

50,000 SF SPECULATIVE FACILITY

Corinth Spec Building • 2201 S. Fulton Dr. • Corinth, Mississippi 38834

FOR LEASE OR SALE



For More Information Contact:

Clayton McKinnon - Regional Dev. Director

P.O. Box 660864
Birmingham, AL 35266
cmckinnon@agrancel.com
Cell: 205.447.0784
www.agrancel.com

Clayton Stanley - President/COO

The Alliance
502 Wick St.
Corinth, MS 38834
Cell: 662.287.5269
www.corinthalliance.com

www.agrancel.com

property highlights

Building

| | |
|----------------|--|
| Building Size | 50,000 sf expandable to 300,000 sf Pad ready for 100,000 sf |
| Bays | 100' x 250' |
| Lot Size | 25 acres |
| Parking | To suit tenant |
| Ceiling Height | 30' clear height |
| Floors | 6" stone base for future concrete slab |
| Columns | Center row of columns at 50' center |
| Lights | To suit tenant |
| Roofing | Standing seam |
| Walls | Pre-engineered metal |



Truck Court

| | |
|---------------|----------------------------|
| Docks | 9 potential dock positions |
| Drive-In Door | 1 |

Utilities

| | |
|-----------|--|
| Gas | Corinth Gas & Water |
| Power | Alcorn County Electric Power Association |
| Water | Corinth Gas & Water |
| Sewer | Corinth Sewer Department |
| Dta/Fiber | ACE Fiber |

