

DEAN LAND & REALTY COMPANY

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CASPEAR, LLC BUILDING
28,000 sq. ft. Product Distribution Facility on 10.25 acres
Intersection of U.S. Highways 61 & 82
Leland, Washington Co., MS



PROPERTY:

Constructed in 2000 on arguably the Delta's prime sales / distribution location at the intersection of U.S. Highways 61 & 82, this quality built and recently refurbished 28,000 sq. ft. facility is ideal for bulk distribution or light industrial operations. Currently, the facility occupies 4 acres, of which approximately 3 acres are security fenced enclosed with an additional 6.25 acres for expansion, all easily accessed by private service road. Most recent occupants: Pepsi Americas and FarmSourceAg.

LOCATION:

Occupying 10.25 acres of the 61 & 82 Leland Industrial Park, in Section 13, Township 18 North, Range 7 West, Washington Co., MS.

FEATURES:

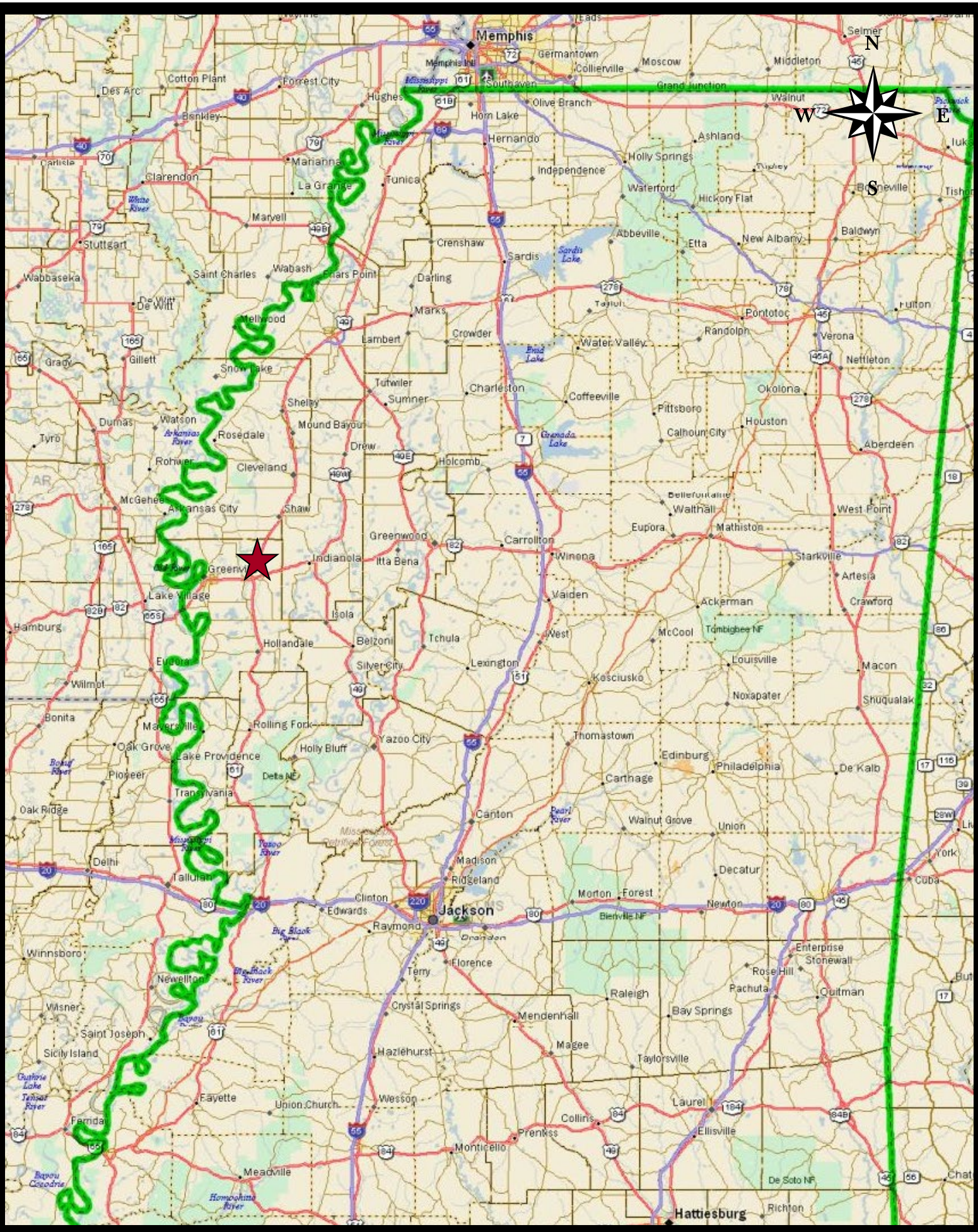
- * 25,000 sq. ft. heated warehouse space with multiple roll-up doors and loading docks. Ample concrete parking apron.
- * 3,000 sq. ft. office space including: 7 private offices, reception, conference, lounge, kitchen, 2 bathrooms.
- * Complete office remodel in 2018, new HVAC.
- * Approximately 3 acres security fenced.
- * City Services.

