

Burris Building

Mississippi Highway 382 and Jeff Davis Road | Aberdeen, MS | US | Monroe County

Available SF: 443,000 | Lease Rate: \$0.46 | Lease Terms: Negotiable | Sale Price: \$800,000



Building Type:	Industrial
Available SF:	443,000
Total SF:	443,000
Number of Stories:	1
Ceiling Peak:	25 Ft.
Ceiling Eaves:	12 Ft.
Expandable:	Yes
Zoning:	None
Site Size:	49.00 Acres
Year Built:	1966
Specialty Features:	None
Can Subdivide:	Yes
Within City Limits:	No
Construction Type:	Metal or Steel
Floor Type:	Concrete-Reinforced
Sale Price:	\$800,000
Lease Rate:	\$0.46
Lease Terms:	Negotiable
Last Updated:	Apr 14, 2023

Economic Development Contact

Skip Scaggs

Monroe County Chamber of Commerce
1619 Highway 25 North (P.O. Box 128)
Amory, MS 38821
(662) 256-7194 | skip@gomonroe.org

Property and Area Description

This building is located on Mississippi Highway 382, two miles from four-lane U.S. Highway 45 Alternate, in Prairie, Mississippi. Prairie is approximately 35 miles south of Tupelo, Mississippi, 35 miles north of Columbus, Mississippi, and eight miles west of Aberdeen, Mississippi. This facility features a total of 443,000 square feet divided into 437,000 square feet of manufacturing space and 6,000 square feet of office space. Additional features of the building include a six-inch thick reinforced concrete floor and a concrete block paint room. The property is in good condition and a sprinkler system in 100 percent of the area. Ceiling heights vary from 12 feet to 25 feet.

Population

	10,646	57,732	192,480
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	4,740	24,818	82,081
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: U.S. Highway 45 Alternate (2.00 mi.)
Nearest Interstate: Interstate 22 (U.S. Highway 78) (38.00 mi.)
Nearest Airport: Monroe County Airport (16.00 mi.)
Nearest Commercial Airport: Golden Triangle Regional Airport (31.00 mi.)
Rail Served: No
Rail Served By: Norfolk Southern Railway, CPKC Railway
Rail Accessible: Unknown
Rail Infrastructure in Place: Possible
Barge Access Depth of Channel: 10.00 ft.
Barge Crane Capacity: 30.00 tons

Utilities

Electric: 4 County Electric Power Association
Natural Gas: Atmos Energy
Water: City of Aberdeen
Sewer: City of Aberdeen

Eric Goodman | Managing Director, Business Development & Transload | CPKC
427 W 12th St | Kansas City, MO 64105 | (816) 652-3145 | eric.goodman@cpkcr.com