

FOR SUBLEASE MANUFACTURING SPACE



36 COUNTY RD 166

+/- 185,000 SF
AVAILABLE

Oxford, MS 38655



BUILDING HIGHLIGHTS:

- Manufacturing building for sublease
- Current term through 1/31/2034
- Ideal for manufacturing users with employee cafeteria, heavy power, numerous cranes, and equipment that could potentially remain
- Could be utilized for distribution as well
- Clear height: 30'
- 100% HVAC manufacturing floor
- +/- 18,500 SF office space
- Heavy power
- 2 dock doors
- 180 car parking
- Ample outside storage area as well as building expansion capability
- Located in the growing Oxford, MS MSA with access to the greater Mid South region



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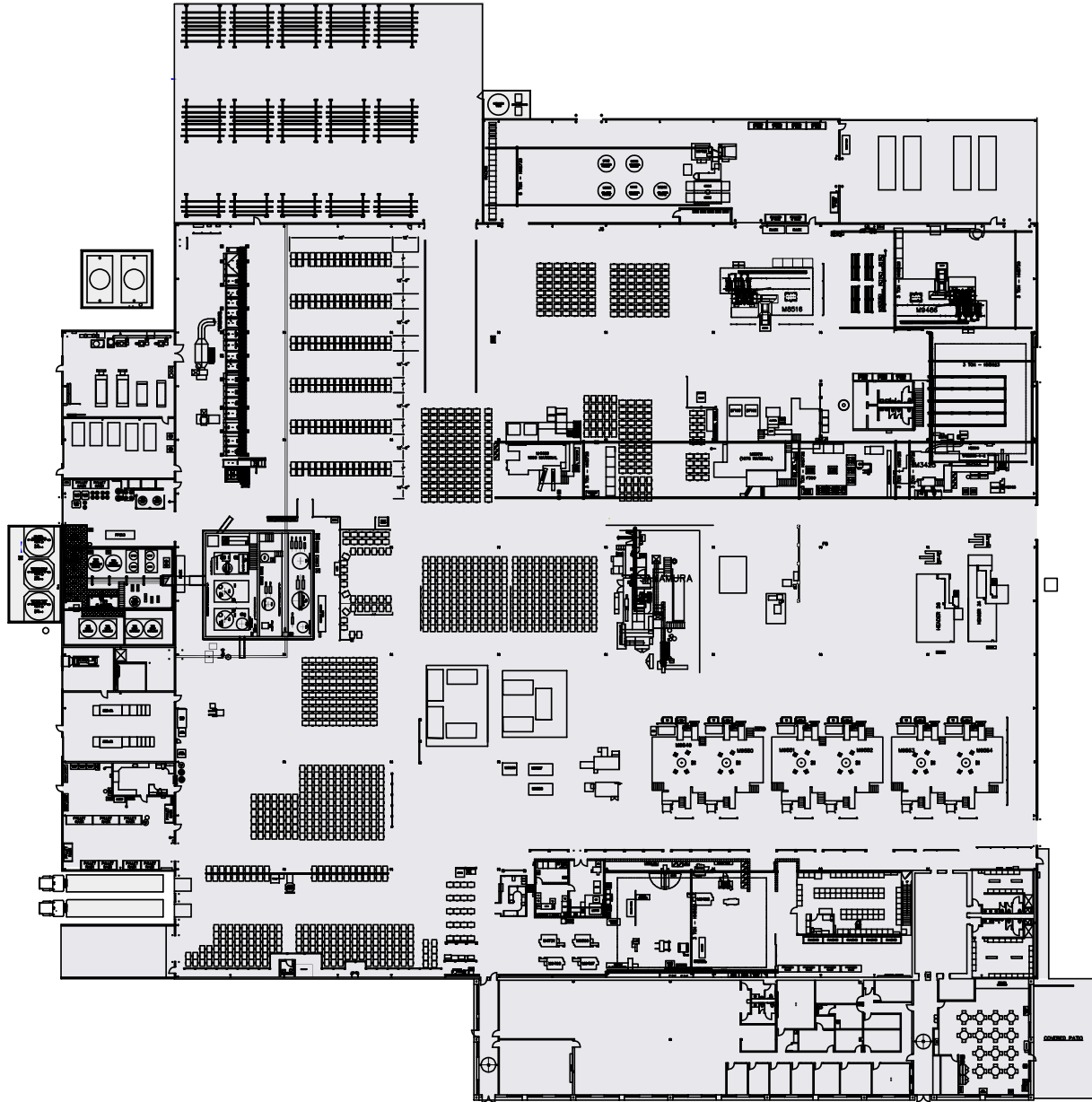
COMMERCIAL
ADVISORS