**SALE OR
LEASE PRICE:**

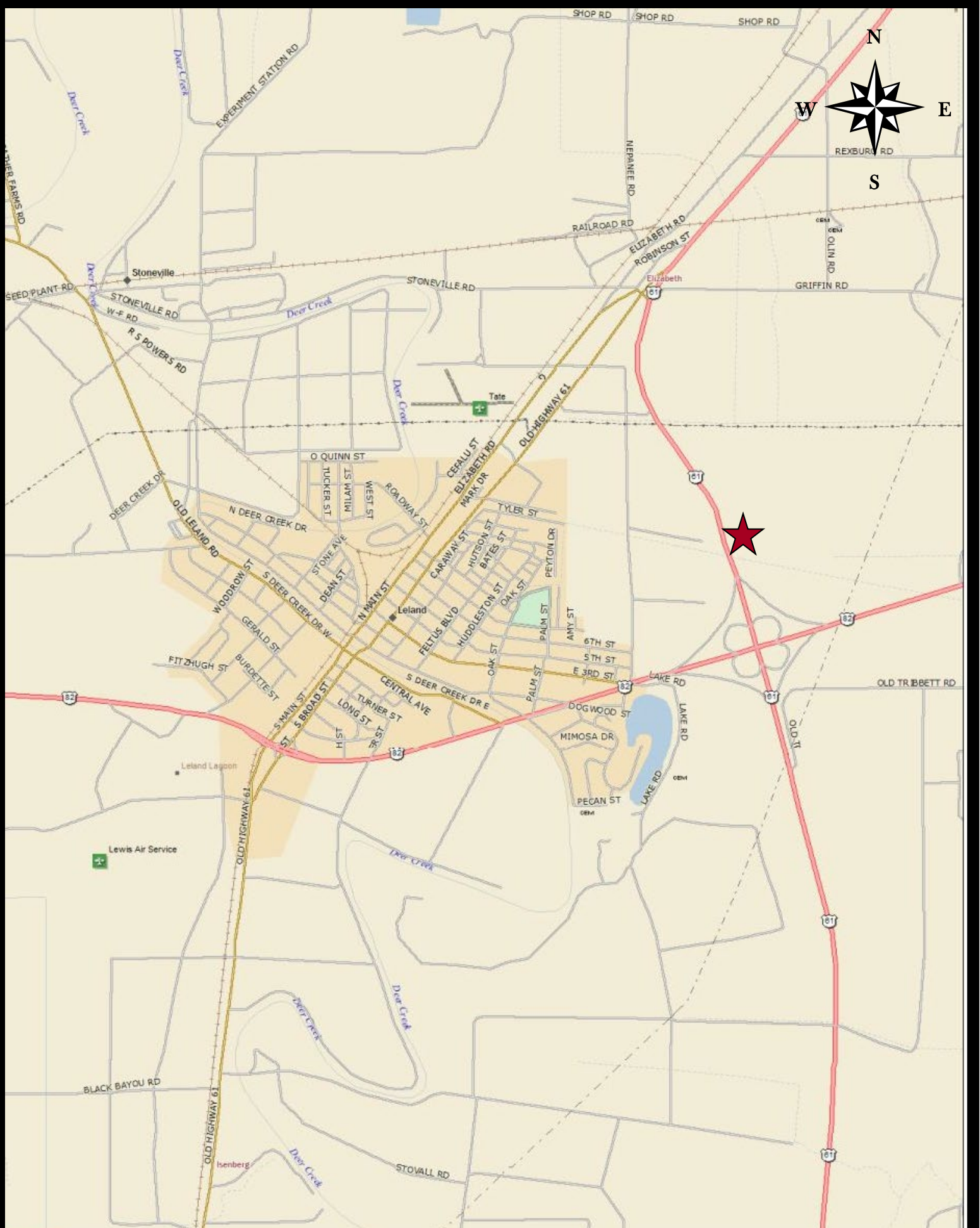
Sale Price \$850,000.00; Lease Price \$5,500.00 per month (*Multi-Year Contract*).

