



FOR LEASE OR SALE | **183,859 SF**
61312 HWY 278 | **AMORY, MS**

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PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY DETAILS

61312 HWY 278 | AMORY, MS

AVAILABLE SPACE	183,859 SF
WAREHOUSE SPACE	182,132 SF
OFFICE SPACE	1,727 SF
MINIMUM DIVISIBLE	50,000 SF
DOCK WITH LEVELERS	19
DOCK HIGH DOORS	1
OH GRADE-LEVEL DRIVE-IN	3
COLUMN SPACING	30' x 50'
CLEAR HEIGHT	13' 4" - 19' 5"
ROOF	Galvanized Metal/SPF
YEAR BUILT	1968
POWER	3-Phase
PARKING	25 Standard 32 Trailer
LAND AREA	12.8 Acres



PROPERTY HIGHLIGHTS



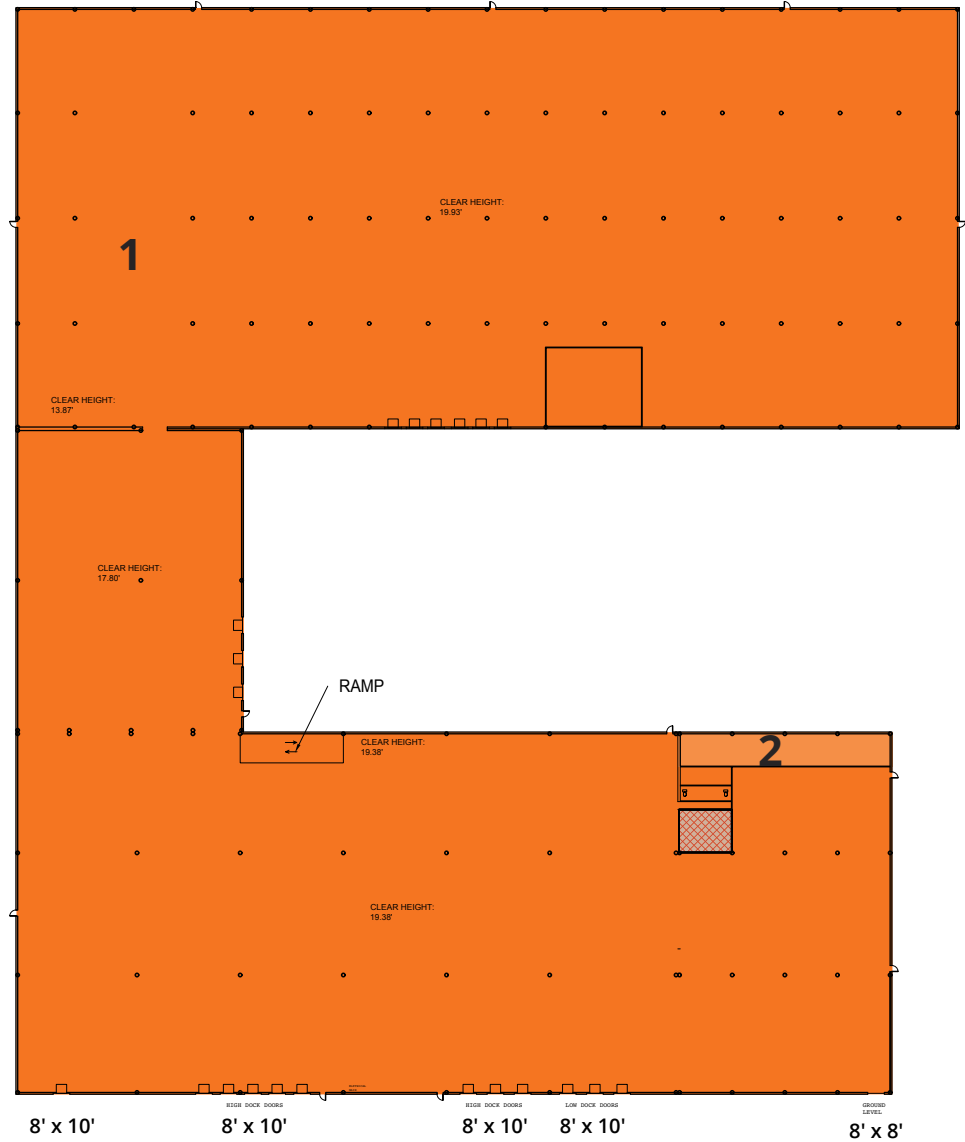
~17 UNITS (FORCED AIR/AC)



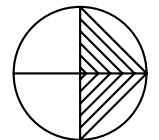
LAYDOWN YARD & TRAILER
PARKING AVAILABLE

FLOOR PLAN

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NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	COLUMN SPACING	DOCKS	OH DOORS	RESTROOMS	SQUARE FEET
1	WAREHOUSE	13' 4" - 19' 5"	30' x 50'	19	3	2	182,132 SF
2	OFFICE	DROP	N/A	N/A	N/A	N/A	1,727 SF
TOTAL							183,859 SF



LOCATION MAP

61312 HWY 278 | AMORY, MS

I-22	26 MILES
BIRMINGHAM, AL	113 MILES
HUNTSVILLE, AL	139 MILES
MEMPHIS, TN	150 MILES
NASHVILLE, TN	229 MILES

