

FOR LEASE OR SALE

**133 SCANLAN STREET**

NEWTON, MISSISSIPPI 39345

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This 606,000 square foot industrial facility on 27.5 acres in Newton, MS is ideal for manufacturing companies or large warehouse users looking for a strategic location in the southeast region. With its convenient access to Interstate 20, and location just 60 miles east of Jackson, MS, it offers easy access for transportation and distribution needs.

The entire warehouse is under a conditioned roof.

Use of up to all 37 loading docks is available, and there is an opportunity to take only a portion of the building. Also included is 20,000 square feet of office area, complete with management offices, training rooms, an in-house infirmary, and a cafeteria, making it a facility suitable for various operational requirements. Trained workforce is located in this immediate area, as La-Z-Boy has been in business here for over fifty years.







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## BUILDING SPECIFICATIONS

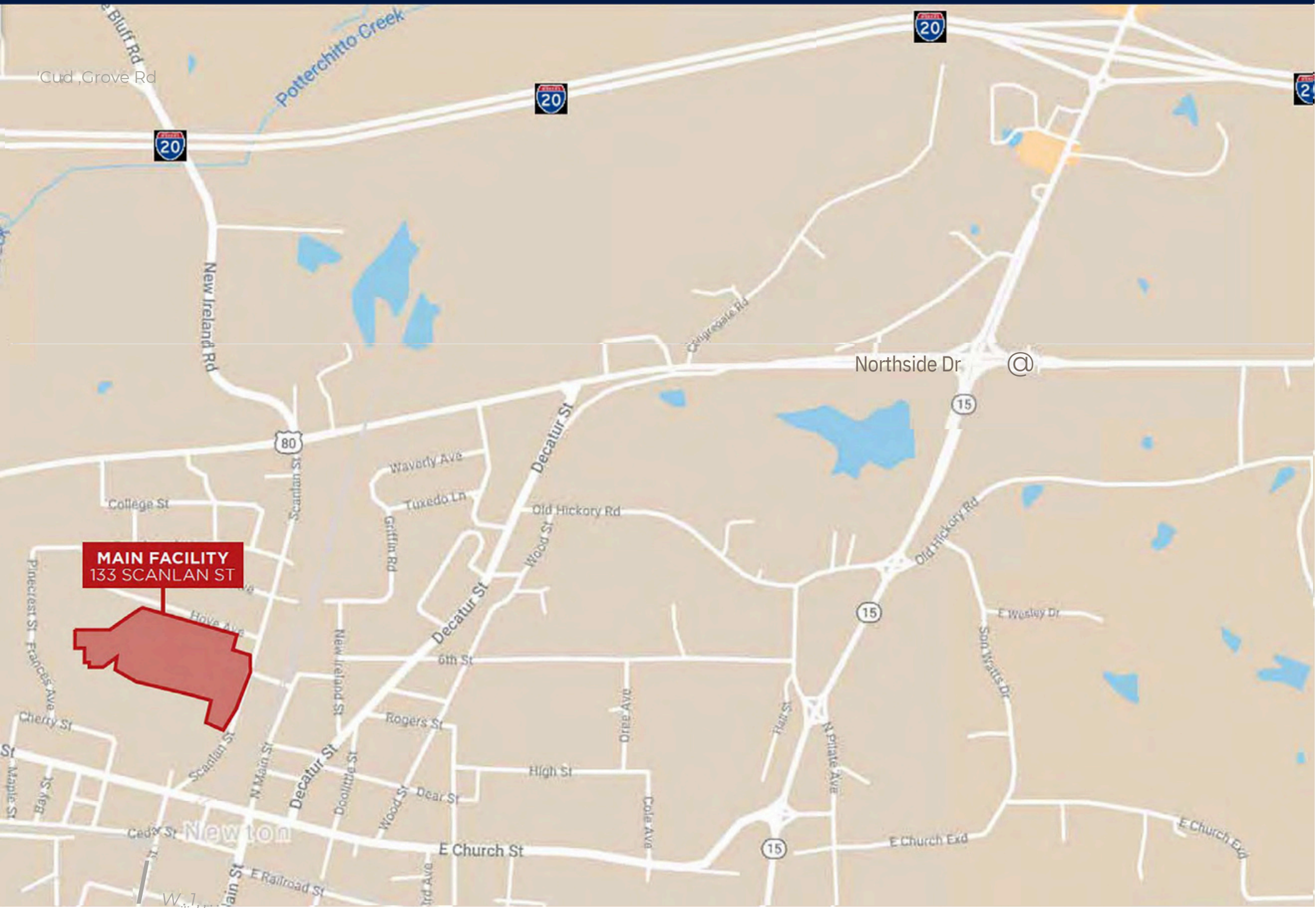
### 133 SCANLAN STREET - MAIN

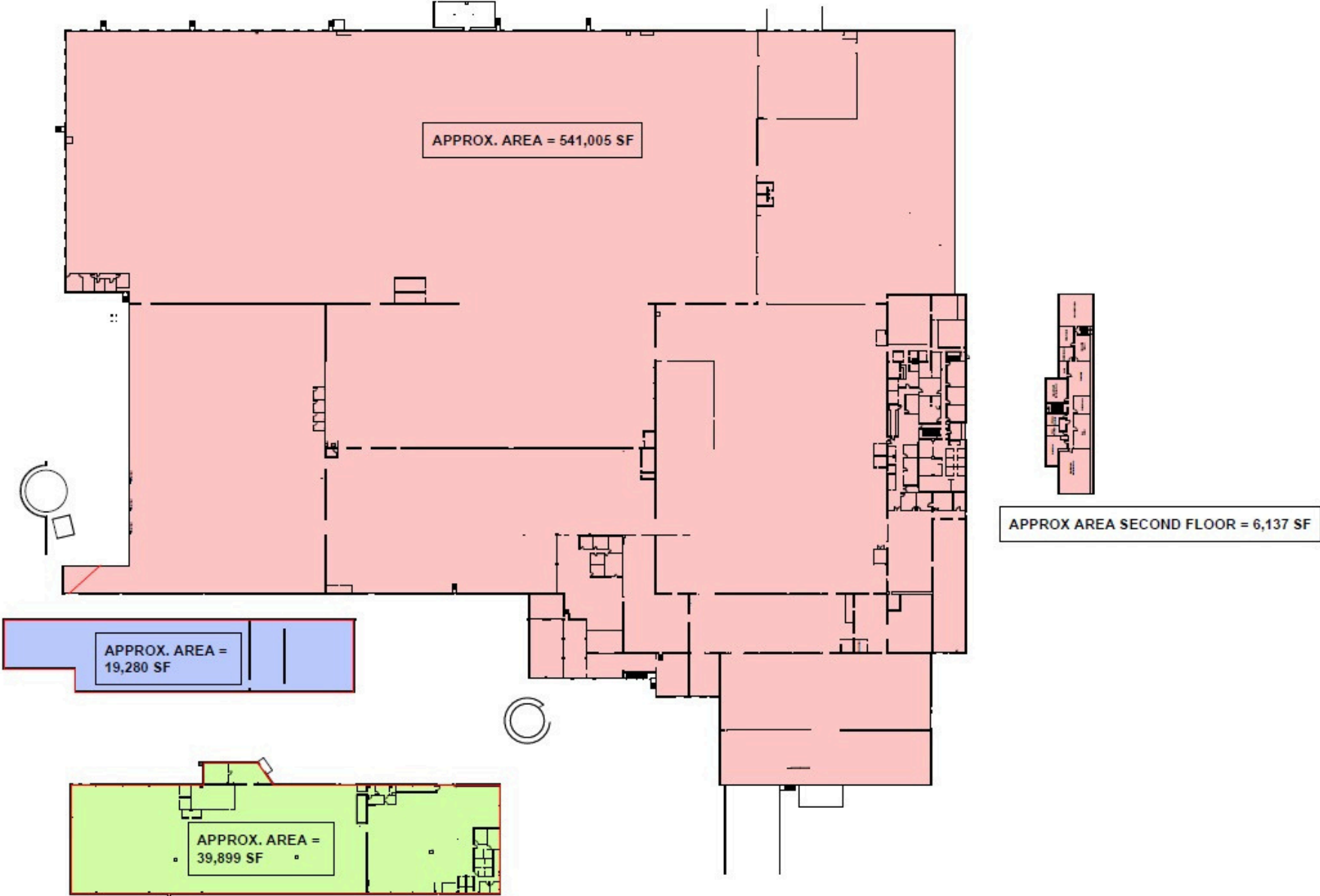
BUILDING SIZE		1,547,142 SF
	606,321 SF	2,19,280 SF
		3,39,899 SF
OFFICE SIZE	± 20,000 SF (2 Story)	
LEASE RATE/SALE PRICE	\$2.00/SF	\$12,500,000
YEAR BUILT/RENOV.	1967 / 2010	
PROPERTY TYPE	Manufacturing	
ZONING	L-2 Heaving Industrial	
LAND AREA	27.51 acres	
LAND USE	Light Industrial	
PERMITTED USE	Industrial/Manufacturing	
COUNTY	Newton	
SUBMARKET	East Central Mississippi	
MARKET	Newton	
DOCK HIGH	37 Docks	
GROUND LEVEL	1 Drive-In	
RAMP DOOR	1	
CRANE	1 - 25 Ton Bridge Crane	
CLEAR HEIGHT	Estimated 15' - 30'	
POWER	Heavy Power	
SPRINKLERS	Robust system - 1 million gal tank	
TRUCK COURT	Heavy Trailer Parking	
PARKING	± 250 Spaces	
RAIL ACCESS	None	
AVAILABLE	Immediately	

