

50,000 sq. ft.

Town-Owned Industrial Building

Tylertown, Mississippi



50,000 SF metal building consisting of 30,000 SF manufacturing area, 10,000 SF air conditioned warehouse/office area, and 10,000 SF non-air conditioned warehouse. The finished 150 x 200 manufacturing area has three rows of interior columns with 33 x 50 bays.

SPECIFICATIONS

Total space:	Facility	50,000 SF
	Manufacturing	30,000 SF
	Warehouse	10,000 SF (w/o A/C)
	Warehouse/Office	10,000 SF
	Bay Size	33 x 50
	Dock Doors	2

Site: 4.7 acres

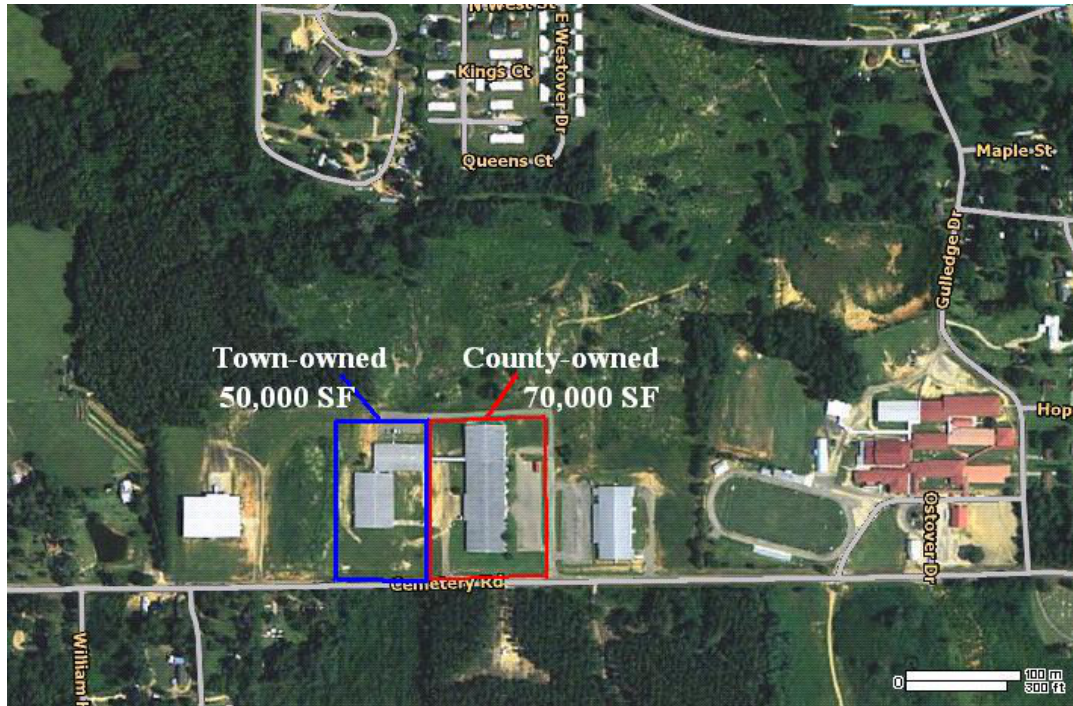
Natural Gas 2" High Pressure and 6" main

Electricity Served by Entergy
3-phase (480 V) service

Water: 8" and 10" looped main
75 PSI Static Pressure

Sewer: 10" main





Transportation:

1-mile to four-lane US HWY 98, 18 miles to I-55 and 46 miles to I-59

Major Cities within 90 miles of Tylertown, MS:

- New Orleans, LA
- Baton Rouge, LA
- Jackson, MS

