



34.085664, -88.610818

**FOR LEASE OR SALE | 8.5 ACRES**  
**PEOPLOUNGER RD | NETTLETON, MS**

**ROBERT KRIEWALDT** 920-915-9746 | [ROBERT@PHOENIX3PL.COM](mailto:ROBERT@PHOENIX3PL.COM)



**PHOENIX**  
**LOGISTICS**

*Strategic Real Estate. Applied Technology. Tailored Service.*

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.

# PROPERTY DETAILS

PEOPLOUNGER RD | NETTLETON, MS

LAND AREA	8.5 Acres
TOPOGRAPHY	Gently Rolling
SITE CONDITION	Greenfield
PARCEL ID	0790-31-000-013.07
ZONING	I-1: General Industrial District

## PROPERTY HIGHLIGHTS



**PROPOSED USE: INDUSTRIAL/COMMERCIAL,  
TRAILER PARKING, OUTDOOR STORAGE**



**LESS THAN 2 MILES EAST OF US-278**

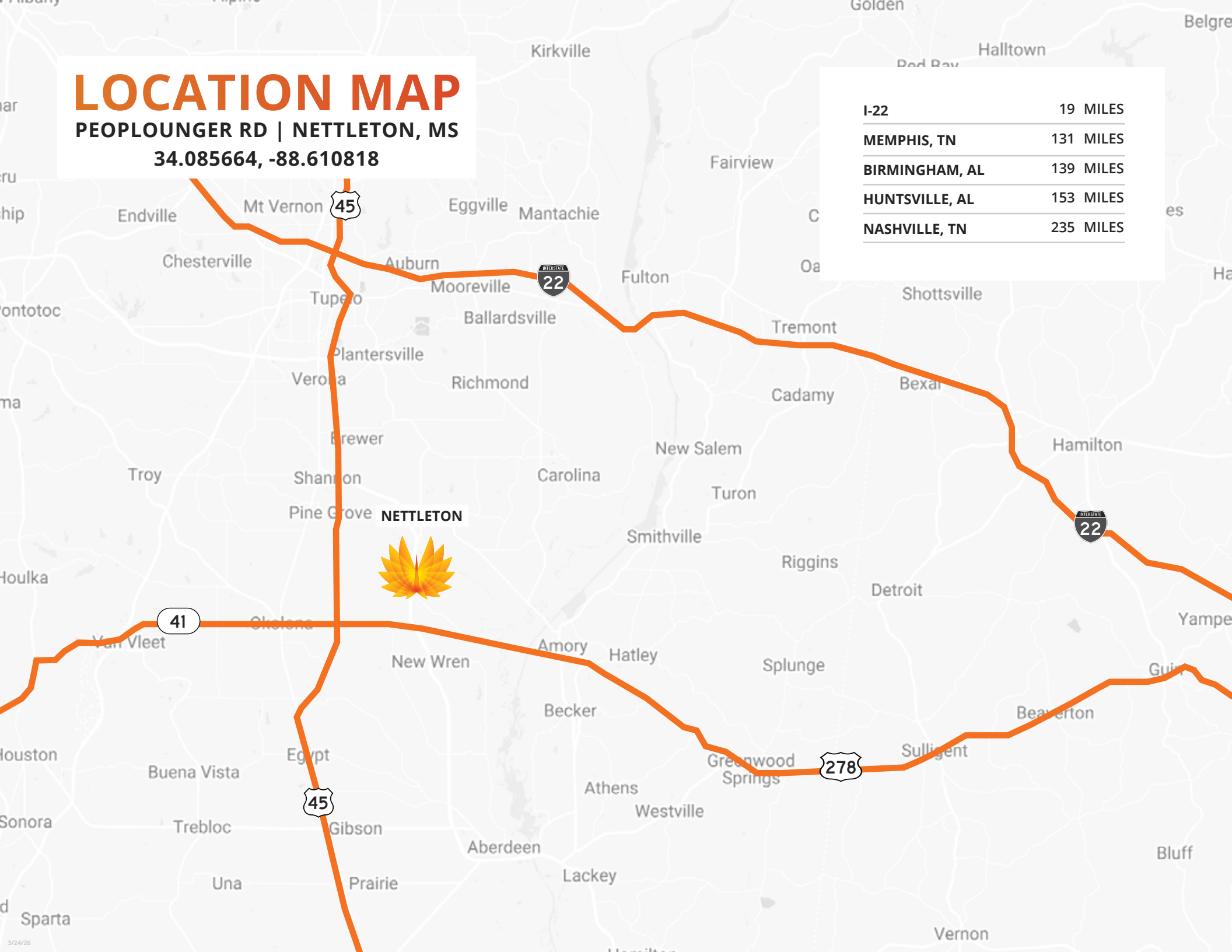


# LOCATION MAP

PEOPLOUNGER RD | NETTLETON, MS

34.085664, -88.610818

I-22	19 MILES
MEMPHIS, TN	131 MILES
BIRMINGHAM, AL	139 MILES
HUNTSVILLE, AL	153 MILES
NASHVILLE, TN	235 MILES



NETTLETON