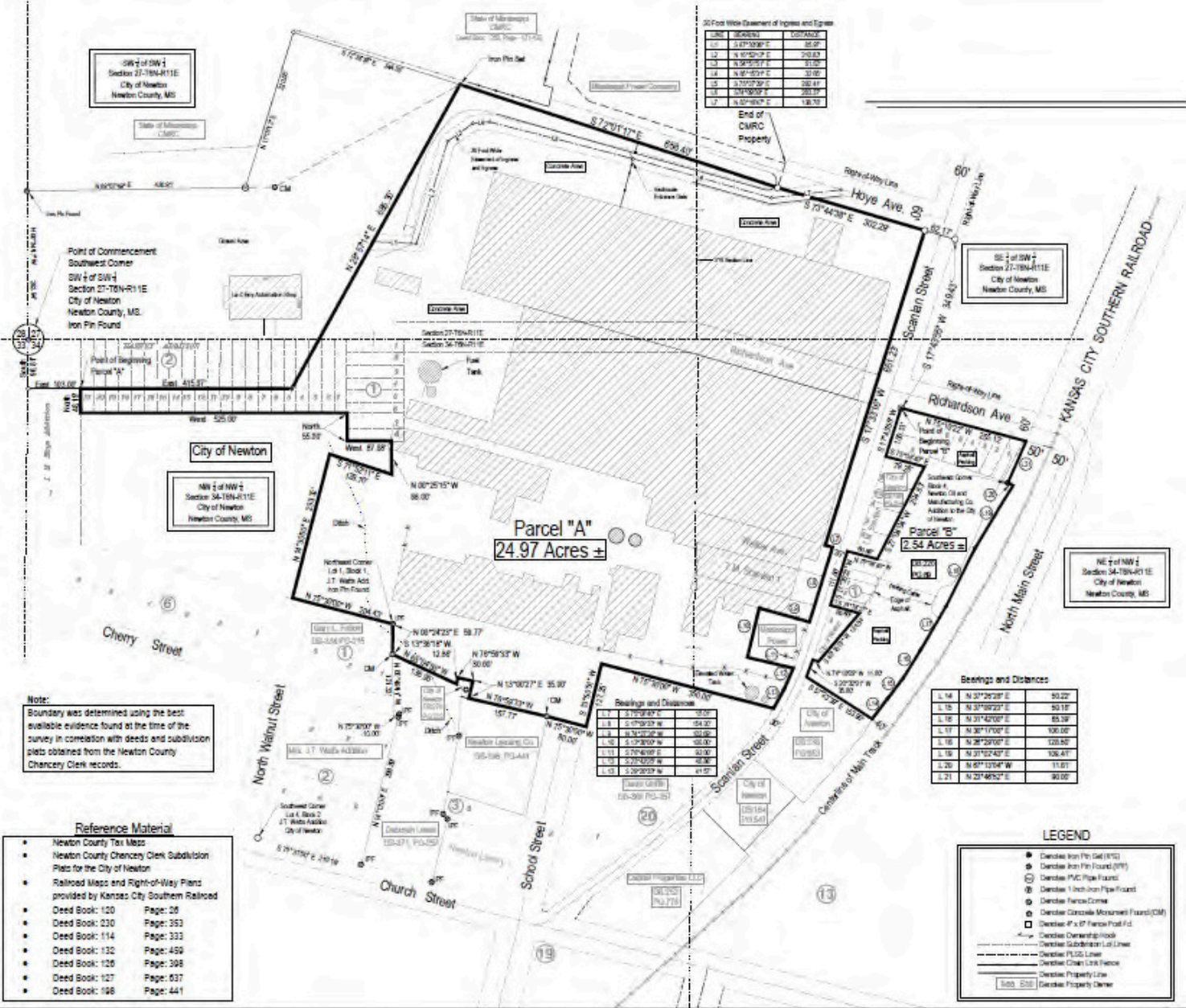
### KEY HIGHLIGHTS

- Freestanding manufacturing building
- Two (2) floors
- Various ceiling heights from 15 to 30'
- Membrane roof
- Slab foundation
- Sealed, anti-static coated concrete floors
- 300 ton chiller with Energy management system and gas boilers

