

Burris Building

MONROE COUNTY • ABERDEEN, MISSISSIPPI



Hwy 382 and Jeff Davis Rd.

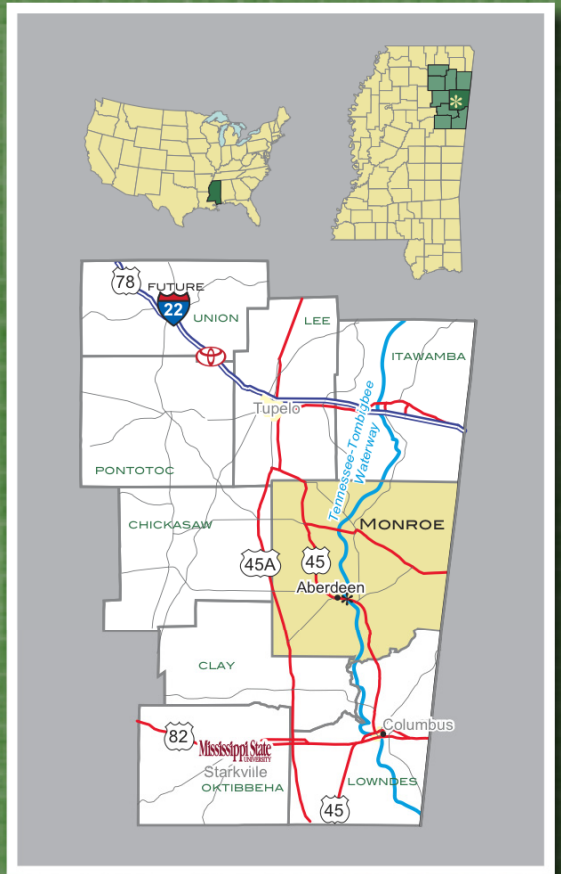
For Sale or Lease

Site Information

- Location – Hwy 382 & Jeff Davis Rd., Prairie, MS
- Acreage: 49 acres including the building acreage
- Ownership: Privately owned, S & J Transfer & Storage, Ltd.
- Transportation: Excellent excess to four lane highway
- For Sale: Yes, \$800,000
- For Lease: Yes, \$0.46 per square foot per year

Building Information

- 443,000 square feet total, 437,000 square feet of manufacturing space, 6,000 square feet of office space
- One story
- Year constructed: 1966, 1973 addition
- Exterior Walls: Insulated metal with 8 inch interior panels
- Roof: Insulated Metal
- Ceiling minimum: 12 feet
- Ceiling maximum: 25 feet
- 40% of building is 12 feet - 16 feet
- 60% of building is 12 feet – 25 feet
- Floor: Reinforced concrete, 4-6 inches
- Column Spacing: 23 feet X 66 feet and 23 feet X 50 feet
- Sprinkler system: 100%, with 90% wet & 10% dry
- Manufactured space: heated
- Office space: heat and A/C
- Can building support cranes: No
- Dock high doors: 19, 15 – 8'X9' & 4 – 8'X10'
- Floor level doors: 1 – 10'X12'



For More Information:

**Tony Green, Executive Director
Monroe County Chamber of Commerce**

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NMIDA
NORTH MISSISSIPPI
INDUSTRIAL DEVELOPMENT ASSOCIATION



Infrastructure Information

- Zoning: None
- Enterprise Zone/LAMBRA: No
- Free Trade Zone: No
- Brownfield: No
- Industrial Park: Yes
- Flood Plain: No
- Environmental Phase I & required Site Studies- Not completed

Utility Providers

- Electricity: Four County Electric Power Assoc.
- Natural Gas: Atmos Energy
- Sewer: City of Aberdeen
- Water: City of Aberdeen
- Telecommunications: A T & T
- Internet: Not networked

Utilities' Details

- Electricity: 2,000 Amps, 3 Phase, and 4 Wire
- Water: 10 inch loop feeds and 8 inch main line
- Natural Gas: 3 miles to main line
- Sanitary Sewer: 8 inch main line

Transportation Infrastructure & Distances

- Rail Access: Direct: No, Kansas City Southern main line is within 1/4 mile of the building
- Water Access: No, Aberdeen Port on the Tennessee Tombigbee Waterway, 8 miles
- Local Airport: Monroe County, 16 miles
- Major Commercial Airport, Golden Triangle Regional, 28 miles
- Major International Airport: Memphis, TN, 136 miles
- By Highway: 36 miles to Columbus, MS & 35 miles to Tupelo, MS
- By Highway: 128 miles to Birmingham, AL & 141 miles to Memphis, TN

- 2 miles to State Hwy 45 Alternate, a four lane
- 38 miles to State Hwy 78/future I-22, east/west route
- 78 miles to Interstate 55, north/south route

Key Selling Points

- One of the largest buildings available in northeast Mississippi, 443,000 square feet
- 45 minutes from future Toyota Corolla plant at Blue Springs, MS & 40 minutes from the Golden Triangle Global Aerospace Industrial Park
- Centrally located between Tupelo, Columbus, Birmingham and Memphis
- 43,047 college students, 3 universities, and 4 community college campuses within an 80 mile radius
- Located in the center of one of the largest skilled labor markets in the Southeastern U.S. with over 300,000 with a manufacturing background

Local Incentives

- Ad valorem tax waiver for ten years
- Freeport inventory tax waiver
- One of the highest rated and most widely used workforce training centers in the U.S., Itawamba Community College is located 45 minutes from the site.