The information contained herein has been collected from sources considered reliable, but we do not guarantee its accuracy and disclaim any liability for errors and omission.

CASPEAR, LLC BUILDING near Leland, MS



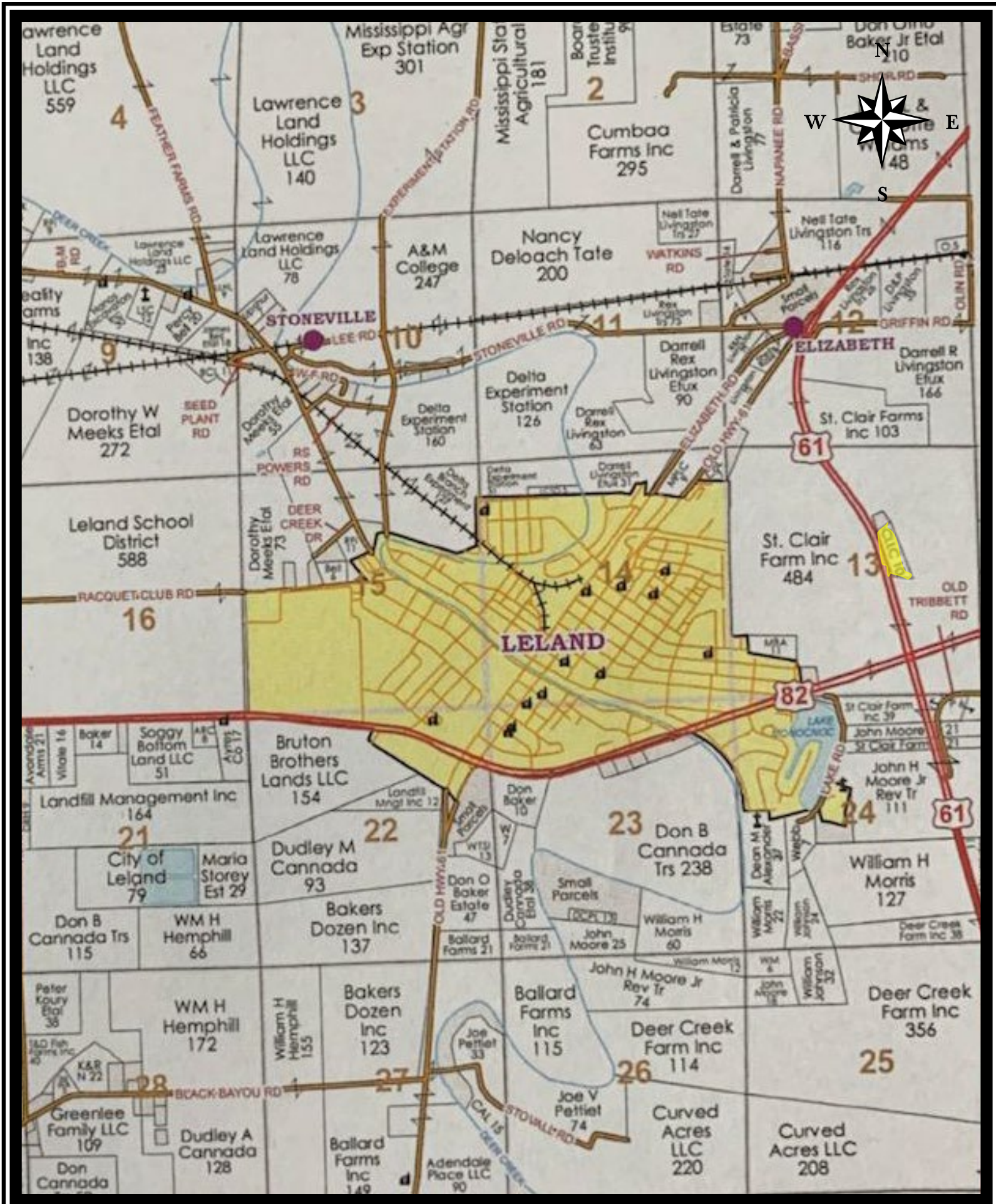
CASPEAR, LLC BUILDING
near Leland, MS



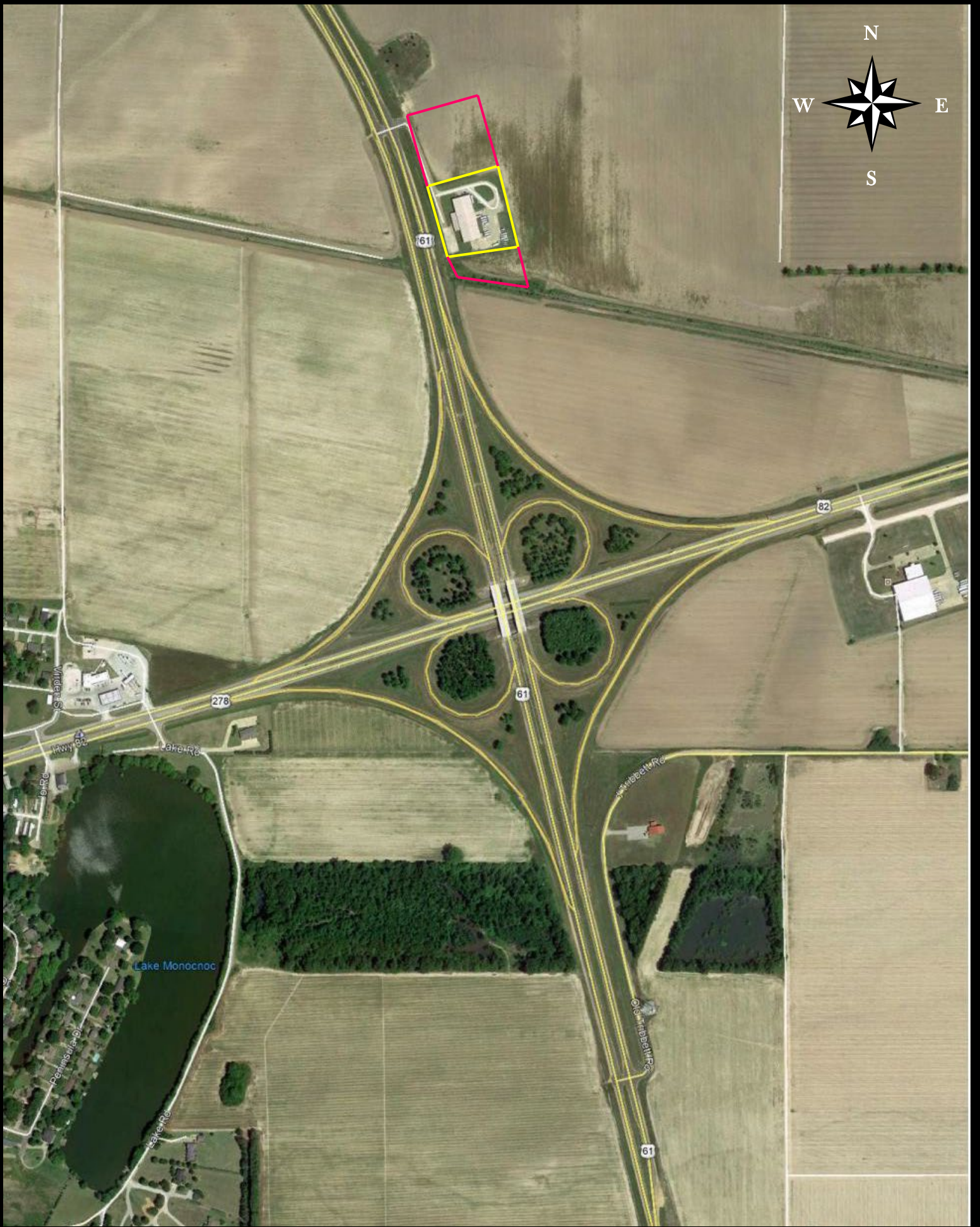
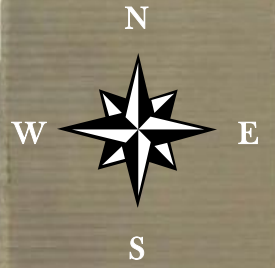
CASPEAR, LLC BUILDING

