

Clay County, MS - 1146 Industrial Access Road
1146 Industrial Access Road
West Point, MS 39773

\$450,000
8± Acres
Clay County



Clay County, MS - 1146 Industrial Access Road
West Point, MS / Clay County

SUMMARY

Address

1146 Industrial Access Road

City, State Zip

West Point, MS 39773

County

Clay County

Type

Commercial

Latitude / Longitude

33.625799 / -88.638935

Acreage

8

Price

\$450,000

Property Website

<https://www.mossyoakproperties.com/property/clay-county-ms-1146-industrial-access-road-clay-mississippi/90262/>



Clay County, MS - 1146 Industrial Access Road West Point, MS / Clay County

PROPERTY DESCRIPTION

1146 E Industrial Access Road – Prime Industrial/Office Complex Your Operations Headquarters in the Heart of West Point

This rare industrial property offers a turnkey solution for businesses needing office, shop, garage, and secure yard space all on one site. Positioned in West Point's active industrial corridor, 1146 E Industrial Access Road combines functionality, convenience, and curb appeal to deliver an ideal base of operations.

Property Highlights

- **Total Building Area:** ±6,360 SF (Office + Shop + Garage)
 - **Land Area:** ±8.0 Acres
 - **Secure Equipment Yard:** ±0.8 Acres (Fenced & Gravel Surfaced)
 - **Parking:** 36 Concrete Paved Spaces + Extensive Concrete Drives
 - **Location:** Easy access to Highway 45A, regional transportation routes, and Golden Triangle Regional Airport
-

Improvements & Features

Professional Office Space – ±3,060 SF

Greet clients and run your operation from a well-appointed office environment featuring:

- Reception area and multiple private offices
- Large conference/meeting room
- Restrooms and break areas
- Climate-controlled, move-in ready layout

Industrial Shop – ±2,400 SF

Perfect for light manufacturing, equipment maintenance, or storage:

- Open floor plan with overhead clearance
- Multiple roll-up doors for easy access
- Power supply suitable for tools and equipment
- Flexible configuration for fabrication, assembly, or warehousing

Garage & Service Bay – ±900 SF

- Dedicated space for vehicle maintenance, storage, or fleet operations
- Enclosed, secure, and directly connected to shop/yard for efficient workflow

Fenced Equipment Yard – ±0.8 Acres

- Secure perimeter fencing and lockable gates
- Gravel surface for heavy equipment, trailers, or materials
- Excellent drainage and maneuverability for trucks

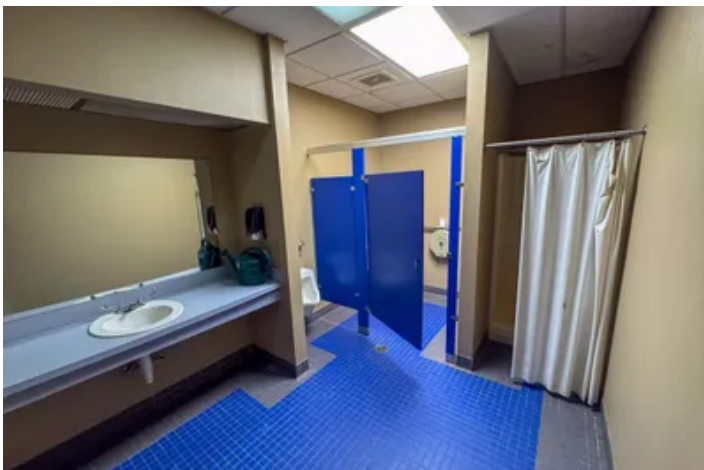
Parking & Access

- 36 striped concrete spaces for employees and visitors
- Concrete drives and aprons designed for truck traffic
- Wide circulation routes for loading/unloading or delivery vehicles

