



## Commercial Warehouse on 9.31+/- Acres City Limits of Brookhaven Lincoln County, MS



120 Boyce Street Brookhaven, MS 39601

Check out this 75,000+/- square foot commercial warehouse, situated on 9.31+/- acres in Lincoln County, MS. Located in the city limits of Brookhaven, in the industrial area, this property is capable of storing/manufacturing just about anything. The building as well as the land offers multi-use opportunities for a wide variety of businesses. The property features 3-phase, 240 electric service, 2 Ingersoll Rand air compressors, trolley tracks for loading, multiple overhead gantry cranes, two spaces with multiple offices, his and hers restrooms and ample parking. Schedule an appointment with Sabrina to take a look around and let your imagination do the talking. A pre-approval letter is required for a showing. Seller will consider a lease-purchase.

Directions from I-55 Exit#42 in Brookhaven, MS: Go east on Industrial Park Road, go over the railroad overpass and turn South (left) on Boyce Street. The property is on the left, on the corner of Boyce Street and WL Behan Road. Address: 120 Boyce Street Brookhaven, MS 39601



*call me today!*

**SABRINA WOLFE**, REALTOR®  
Sabrina@TomSmithHomes.com  
601.990.5070 office | 601.754.3763 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





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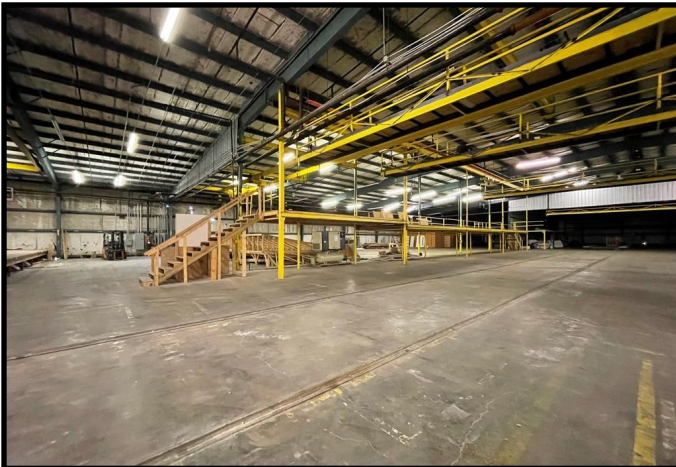
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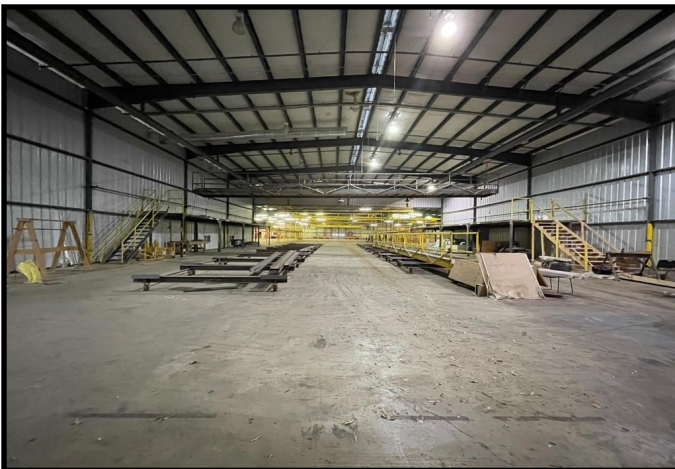
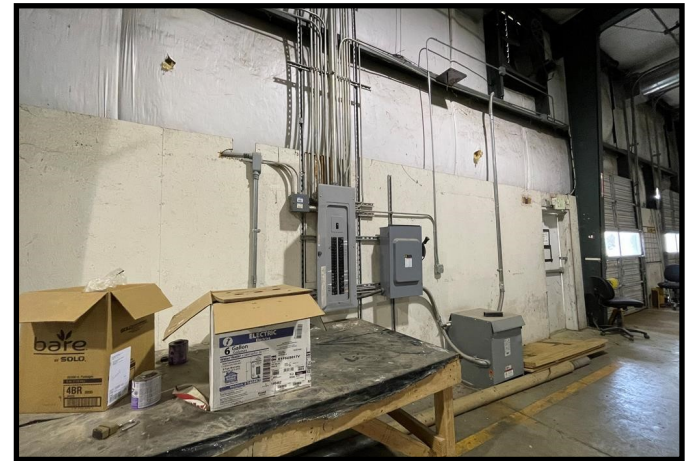
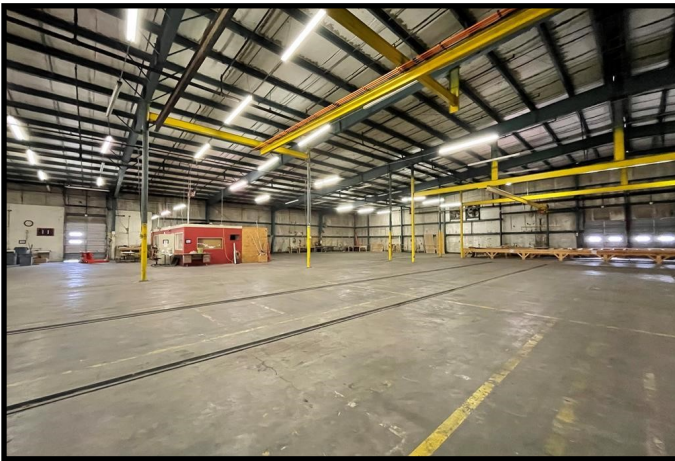
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## Aerial Map