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FLOOR PLAN



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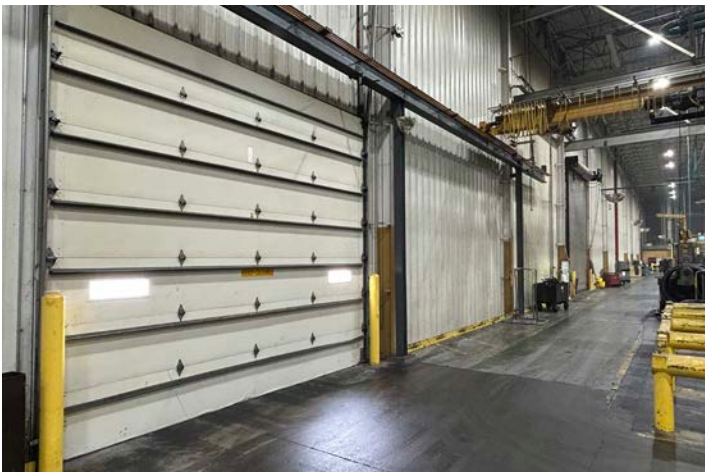
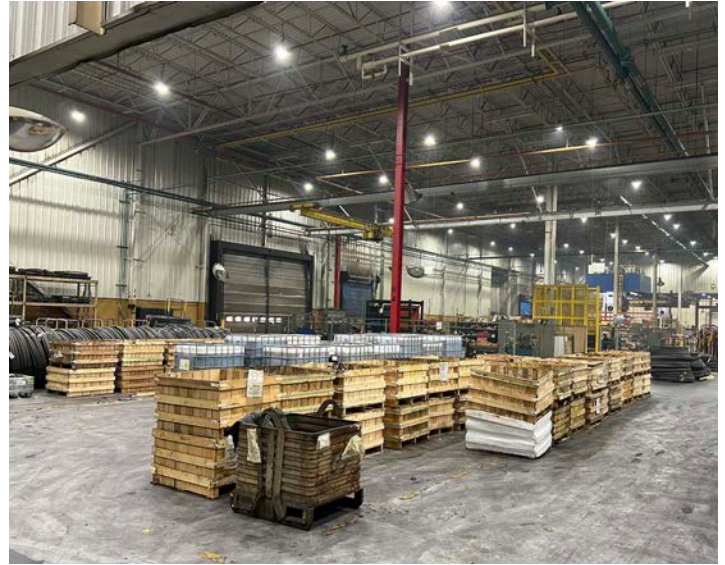
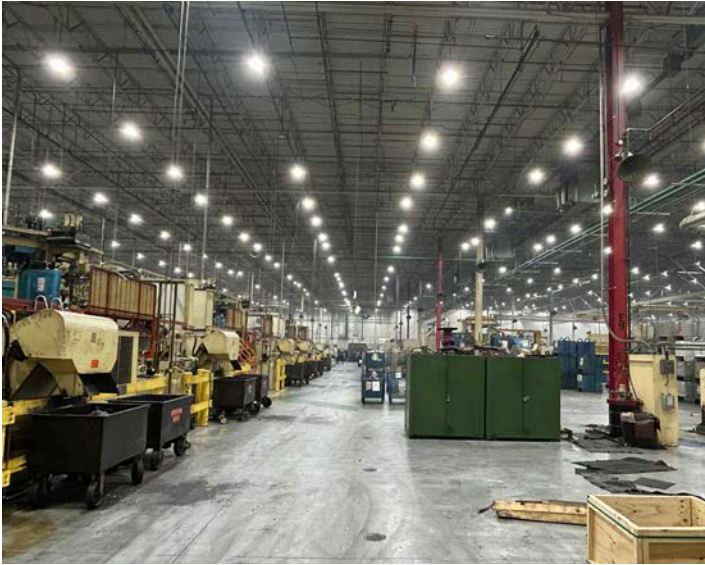
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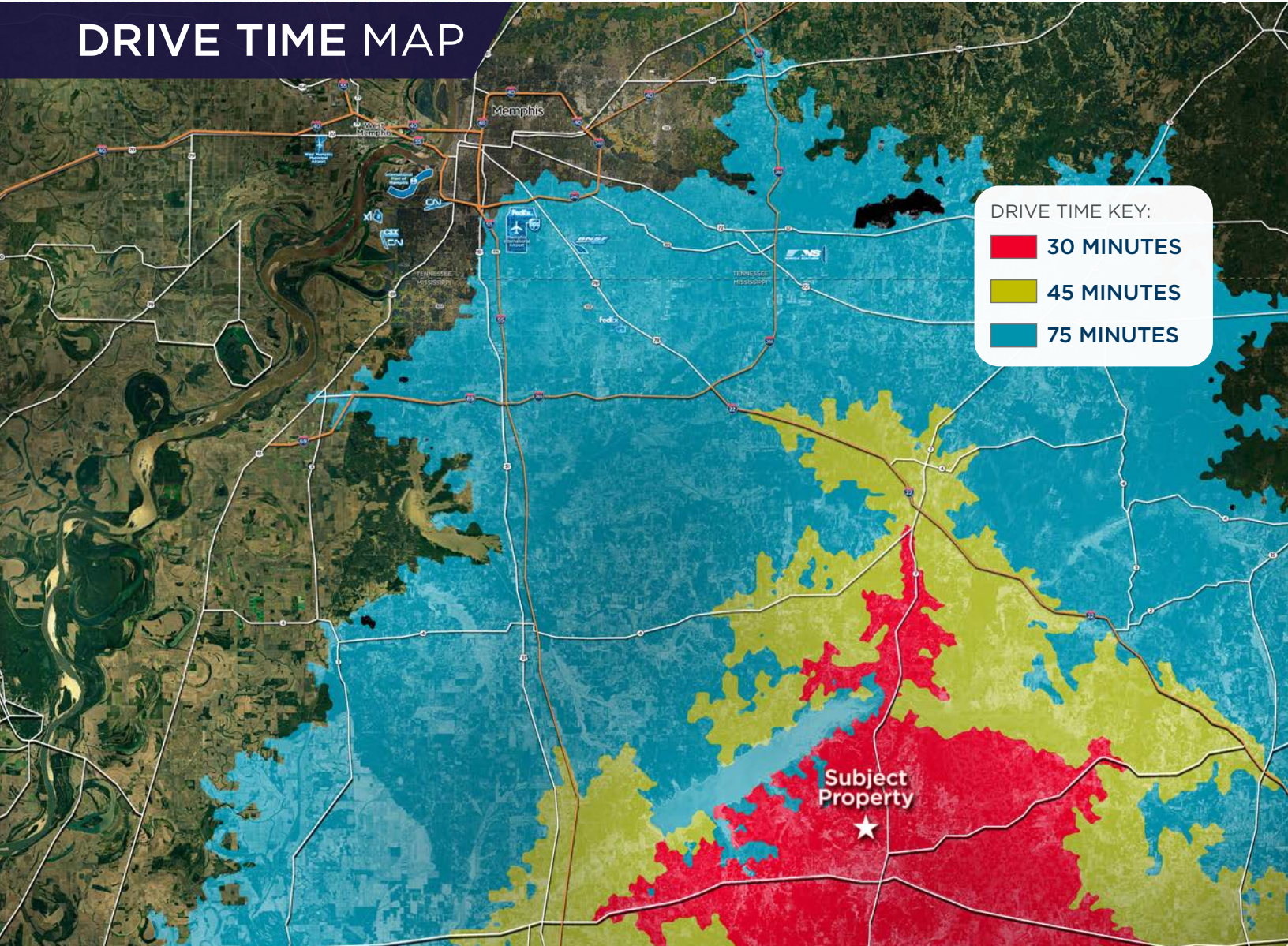
COMMERCIAL ADVISORS

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DRIVE TIME MAP



DRIVE TIME KEY:

- 30 MINUTES
- 45 MINUTES
- 75 MINUTES



33 MINS 27 MILES	29 MINS 25 MILES	45 MINS 44 MILES	66 MINS 59 MILES	61 MINS 52 MILES	54 MINS 52 MILES	83 MINS 65 MILES
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