Transportation Accessibility

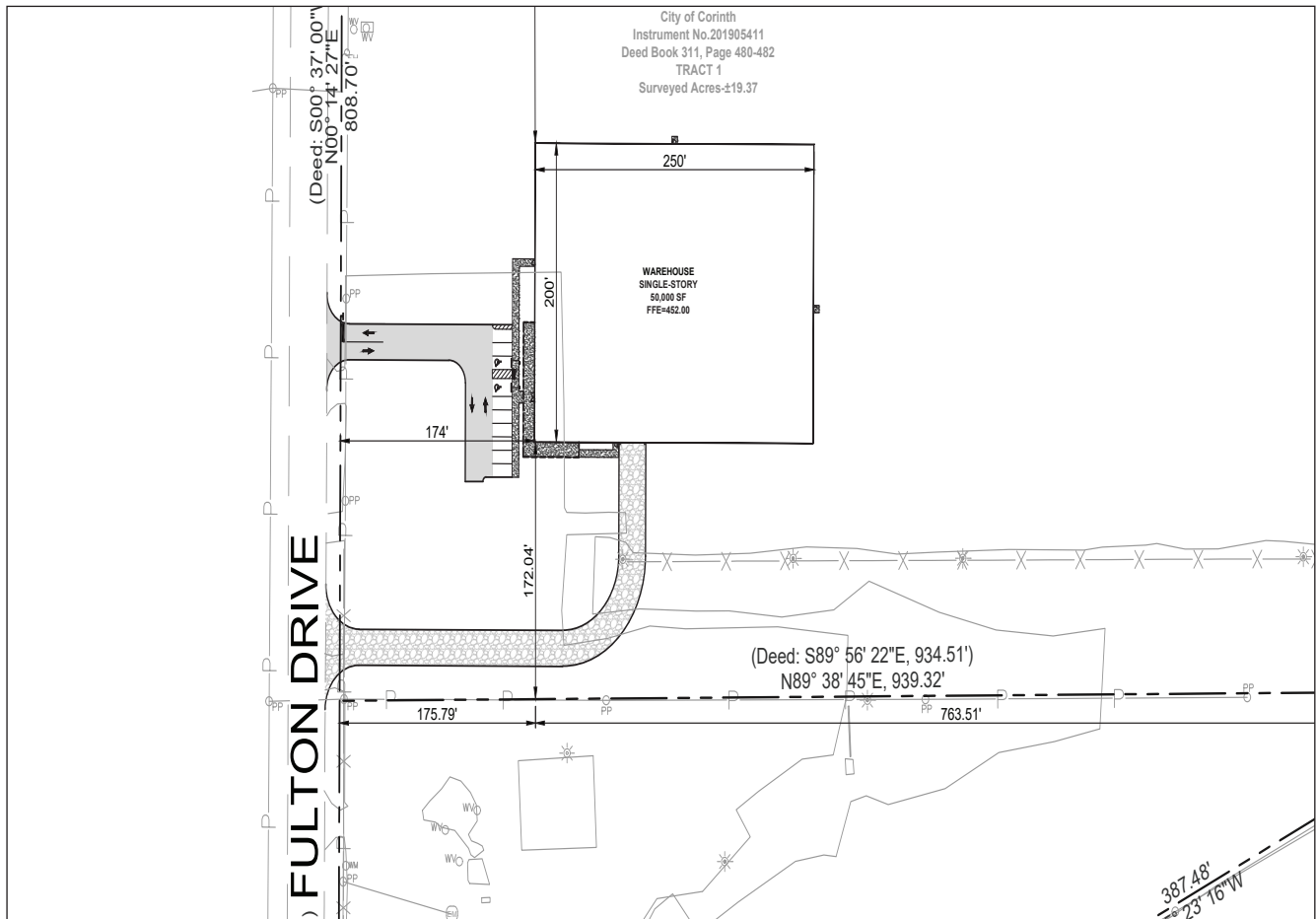
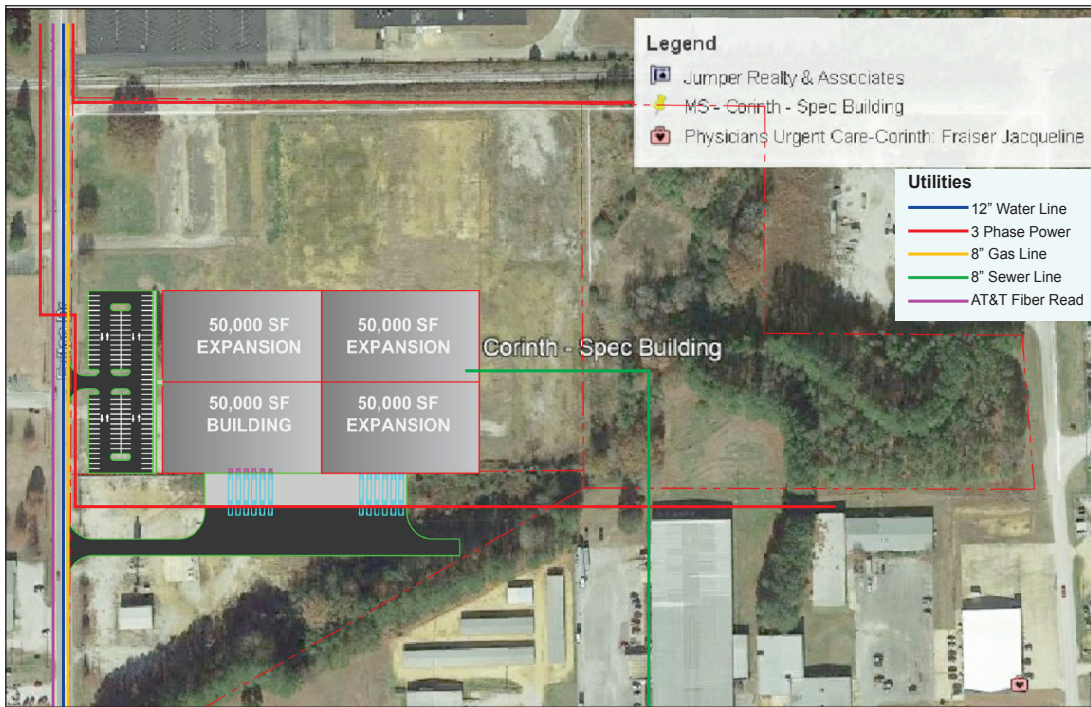
| | |
|-------------|------------------------------------|
| Interstates | I-22 (47 miles) |
| Access Hwy | U.S. Highway 74 U.S. Highway 45 |
| Rail | Kansas City Southern Railway |