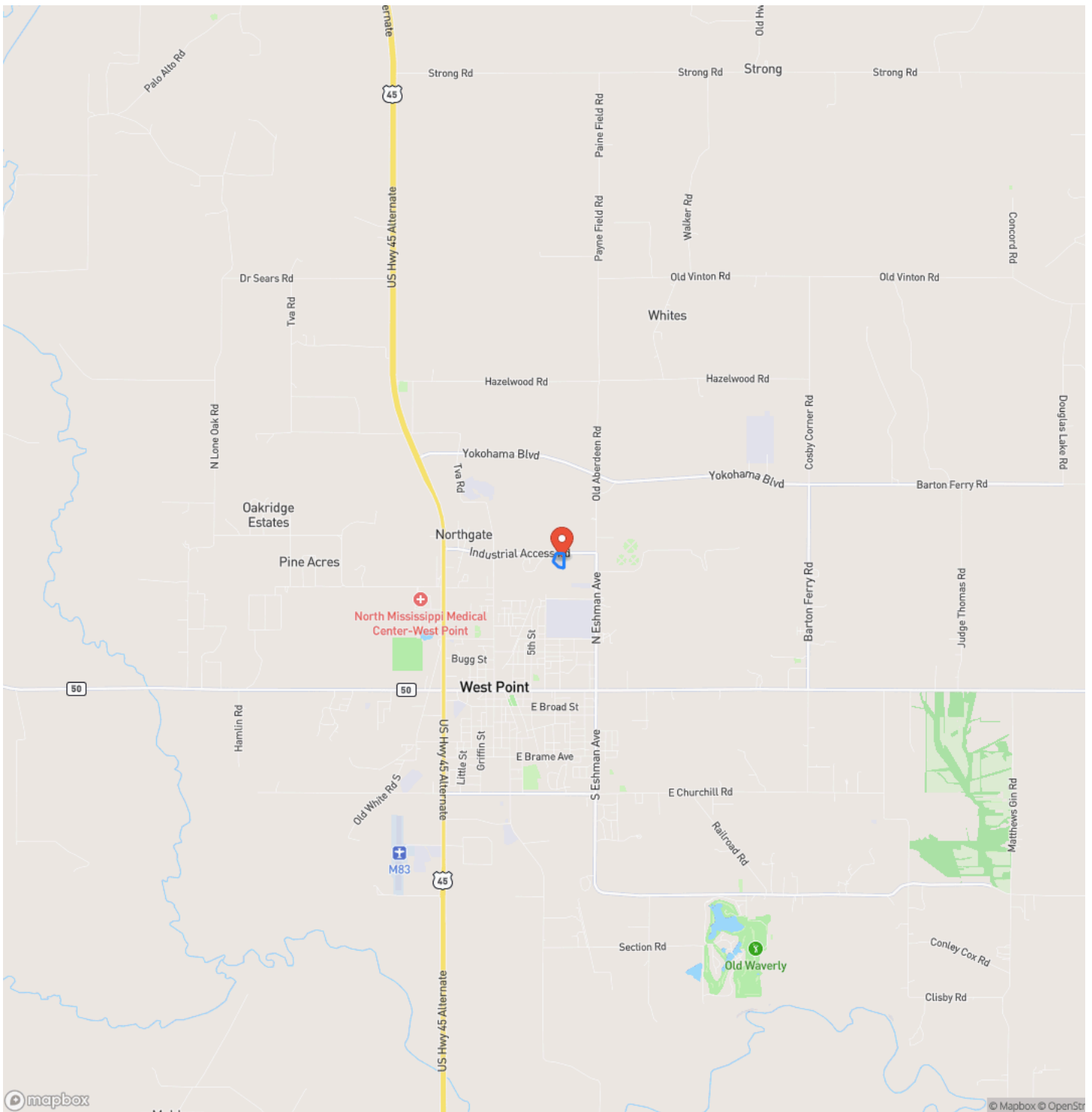
Why This Property Works

Whether you're a **contractor, service provider, supplier, or light manufacturer**, this property gives you everything you need in one place: modern office space, functional shop/garage, secure yard storage, and ample parking. The extensive concrete paving, fenced yard, and flexible building layout reduce operational headaches and position your business for efficiency and growth.

