Commercial Industrial Opportunity – River Road | Yazoo City, MS

Purchase Price: $500,000

Located at the end of River Road in Yazoo City, this 2.6-acre commercial property offers a functional and well-positioned setup for a wide range of industrial and service-based operations.

The property features a 3,400± square foot metal building, constructed in 1986 and built for durability and long-term use. Inside, approximately 800± square feet is enclosed office space with a kitchen, providing comfortable workspace for administrative and employee needs. The remaining shop area is fully concrete-floored and equipped with three 12-foot bay doors, allowing access for service trucks, equipment, and fleet vehicles.

An additional 3,200± square foot covered concrete awning expands the usable footprint and provides protected space for loading, staging, or equipment storage.

The entire 2.6-acre site is gravel-based and fully fenced, offering security, ample turnaround room, fleet parking, and laydown yard capacity. Its proximity to the railroad enhances its appeal for industrial and logistics-oriented users.

Taxes: $3,755

With established electrical service and plumbing already in place, this property is turnkey and well suited for:

- Equipment service and repair operations
- Commercial trucking or fleet-based businesses
- Electrical or mechanical contractors
- Construction and industrial service companies
- Storage and distribution operations

Location Map: River Rd Commercial

For More Information Contact

Joe Mallard – 601.927.8222

Sartain's Heritage Properties

Sartain's Heritage Properties, LLC.
www.SartainsHeritage.com

.





Sartain's Heritage Properties, LLC.
www.SartainsHeritage.com