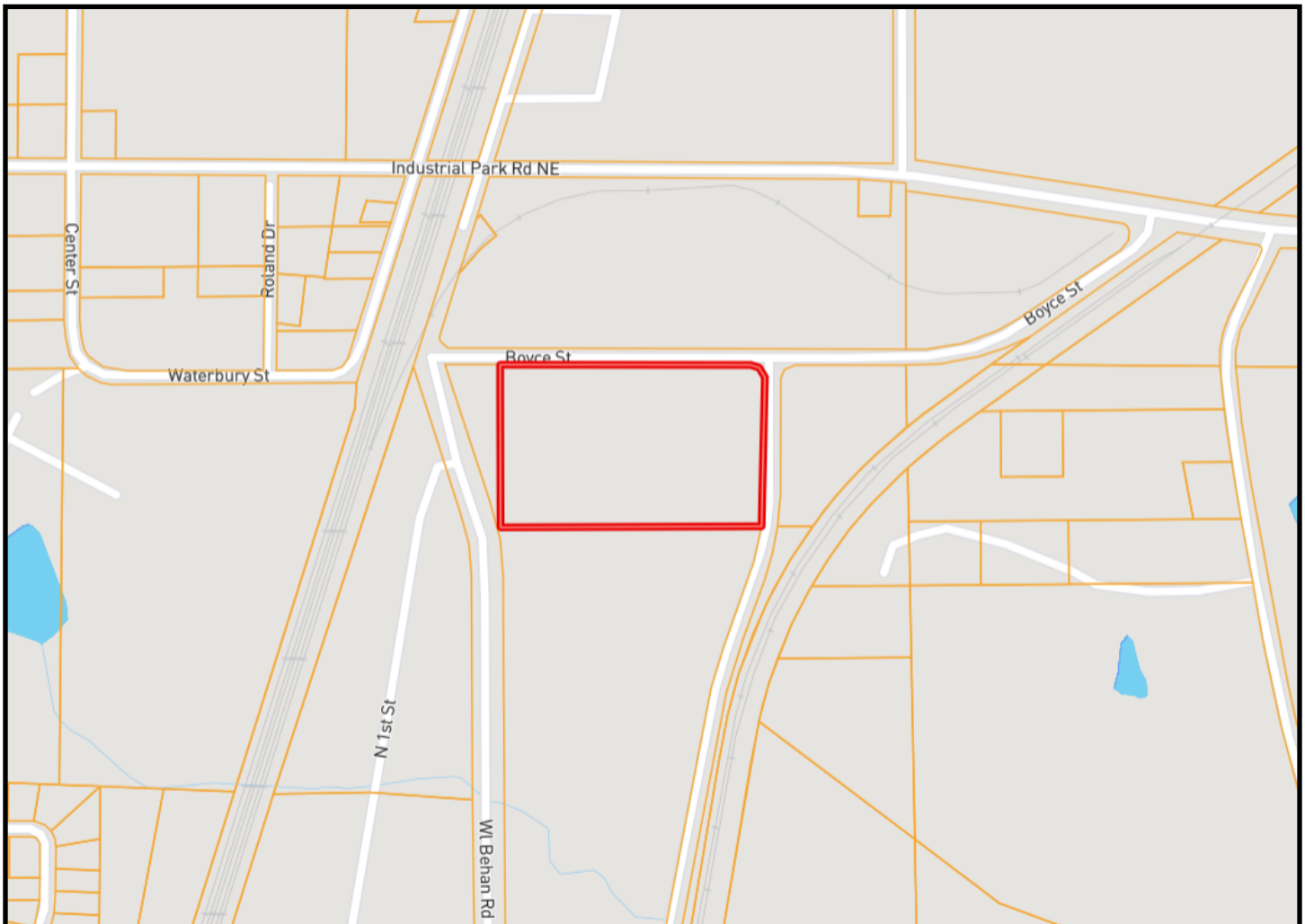
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## Ownership Map



