



FORMER
DIVERSIFIED
TECHNOLOGY
PROPERTY

For Sale or Lease:

Diversified Technology Property
476 Highland Colony Parkway
Ridgeland, MS 39157

Professionally Managed By:

Ergon Properties, Inc.
P.O. Box 1639
Jackson, MS 39215-1639
601-933-3174

Contact:

Jim DeFoe - Broker	Keith Clair - Broker
601-933-3344 (o)	601-933-3304 (o)
601-842-1228 (c)	601-842-1225 (c)

ASSEMBLY SPACE

OFFICE SPACE

HIGHLAND COLONY PARKWAY

RIDGELAND, MS

 **Ergon Properties, Inc.**

ergon.com



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CLASS "A" OFFICE SPACE



476 HIGHLAND COLONY PARKWAY
RIDGELAND, MS

OFFERED BY:

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The former Diversified Technology facility is located on the prestigious Highland Colony Parkway in Ridgeland, Mississippi, the state's premier office/retail corridor. The property offers Class A amenities and is an impressive location for your new office. Envisioned and developed as a "campus-style" setting, the former Diversified Technology Property is nestled on a forested, 28-acre site with lush landscaping. The location is superb, offering quick access to the interstate and the entire Jackson Metropolitan area.

Class "A" Office Building

- Architectural precast construction, 3 story, ≈54,000 gross sq. ft.
- Prestigious location along Highland Colony Parkway
- Close proximity to the entire Jackson Metropolitan area
- Gated, secure access with on grade parking (382 spaces)
- Extraordinary finishes, workout areas with men and women's saunas
- Large employee lounge/break rooms
- Will consider subdividing for multi-tenant use
- Professionally managed by Ergon Properties, Inc.

- Floor One ≈ 17,000 sq. ft. per floor
- Floor Two ≈ 17,000 sq. ft. per floor
- Floor Three ≈ 17,000 sq. ft. per floor

- Rental Rate: \$24/ft. – Full Service
- Tenant Finish Allowance: Negotiable



Assembly/Manufacturing/Warehouse Building

- Architectural precast construction, 1 story, ≈88,000 sq. ft.
- Climate controlled, sprinklered, non-static flooring
- Dock doors – 5 total / 10 ft. height, 3 in receiving with dock levelers
- Gated, secure access
- Will consider subdividing for multi-tenant use

• Ceiling Heights

Side Sections:

15 ft. / bottom of joists

11 ft. / bottom of ductwork

10 ft. / bottom of lights

Center Section:

21 ft. / bottom of joists

16.9 ft. / bottom of ductwork

16 ft. / bottom of lights

- Rental Rate: \$9/ft.
- Tenants Pay: Utilities & Janitorial



ASSEMBLY/MANUFACTURING/WAREHOUSE SPACE - 1 STORY



The information contained herein is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and no liability may be imposed.