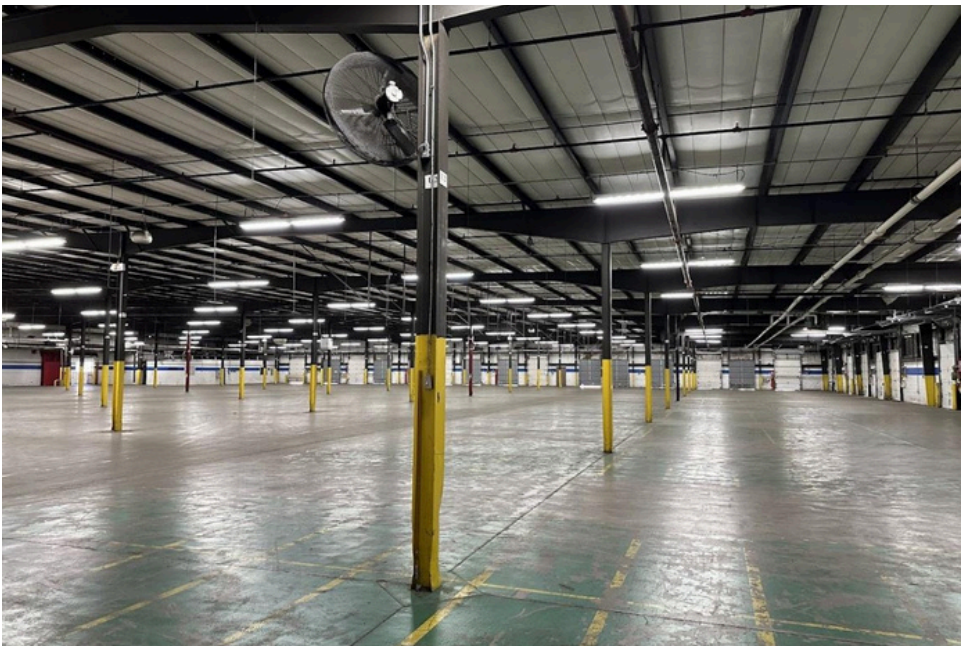




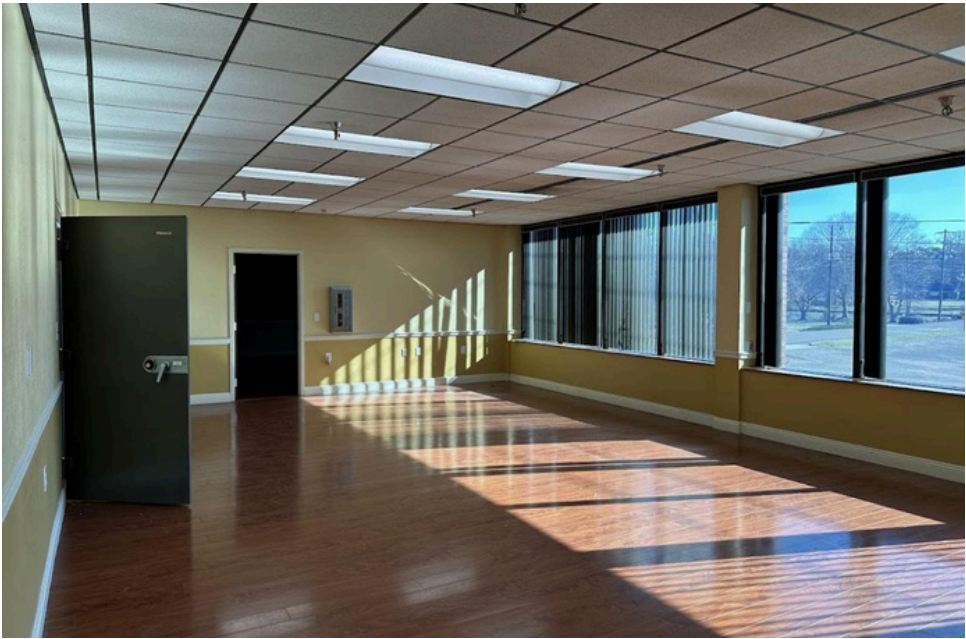