Topography

- USGS Maps - 7.5' Quad: Prairie 33088g6
- Elevation Range - 290' to 330' per USGS Quad
- Predominant Terrain - gently rolling to flat
- Floodplain - Property is located in Zone X (outside 100 yr. floodplain) according to FEMA FIRM 28095C0175 D, Effective date 3/16/88.
- Wetlands - None

For More Information:

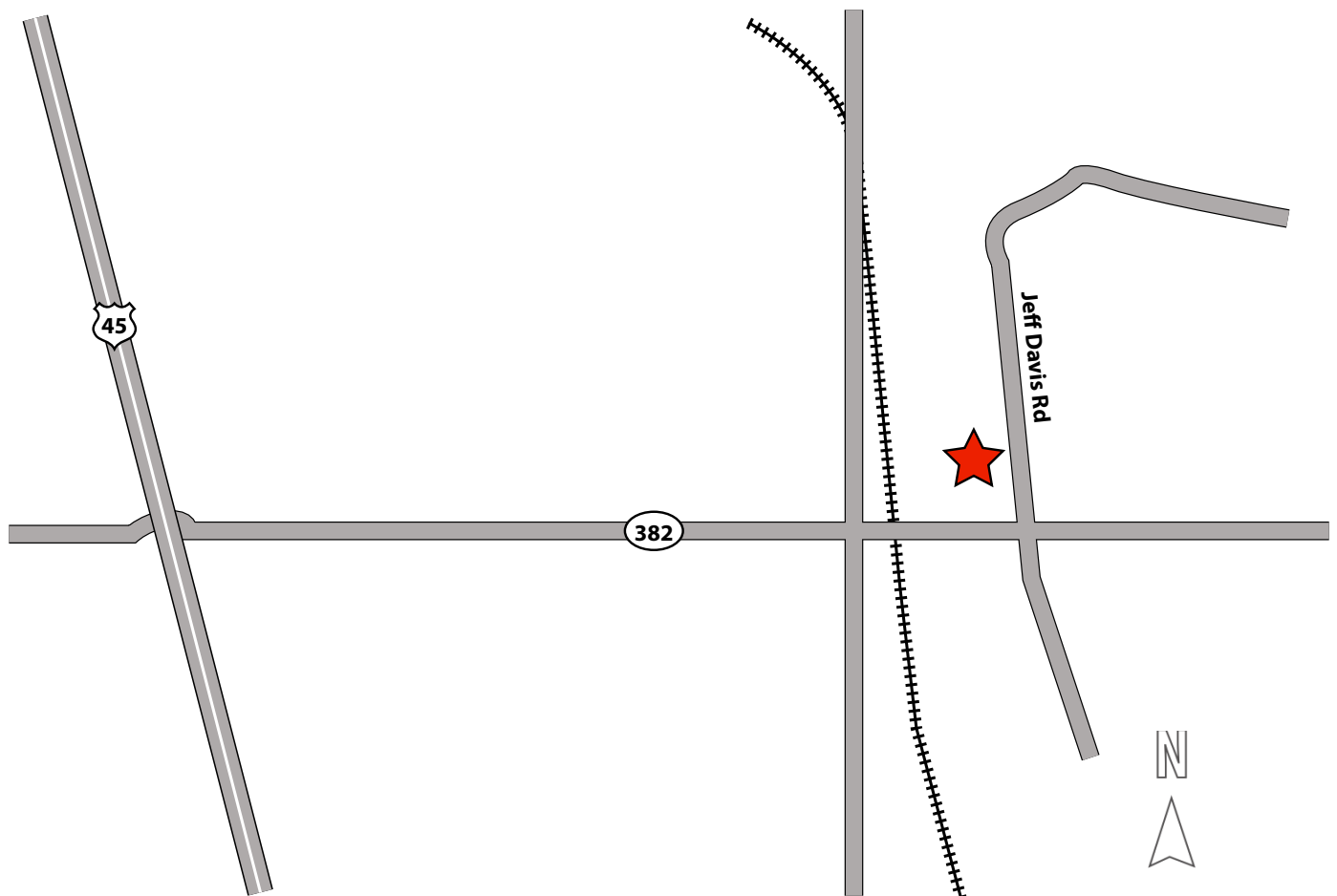
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Geotechnical Data

- Predominant Soils - USDA NRCS maps indicate the following predominant soils:
- PrA (PRENTISS - Fine Sandy Loam)
- La (LEAF - Silt Loam) “Hydric
- EsA (EUSTIS - Loamy Fine Sand)
- Sa (SANDY ALLUVIAL LAND) - Fine Sandy Loam)

Environmental Oversight Entities

- US Army Corps of Engineers
- Mississippi Department of Environmental Quality



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