near Leland, MS

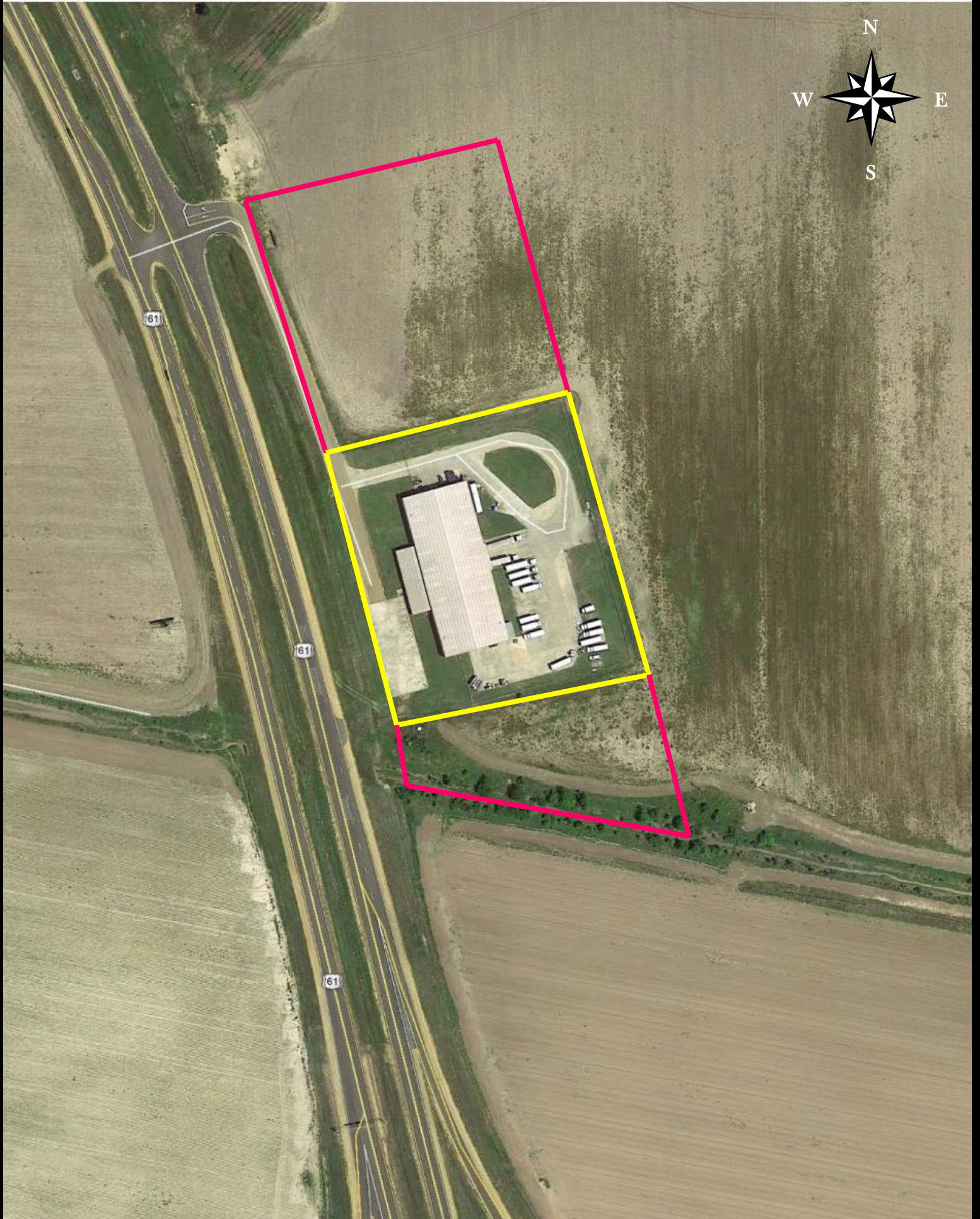
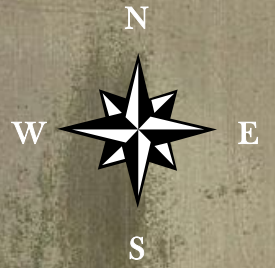
Township 18 North ~ Range 7 West



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