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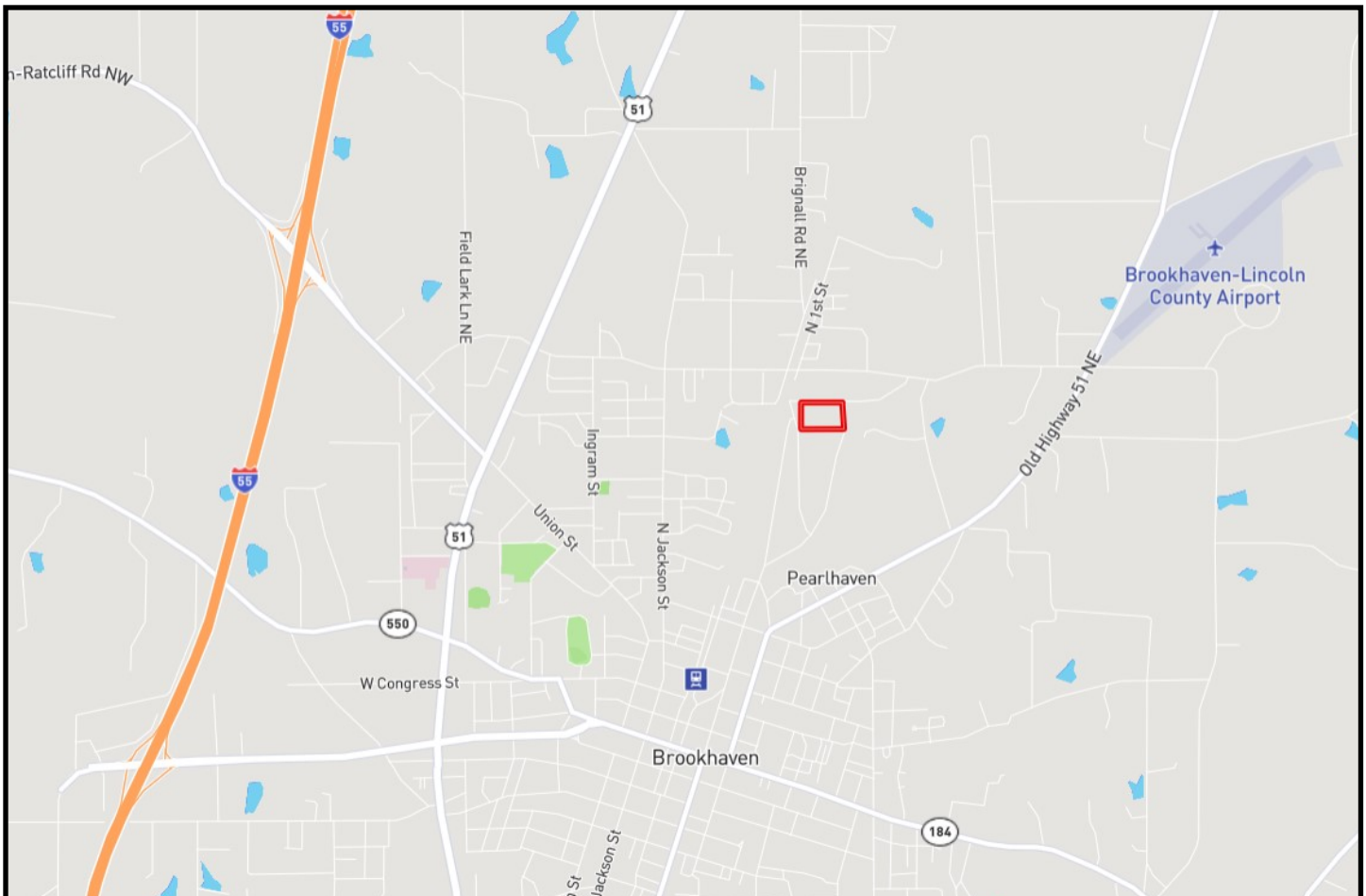
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## Directional Map



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Expect More. Get More.

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