

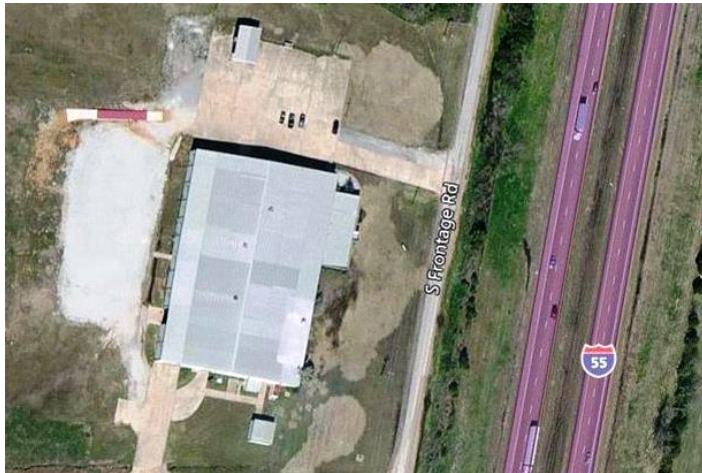
AVAILABLE

65,000 SF on 10 Acres in Sardis, Mississippi



Excellent Manufacturing Facility Located Just Off I-55

As exclusive agents, we are pleased to offer the following property for sale:



Subject Property
2509 South Frontage Road
Sardis, MS 38666

- ◆ 65,000 SF on 10 Acres, includes 3,600 SF of offset front office space
- ◆ 8" Reinforced Concrete Floors
- ◆ 25' x 50' Column Spacing
- ◆ 20' x 24' Ceiling Height
- ◆ Pre-manufactured vinyl backed insulated metal with 8' interior metal liner panel
- ◆ 100% wet system
- ◆ 277/480 volt, 3 phase, 8, 300 amp switchgear
- ◆ Metal halide
- ◆ (2) 8' x 8' tailgates with levelers, (4) drive-in doors
- ◆ Electric provided by Entergy, gas provided by Entex, water and sewer provided by City of Sardis
- ◆ 50' x 300' crane rail (10-ton bridge crane removed)

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