

37,000 sq. ft.

Town-Owned Industrial Building

100 Ostrover Dr., Tylertown, Mississippi 39667



The 37,000 SF industrial building has an eave height of 14' (20' at the center) with a clearance of approximately 11' due to the positioning of the feedrail, compressed air lines, and the lighting. The walls of the entire production/warehouse area are covered with 6" batt insulation, one layer of 5/8" painted gypsum floor to ceiling and covered by industrial grade galvalume extending 7' up the wall. A single row of columns spaced 30' apart create two 62.5' x 270' bays. The facility was designed for apparel manufacturing and comes equipped with ample lighting, feedrail, compressor/boiler room, and compressed air and steam lines throughout. The facility is in like-new condition and ready for immediate use as a cut and sew plant or can easily be modified for other uses.

SPECIFICATIONS

Total space:

Facility	37,000SF	270' x 145'
Production/Warehouse	33,750SF	270' x 125'
Office/Rest Rooms/Break Area	2,800SF	20' x 140'
Compressor Room	480SF	20' x 24'
Bay Size	62.5'	
Dock Doors	4	

Parking 110 spots

Site: 6.6 acres with additional acreage available

Natural Gas 2" High Pressure and 6" main

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

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

Sewer: 10" main

Available on 6.6 acres with up to 50 additional acres available, if needed.
Zoned I-2 (Heavy Industrial - located in the Walthall County Industrial Park)



Walthall County Economic Development Authority

P.O. Box 227
Tylertown, Mississippi 39667
www.availablefacility.com

Pam Keaton, Economic Developer
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