Commercial Opportunity formerly known as Red Panther Chemical Co located between Normandy & E Tallahatchie Avenues
Normandy Avenue
Clarksdale, MS 38614

$275,000
11± Acres
Coahoma County

MORE INFO ONLINE:

https://www.mossyoakproperties.com/

Commercial Opportunity formerly known as Red Panther Chemical Co located between Normandy & E Tallahatchie Avenues
Clarksdale, MS / Coahoma County

SUMMARY

Address
Normandy Avenue

City, State Zip
Clarksdale, MS 38614

County
Coahoma County

Type
Commercial, Business Opportunity, Undeveloped Land

Latitude / Longitude
34.187724 / -90.562461

Acreage
11

Price
$275,000

Property Website
www.mossyoakproperties.com

MORE INFO ONLINE:

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PROPERTY DESCRIPTION

Red Panther Chemical/Coahoma Warehousing

Clarksdale, Mississippi | 11 Acres | 8 Buildings that include an Office + Vacant Lot

Now available: a rare commercial/industrial opportunity at the site of the former Red Panther Chemical Company, located between Normandy and East Tallahatchie Avenues in Clarksdale, Mississippi. This property spans around 11 acres and offers a versatile mix of warehouse space, office facilities, storage buildings, a vacant lot, and ample parking, making it ideal for commercial operations involving heavy equipment, agriculture, grain storage, or warehousing.

Property Background

From 1949 to 1996, the site operated as a pesticide formulation plant, producing liquid and dry herbicides, insecticides, and fungicides. Environmental cleanup activities were completed by the EPAand Mississippi Department of Environmental Quality, and the EPA officially closed its file, clearing the way for future development and sale.

Site Features

• Multiple Warehouse Buildings (constructed between 1962–1989)

• Office Building (6,420 SF)

• Drive-in doors and dock doors with ramps

• High-pressure fluorescent lighting throughout

• Gravel parking lot

• Vacant lot for future development or outdoor storage

• Ceiling heights up to 22 feet

Building Details:

Building #15 – Warehouse

• Built 1989 | 26,080 SF | 14’ wall / 20’ ceiling

• 1 Dock Door | 1 Drive-in with Ramp

Building #16 – Warehouse

• Built 1973 | 28,300 SF (100’ x 283’) | 14’ wall / 21’ ceiling

• 2 Dock Doors | 1 Drive-in with Ramp

Building #17 – Warehouse

• Built 1973 | 9,600 SF (60’ x 160’)

• 1 Dock Door | 1 Drive-in with Ramp

Building #18 – Warehouse

• Built 1962 | 7,000 SF (100’ x 170’)

• 1 Ground-Level Drive-in Door

Building #20 – Storage Building

• Built 1988 | 6,000 SF (60’ x 100’)

• Fluorescent Lighting

Building #21 – Warehouse

• Built 1965 | 16,000 SF (100’ x 160’) | 12’ wall / 16’ ceiling

• 2 Dock Doors | 1 Drive-in with Ramp | Fluorescent Lighting

Building #22 – Office

• Built 1956, Remodeled 1972 | 6,420 SF

• Fluorescent Lighting

Building #23 – Warehouse

• Built 1989 | 38,400 SF (160’ x 240’) | 16.5’ wall / 22’ ceiling

• 4 Dock Doors | 1 Ground-Level Drive-in Door

• High-Pressure Sodium & Fluorescent Lighting

Potential Uses:

• Heavy Equipment Operations

• Agricultural or Farm Supply Center

• Grain Storage & Processing

• Commercial Warehousing

• Equipment or Vehicle Storage

• Redevelopment Opportunity

This expansive and flexible site is priced to move. Contact us today for a showing!

