

Pioneer Health Campus



ECONOMIC
DEVELOPMENT

Pioneer Way, Magee, MS (Simpson County)
31.861195, -89.740118

PROPERTY OVERVIEW

The Pioneer Health Campus is within the Simpson County Business Park in Magee, Mississippi. The city of Magee is a part of the Jackson Metropolitan Area and is equidistant between the state's capital city, Jackson, and the Hattiesburg Metropolitan Area. The available buildings were constructed in 2010-2012 and previously served as the location for medical records processing, customer service operations, and back-office processing for the entire Pioneer Healthcare system. The Pioneer Health Campus is comprised of two buildings for a total of 55,520 SF of available Class A office space. The surrounding acreage (approx. 75 acres) is owned by Simpson County and is available for expansion needs. Both buildings have start-of-the-art amenities including a workout facility, kitchen/dining area, break rooms, training centers, formal reception areas, and more.



Square Footage

Building #1 - 29,178 SF
Building #2 - 26,342 SF



Property Type

Class A Office



Ownership

Privately Owned

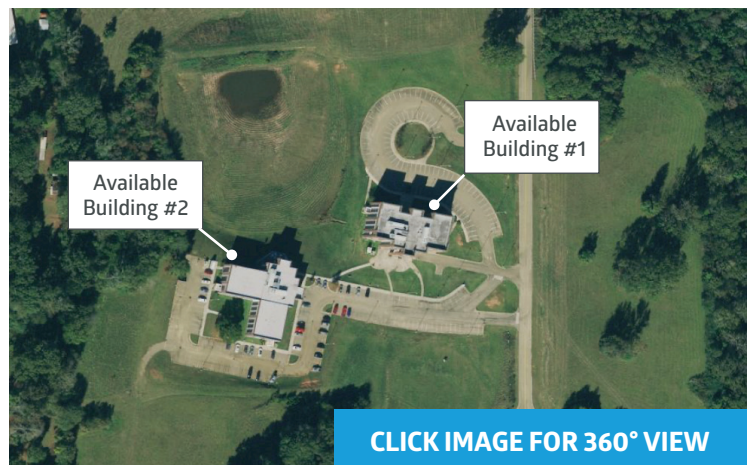


Year Built

Building #1 2010
Building #2 2011/2012

Building Information

- **Sale Price:** Building #1 \$2,450,000; Building #2 \$1,950,000
- **Total Square Footage:** Building #1 - 29,178; Building #2 - 26,342 SF
- **Lot Size:** Building #1 - 9.92 Acres; Building #2 - 5.08 Acres
- **Year Built:** 2010-2012
- **Ceiling Height:** Building #1 - 12.0 FT; Building #2 Unavailable
- **Zoning:** C-1
- **Parking Ratio:** 4.66/1,000 SF
- Taylor Power Systems Emergency Generators in place



Transportation

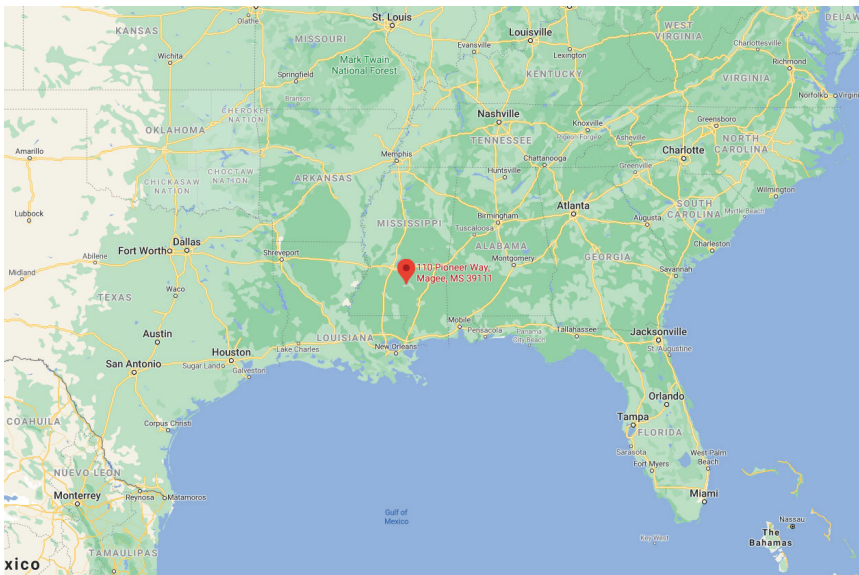
- **Interstate Name:** I-55 (30 miles); I-20 (30 miles); I-59 (35 miles)
- **Highway Name:** U.S. Hwy 49 (adjacent)
- **Airports:** Magee Municipal (3.4 miles); Jackson Medgar-Wiley Evers International Airport (45 miles); Hattiesburg-Laurel Regional Airport (40 miles)
- **Port:** Port of Gulfport (120 miles)
- **Rail:** Canadian National Railway (0.6 miles)

Utilities

- **Electric Provider:** Cooperative Energy/Southern Pine Electric Power Association
- **Gas on Site:** Yes
- **Natural Gas Provider:** Spire Energy
- **Water on Site:** Yes
- **Water Provider:** City of Magee
- **Sewer on Site:** Yes
- **Sewer Provider:** City of Magee
- **Telecommunications Provider:** AT&T & CSpire
- **Fiber Optics:** Yes

Documents and Links

- **Economic Overview: Pioneer Health Campus 45 minute drive-time**



Contact

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