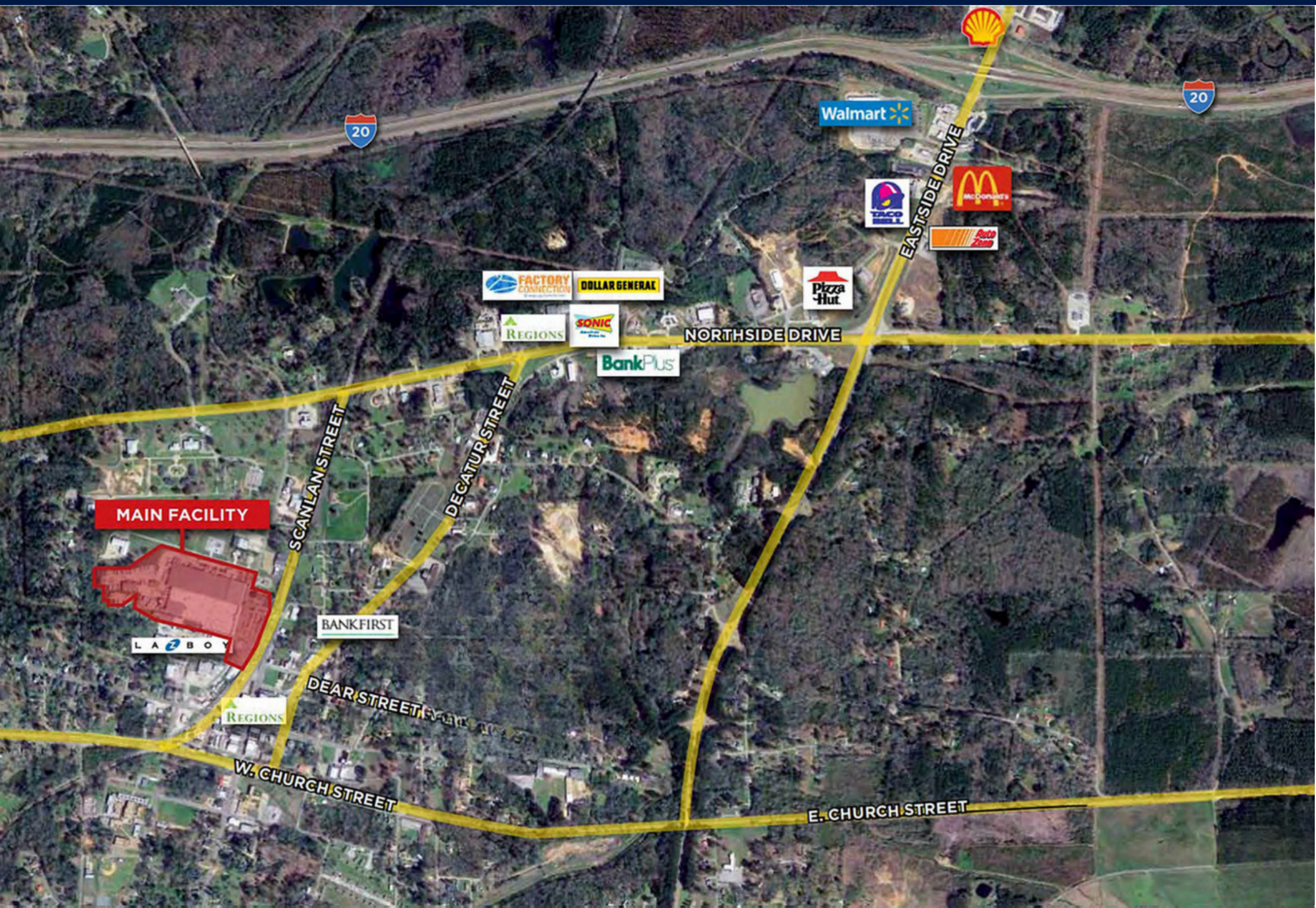




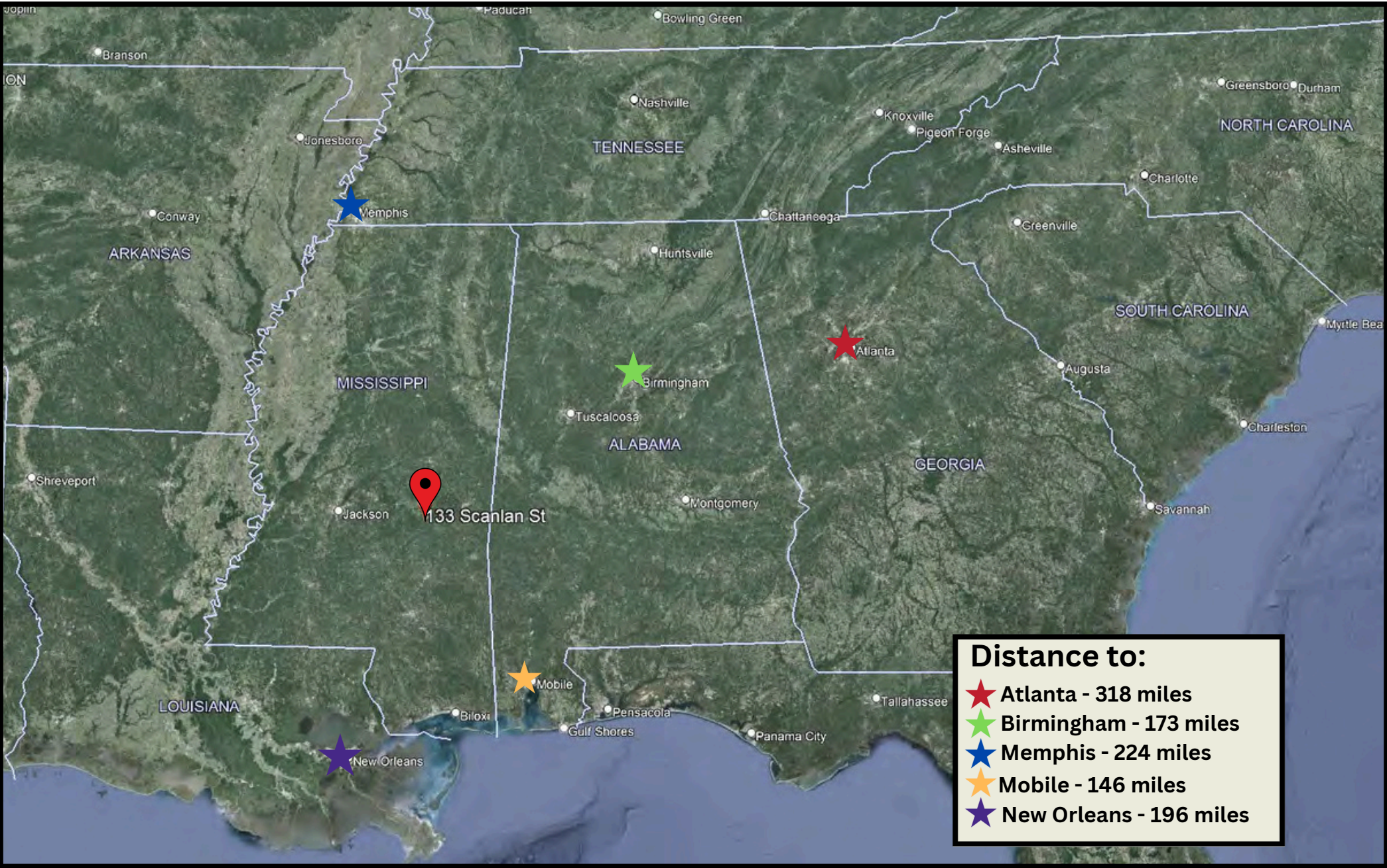














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## CONTACT

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