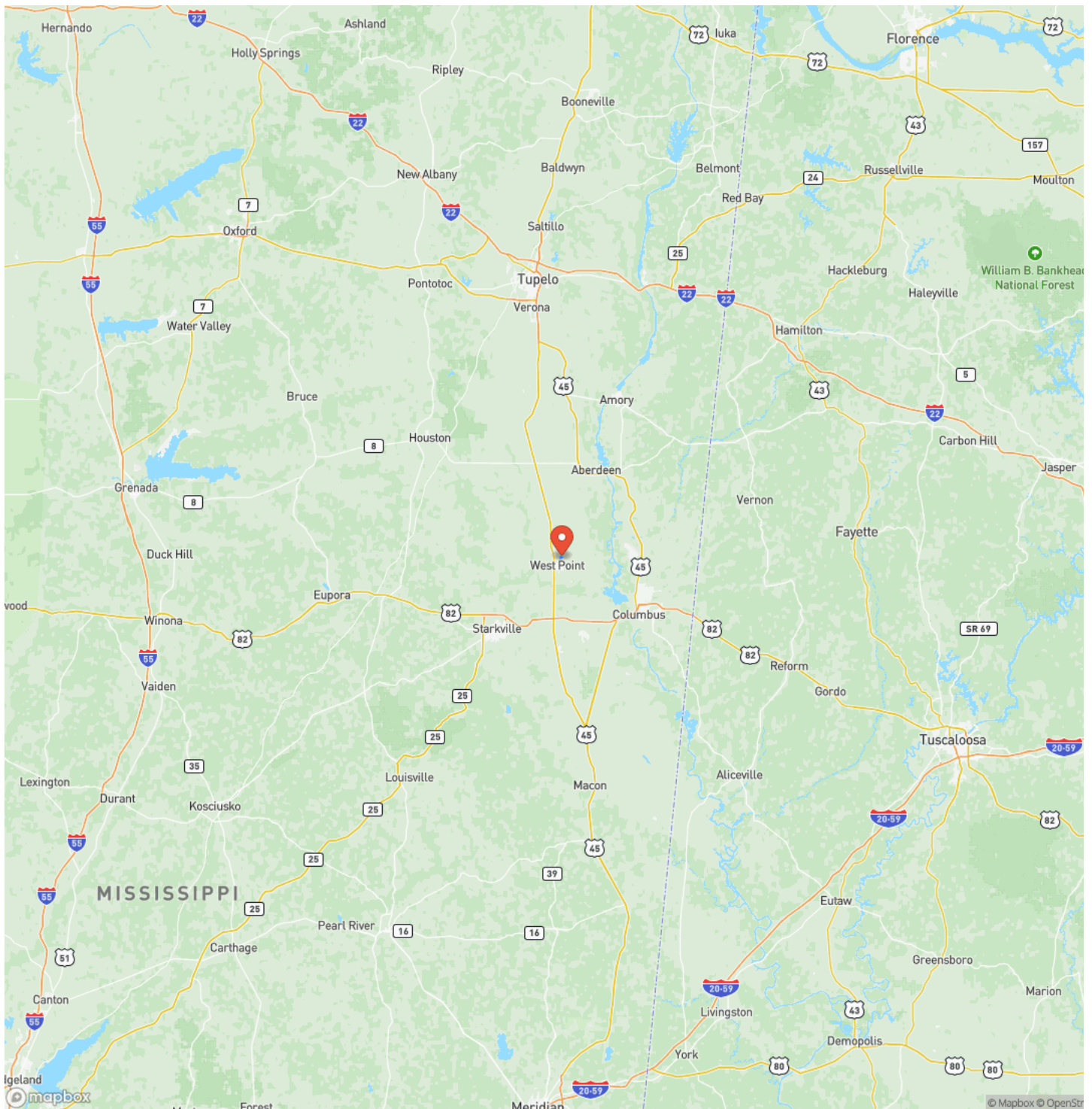
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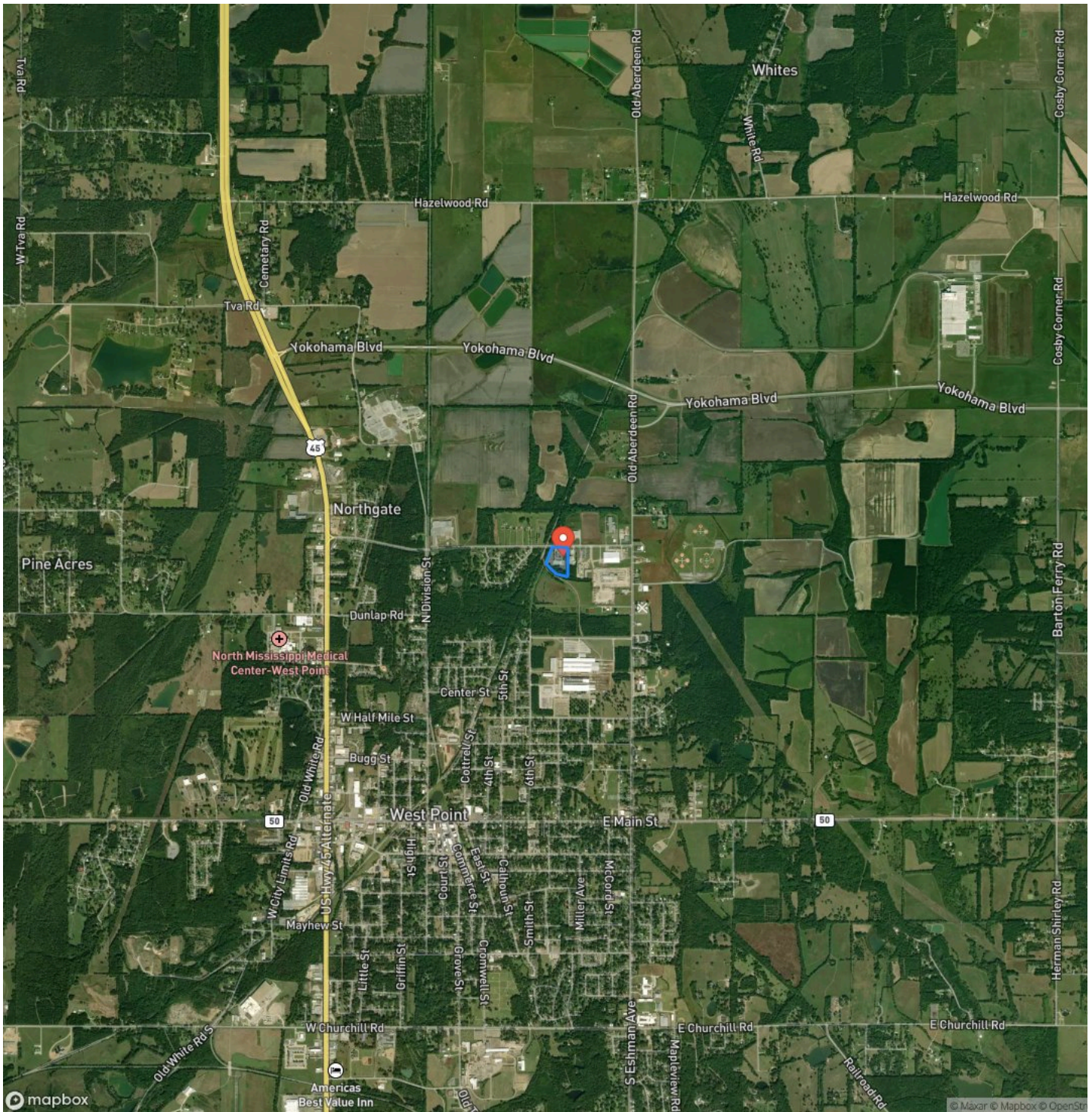
Locator Map



Locator Map



Satellite Map



**Clay County, MS - 1146 Industrial Access Road
West Point, MS / Clay County**

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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MORE INFO ONLINE:

MossyOakProperties.com

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MORE INFO ONLINE:
MossyOakProperties.com

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Mossy Oak Properties Bottomland Real Estate

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