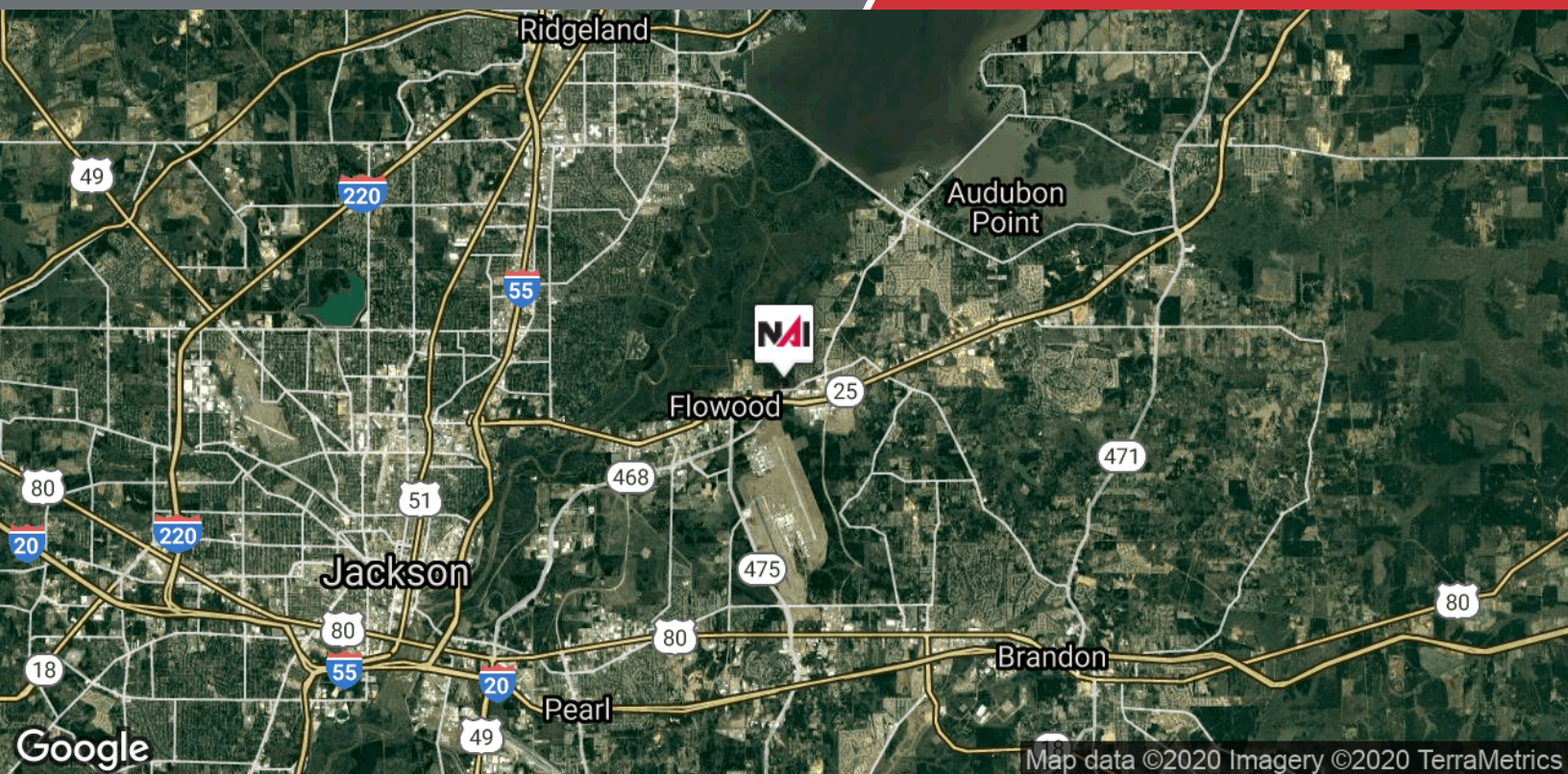
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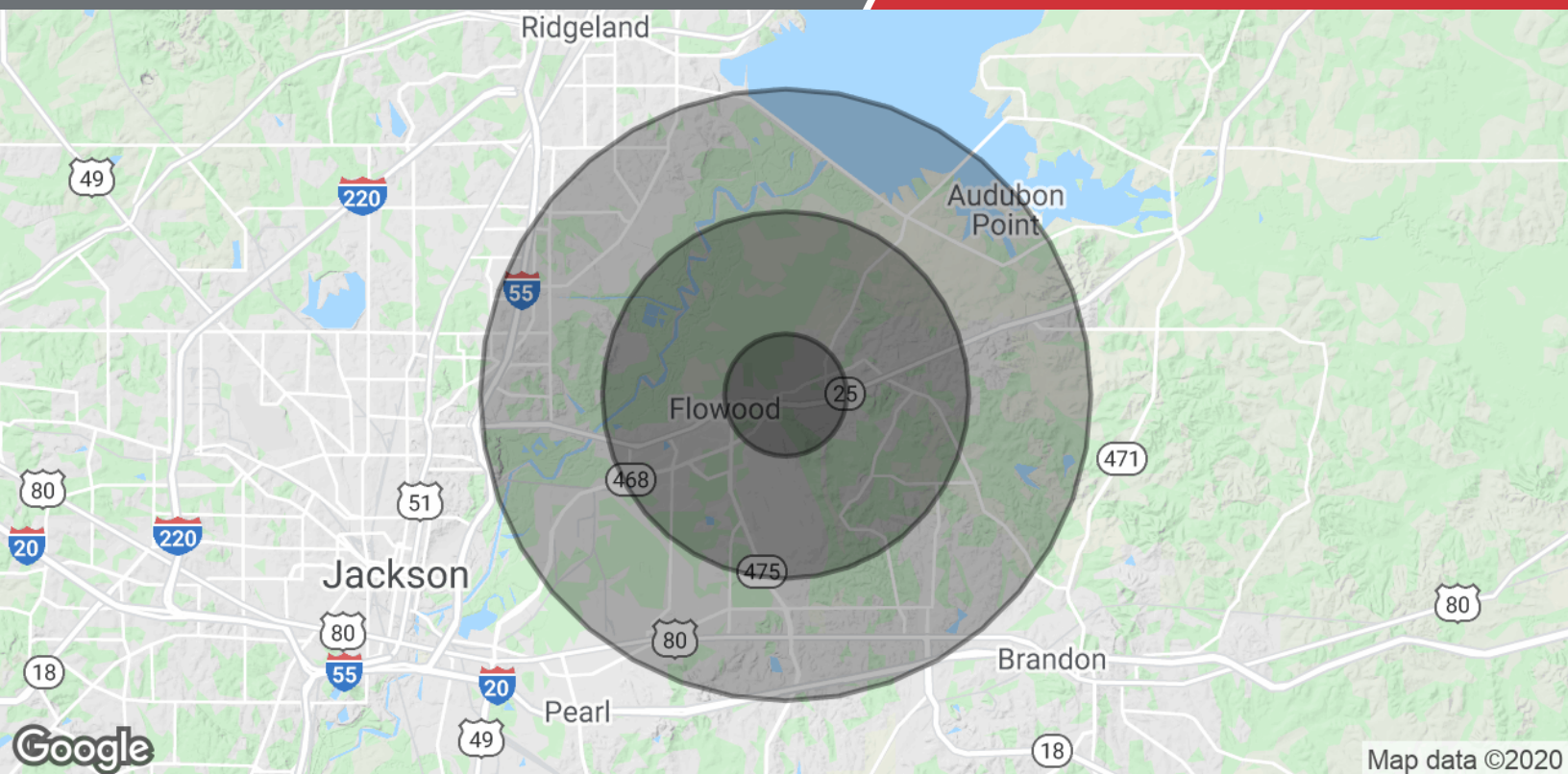


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Population	1 Mile	3 Miles	5 Miles
Total Population	1,501	14,555	70,909
Average age	31.9	32.9	36.3
Average age (Male)	31.1	32.1	35.3
Average age (Female)	33.1	34.0	37.3
Households & Income	1 Mile	3 Miles	5 Miles
Total households	652	6,323	30,027
# of persons per HH	2.3	2.3	2.4
Average HH income	\$70,079	\$75,254	\$79,048
Average house value	\$162,903	\$184,642	\$211,363

\* Demographic data derived from 2010 US Census