Presented by:

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Clarksdale, MS / Coahoma County

Red Panther Chemical Company Property, Clarksdale, MS

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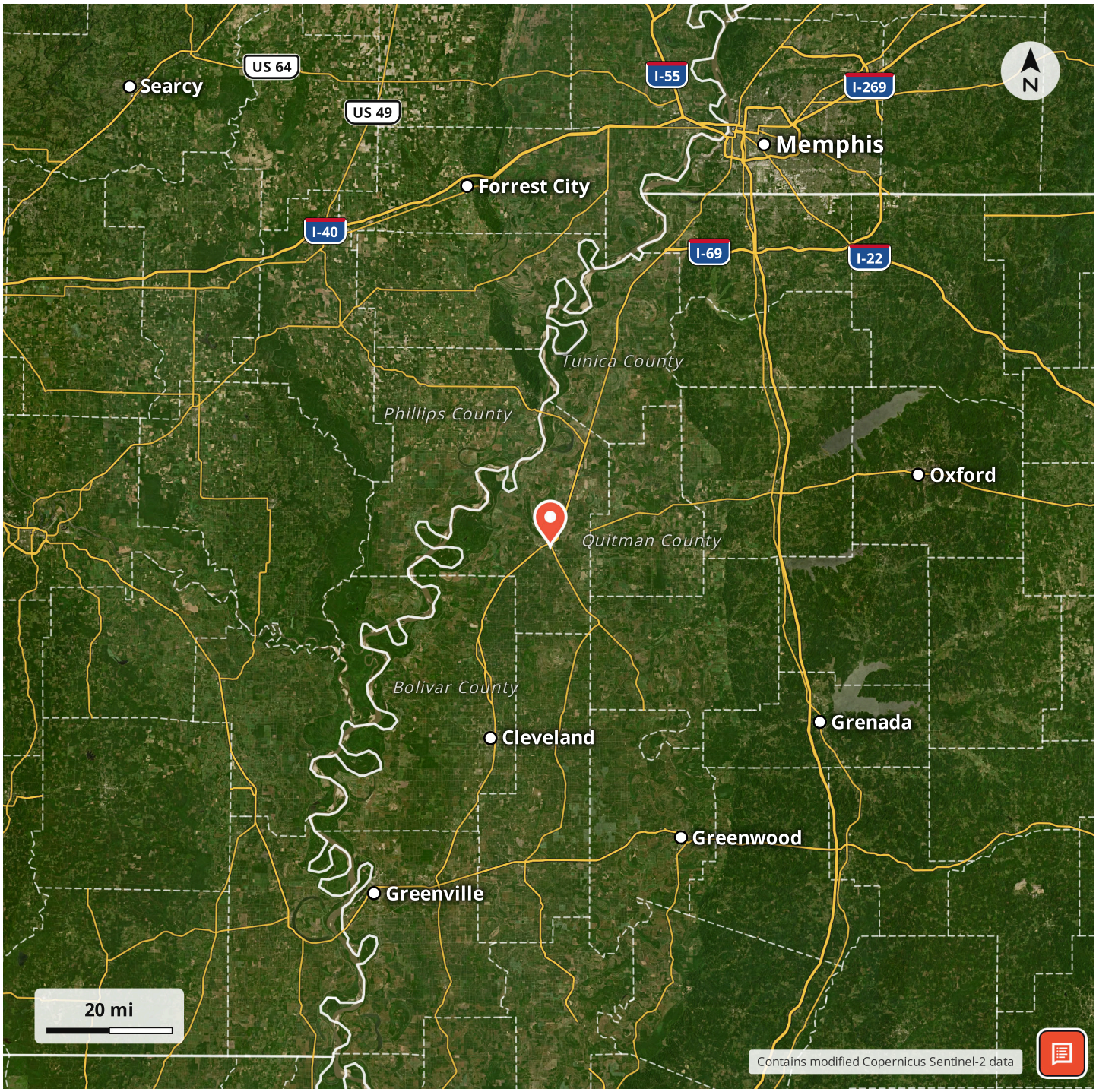
