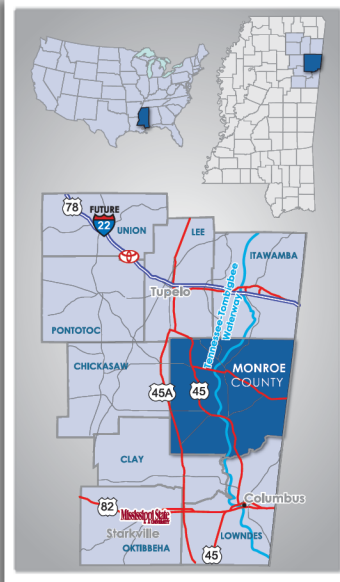


Stevens Building

MONROE COUNTY – SMITHVILLE, MISSISSIPPI



60025 Olive St., Smithville, MS 38870

Site Information

- Acreage: 4.9 including building under roof
- Ownership: Private
- Transportation: Adjacent to MS Hwy 25 and 14 miles to Interstate 22
- For Sale: Yes, asking price \$475,000
- For Lease: Yes, \$1.92 per square foot; annum

Building Information

- 47,500 SF contained in 2 buildings
- 30,000 SF is brick exterior with 11.7 foot ceilings
- 17,000 SF is insulated metal exterior with 12.7 foot peak ceiling height, 8.9 foot eave height
- Floors: Concrete
- Sprinkled: 100%
- Dock Doors: Two 10 ft x 8 ft
- Drive-In Door: One
- Paved Parking Lot for approximately 125 vehicles
- HVAC: Duct work in place

Utility Providers & Details

- Electricity: Monroe County Electric Power Association
- Natural Gas: Atmos Energy
- Sewer: Town of Smithville Water Department
- Water: Town of Smithville Water Department
- Telecommunications: Smithville Telephone Company

Transportation Infrastructure & Distances

- Rail Access, Direct: No
- Port: Port of Amory on the Tennessee Tombigbee Waterway, 9 miles
- Local Airport: Monroe County, 17 miles
- Regional Airport: Tupelo Regional Airport, 40 miles
- Major Commercial Airport: Birmingham Airport, 126 miles
- Major International Airport: Memphis International Airport, 129 miles



For More Information,
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