



## Property Profile The Leflore 30 Commercial

### Location:

- Leflore County
- · Sidon, MS
- 5± Miles South of Greenwood

### Coordinates:

• 33.4613, -90.2191

### **Property Information:**

- 30± Total Acres with a 13± Acre Open Lot
- 6,780± SF Office Building with Paved Parking
- A Filing/Safe Room
- Standing Seam Metal Roof, New in 2016
- Underground Fiber to Office Building
- Fire Protection Sprinkler System
- 12,000± SF Warehouse
- 3,250± SF Warehouse
- 6,000± SF (30' x 200') Open Front Storage Shed
- Water Well
- Yazoo River Access, When River Levels Allow

### **Property Use:**

- Commercial
- Industrial
- Farm/Ranch
- Mixed Use

### **Tax Information:**

Parcel 10632000000800 plus two others: \$9,674 for 2021





## **SMALLTOWN**

HUNTING PROPERTIES
& REAL ESTATE<sup>SM</sup>

**WILSON BRITT** 

*LAND SPECIALIST* **C:** 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732





you looking Are to expand or start your own business? This 30± acre mixed-use property in Leflore County, MS is your renovated, answer! A foot  $6,780\pm$  square building serves as the focal point, offering 19 offices with a reception area, kitchen, conference room, and several restrooms.



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An open plan concept for additional allows opportunities to expand. A file room doubles as a with safe room fully grouted masonry walls poured-in-place and deck. Three concrete restrooms inhabit the building, with one also including a shower.





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small back porch A overlooks the Yazoo River, offering an outdoor space for gatherings. A second floor provides additional storage over the corridor.







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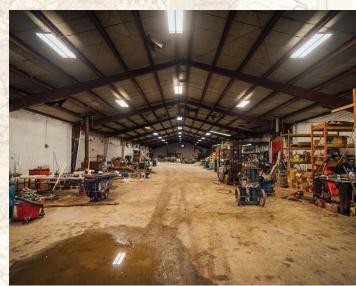
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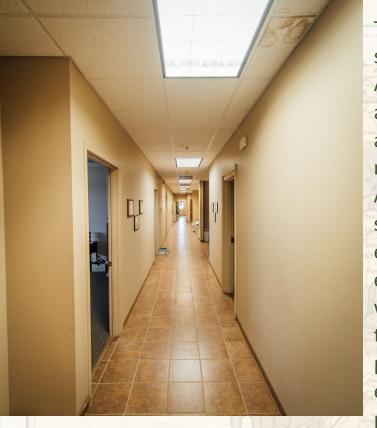
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The flexibility of the property's storage capabilities is a selling point. A 12,000± square foot warehouse and a 3,250± square foot warehouse offer ample opportunity for production, maintenance, or industrial needs. Additionally, a 30'x200' open front storage shed enhances site flow and ease of access, crucial to operational efficiency. A rail spike also exists but would need upgrading. Situated at the extreme north side of the property is a 13± acre open lot, extending the development possibilities.





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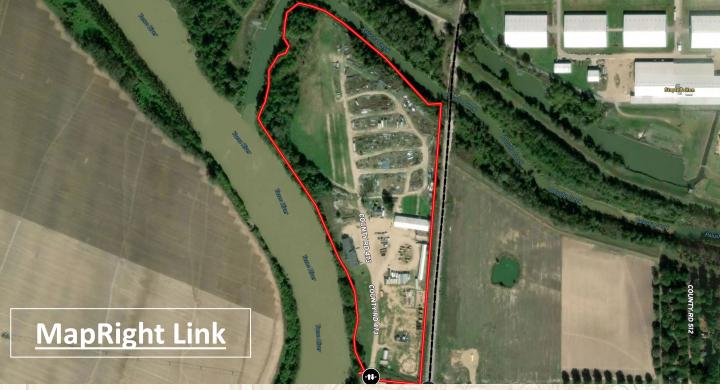
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Location is key! This property is less than ten minutes from the deltahub, Greenwood, MS. Centrally located between Memphis, TN and Jackson, MS, this area provides an ideal setting for industrial and commercial opportunities alike.

Take advantage of this unique property that checks all the boxes for a thriving business. The possibilities are endless thanks to the office space and storage capabilities. Call Wilson Britt today for additional information and to schedule a showing!





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