



FOR SALE OR LEASE

16,000 SF OFFICE/WAREHOUSE

(FORMERLY SHELBY-SKIPWORTH YORK)

1720 SOUTH GALLATIN STREET (NEAR I-20)

JACKSON, MS



PRE-ENGINEERED METAL BUILDING
5,000 SF HEATED & COOLED OFFICE AREA WITH 7
INDIVIDUAL OFFICES, BREAKROOM, LARGE CONFERENCE
& TRAINING ROOM, 3 RESTROOMS,
LARGE PARTS ROOM & SHIPPING OFFICE
11,000 SF WAREHOUSE W/16FT EAVE HEIGHT
1 - 10' ROLL-UP DOCK DOOR
2 - 12' ROLLUP DRIVE-IN DOORS

2006 PROPERTY TAXES: \$2,864.93
MDOT TRAFFIC COUNT: 18,000 ADT

ASKING SALE PRICE: \$300,000.00
LEASE PRICE: \$3,000.00/MO N.N.N.

IDEAL SALES & DISTRIBUTION FACILITY!!!

FOR MORE INFORMATION OR TO ARRANGE AN INSPECTION, CONTACT

BILL COOK, CCIM, SIOR

(601)981-1500, EXT 14 OR CELL (601) 260-0753

PLEASE VISIT OUR WEBSITE @ COOKCOMMPROPERTIES.COM

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