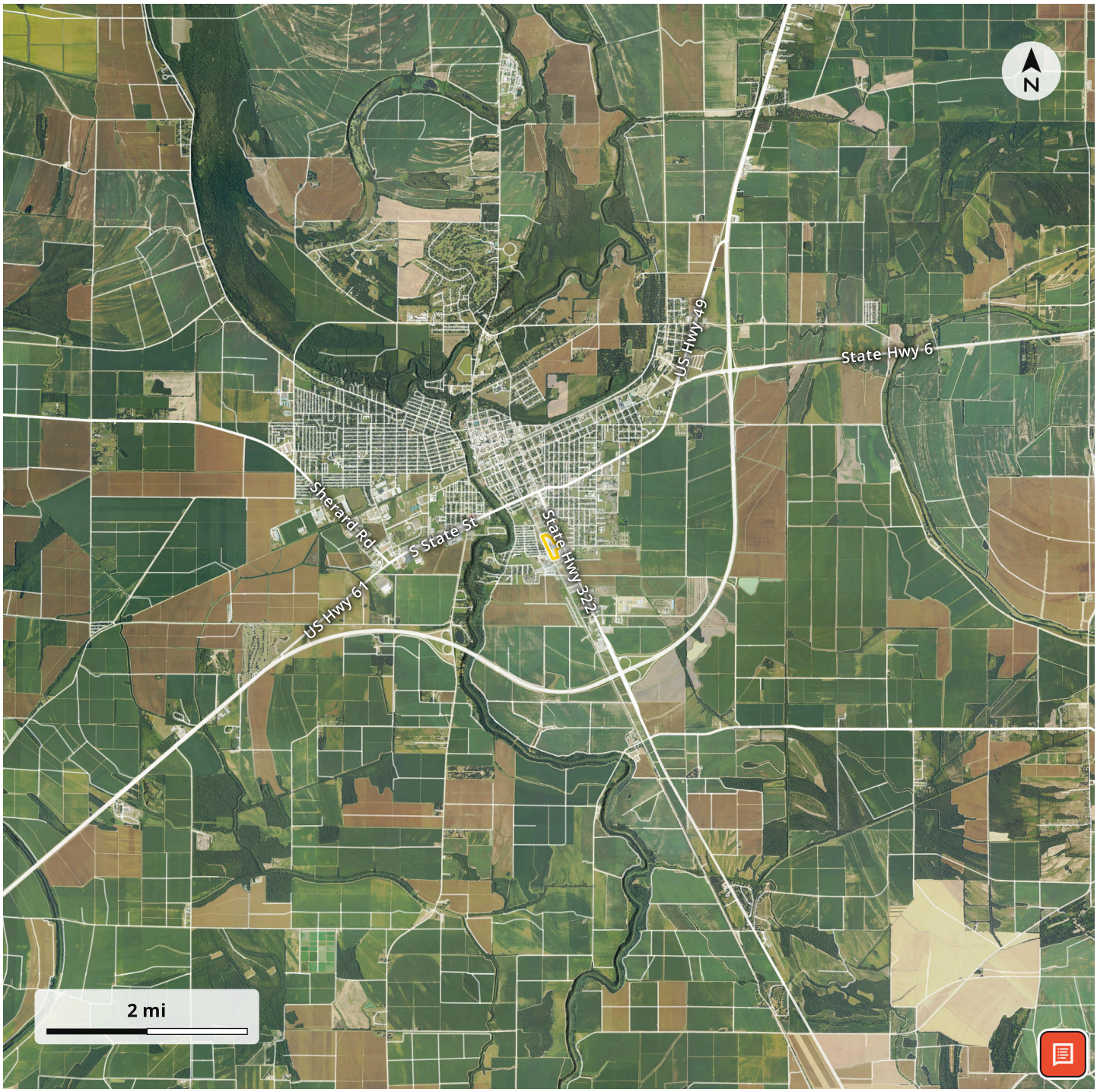
Regional Map



Locator Map


N
US Hwy 49
State Hwy 6
Sherard Rd
S State St
State Hwy 322
US Hwy 61
2 mi

Aerial Map

LISTING REPRESENTATIVE

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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