



## FOR SALE OR LEASE



### **12,600 SF OFFICE/SHOP/WAREHOUSE** **PATRICK MANUFACTURING & ENGINEERING** **3165 WEST NORTHSIDE DRIVE** **JACKSON, MS**

- 5,400 SF FRONT SECTION CONSISTING OF : 1,350 SF HEATED & COOLED OFFICE & 1,500 SF SHOW ROOM & 2,550 SF HEATED WAREHOUSE. (SEE BLDG & SITE LAYOUT ON REVERSE SIDE)
- 7,200 SF REAR SECTION CONSISTING OF :
  - 2 - 20'X 60' HEATED AND COOLED BAYS WITH HEAVY INSULATION
  - 4 - 20'X 60' HEATED BAYS WITH 2 SKYLIGHTS/BAY
- 65'X 100' CHAINLINK FENCED YARD
- 35' DRIVE WITH 5 1/2 INCH CONCRETE AND HEAVY WIRE MESH
- SECURITY SYSTEM
- 2005 PROPERTY TAXES: \$1,626.75
- 2004 MDOT TRAFFIC COUNT: 16,000 ADT
- LEASE PRICE:       \$3,500.00/MO       TOTAL BUILDING  
                          \$2,000.00/MO       FRONT SECTION  
                          \$1,800.00/MO       REAR SECTION
- SALE PRICE:        \$250,000.00

For More Information, Please Contact

**BILL COOK, CCIM**

601- 981-1500 OR CELL 601- 260-0753

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