the advantage

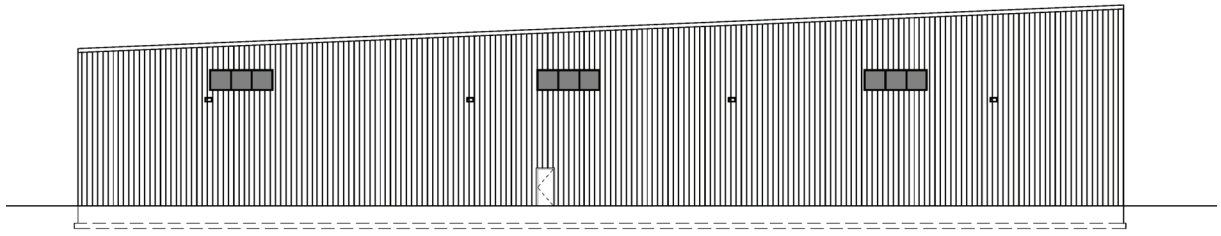
- Speed to market with this expandable spec building.
- Alcorn Works program ensures a skilled, trained workforce.
- Population of 333,740 with 45 minutes.
- Situated in heart of southern automotive corridor.
- Direct service from Kansas City Southern Railway.
- 75 miles from the Tennessee Megasite that will be home to Blue Oval City.



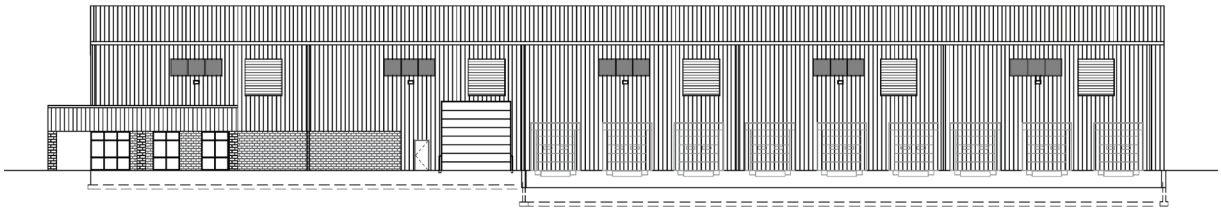
site plans



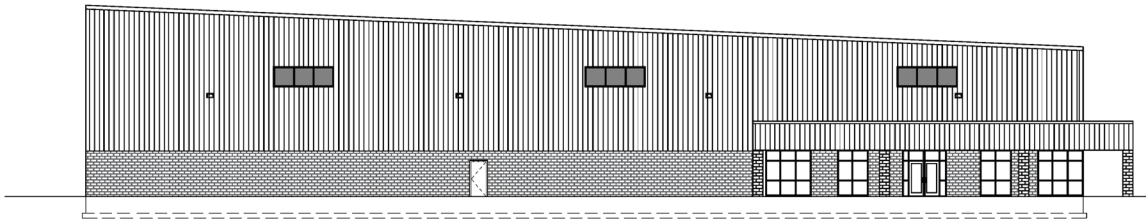
proposed elevations



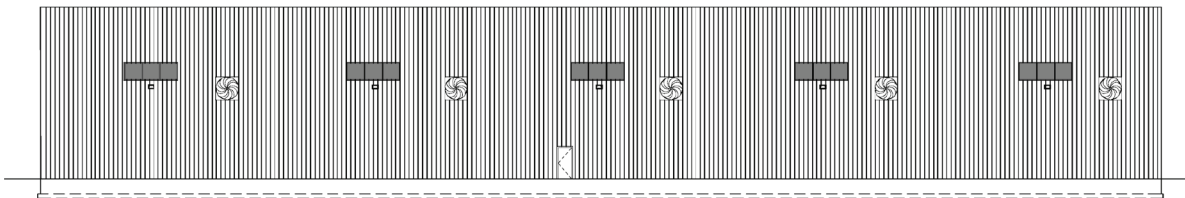
ELEVATION - EXTERIOR - EAST



ELEVATION - EXTERIOR - SOUTH



ELEVATION - EXTERIOR - WEST



ELEVATION - EXTERIOR - NORTH

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