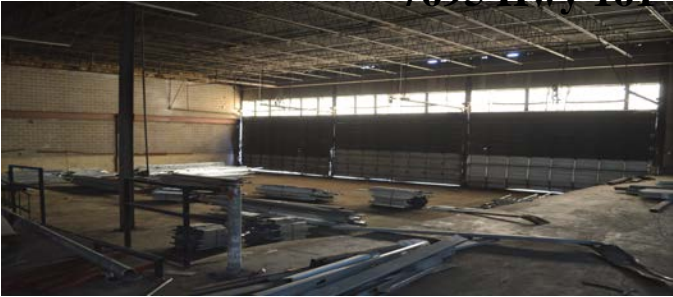


79,048-159,448 SQ. FT. AVAILABLE



7695 Hwy 161 Walls, MS 38680



Building Features:

Available	80,400-159,448 Sq. Ft. (Built 1980)
Office:	600 Sq. Ft.
Land:	23.10 Acres
Dock Doors:	Thirteen
Grade Level Door:	Two
Electricity;	3 Phase
Ceiling Clear:	South Section 18'-20'
Column Spacing:	50' X 50'

Miscellaneous:

- 15 minutes to Tunica or I-240 & I-55
- Former Furniture Warehouse
- Warehouse Sky Lights
- 70,000 Sq. Ft. Outside Storage
- \$1,500 Annual School Tax
- Real Estate Tax Abated Until 2059
- Sprinkler 0.25 GPM over 2,000 Sq. Ft.

Memphis

Commercial & Industrial

Exclusive Agent

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**6995 Hwy 161,
Walls, MS 38680**

