

Heavy Industrial, Vicksburg, MS -harbor access

2353 Haining Rd, Vicksburg, MS 39183

Listing ID:	30495111
Status:	Active
Property Type:	Industrial For Lease
Industrial Type:	Flex Space, Industrial-Business Park
Contiguous Space:	89,492 SF
Total Available:	89,492 SF
Lease Rate:	\$2.50 PSF (Annual)
Base Monthly Rent:	\$18,644
Lease Type:	Absolute NNN
Loading:	6 Doors
Ceiling:	22 - 33 ft.
Office SF:	5,732 SF
Drive-In Bays:	7 Bays



Overview/Comments

Heavy Industrial Bldg comprised of approx. 89,492 sqft on 10.99/acre with "Vicksburg Harbor" Access. Also has Rail Spur (Vicksburg Southern-connects to KCS). Spur will need some repair. Really good ceiling heights and 6 overhead cranes! Lots of equipment!. Main warehouse enjoys 33ft ceilings (22ft to bottom of cranes), rear warehouse enjoys 45ft ceilings (29ft to bottom on crane). Heavy power to building. Call for list of equipment. 6 overhead cranes, 7 drive doors, approx. 2166sf of office, reception & approx. 3566 sf of production office, approx. 80,766 warehouse space.

More Information Online

<https://mscrex.catylist.com//listing/30495111>

QR Code

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General Information

Taxing Authority:	Vicksburg Warren County	Building Name:	Specialty process Fabricators, former One Source building
Tax ID/APN:	0881 04 2943 000200	Gross Building Area:	89,492 SF
Industrial Type:	Flex Space, Industrial-Business Park, Manufacturing, Mixed Use, Light Industrial, Truck Terminal, Warehouse/Distribution	Building/Unit Size (RSF):	89,492 SF
Zoning:	I	Usable Size (USF):	89,492 SF
		Land Area:	10.99 Acres

Available Space

Suite/Unit Number:	2353	Real Estate Taxes:	\$25,635 PSF (Annual)
Space Available:	89,492 SF	Conference Rooms:	2
Minimum Divisible:	89,492 SF	Offices:	14
Maximum Contiguous:	89,492 SF	Office SF:	5,732 SF
Space Subcategory 1:	Industrial-Business Park	Kitchen/Breakroom:	Yes
Space Subcategory 2:	Manufacturing	Loading Docks:	0
Space Type:	New	Loading Doors:	6
Sublease Expiration Date:	09/04/2019	Drive In Bays:	7
Date Available:	09/06/2019	Ceiling Height:	33
Lease Rate:	\$2.50 PSF (Annual)	Clear Height:	22
Lease Type:	Absolute NNN	Eave Height:	35

Space Description Warehouse/Manufacturing/Heavy Industrial building on 10.99/ acres w/ Vicksburg "Harbor" access. Main warehouse has 33ft ceilings (22ft to bottom of cranes), rear part of warehouse has 45ft ceilings (29ft to bottom of crane). Heavy power to building and tons of equipment. Call for equipment schedule! Excellent ceiling heights, 6-overhead cranes, approx. 2166sf office space & 3566sf of production office space. Approx. 80,766sf of warehouse space.

Area & Location

Property Located Between:	corp of engineers and ergon	Rail Access:	Yes
Highway Access:	I-20 Hwy 61	Airports:	Vicksburg Municipal Airport

Site Description: Rectangular level lot comprising of 10.9 acres +-,
water access to the Vicksburg port and fronts
Haining Road, Vicksburg MS

Area Description: Heavy Industrial surround and corp of engineers.

Building Related

Tenancy:	Single Tenant	Parking Description:	Parking in front lot and could park in back
Total Number of Buildings:	2	Column Spacing:	73'deep x 24' wide
Number of Stories:	1	Passenger Elevators:	0
Office Space SF:	5,732 SF	Freight Elevators:	0
Property Condition:	Average	Overhead Cranes:	6
Year Built:	1985	X-Phase:	four-phase
Roof Type:	Gable	Heat Type:	Natural Gas
Construction/Siding:	Metal Siding, Steel Frame	Heat Source:	Central
Exterior Description:	Metal Bldg	Air Conditioning:	Package Unit
Parking Type:	Surface		

Interior Description 9 offices, 8 cube spaces, conference rooms, kitchen/break, large reception area. Office space approx. 5700 sqft. The rest is warehouse w/ really good ceiling heights.

Land Related

Zoning Description:	Industrial property on the Vicksburg Port. 89,000sf bldg. on 10.9 acres	Water Service:	Municipal
Lot Frontage:	400	Sewer Type:	Municipal
Lot Depth:	1100	Easements:	Water Rights, Utilities, Other

Location

Address: 2353 Haining Rd, Vicksburg, MS 39183

County: Warren

MSA: Vicksburg



Property Images



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conference room main office



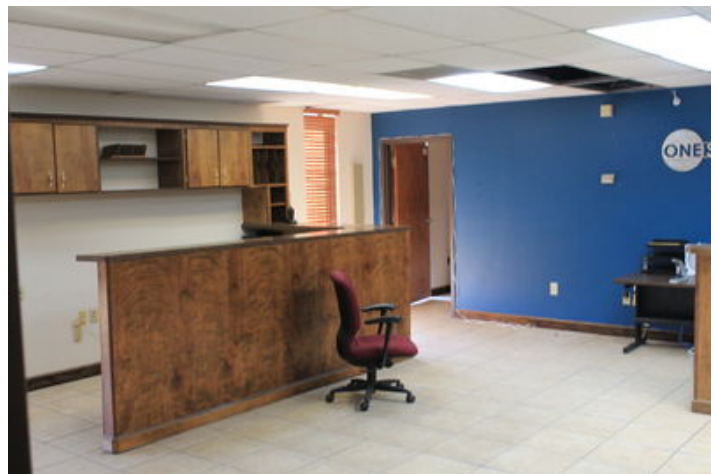
break room



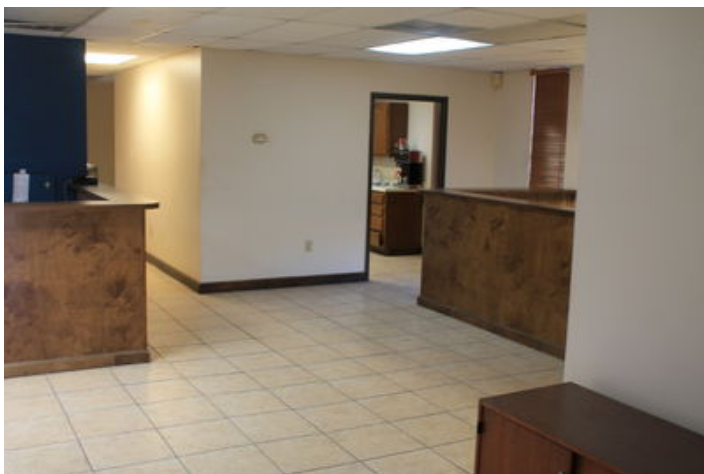
office



cubes in rear office



reception area 1



reception area

Property Contacts



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