



Robinsonville, Mississippi

Available for Sale and Lease



Prepared by:

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Vice Chairman
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202,100 Square Foot Building

70,400 Square Feet Available For Lease

100 Acres



70,400 SF For Lease

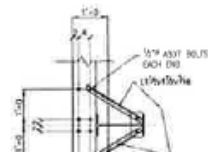
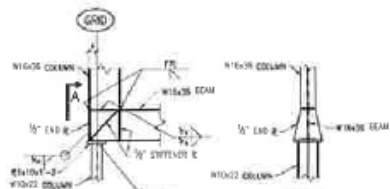
FORMER COMPANY NAME:	Schulz Xtruded Products		
PROPERTY ADDRESS:	1001 Schulz Blvd Robinsonville, MS		
SIZE:	Available for Lease: 70,400 SF Total: 202,000 SF Plant: 186,000 SF Office: 16,000 SF		
SITE SIZE:	100 Acres		
NUMBER OF BUILDINGS:	Two excellent freestanding buildings		
CONSTRUCTION PLANT:	Walls:	10' Concrete with Insulated metal panels to Roof Deck	
	Floors:	8"-12" reinforced concrete	
	Columns:	10" Steel "I" beams	
	Roof:	TPO	

DATE OF CONSTRUCTION:	2012
CONDITION OF PROPERTY:	Very Good
DIMENSIONS:	Approximately 100' x 700'
CEILING HEIGHTS:	32' clear in low bay
COLUMN SPACING:	25' x 100'
TRUCKING LOADING:	Five (5) (14' x 14') drive in doors
OFFICE:	Approximately 16,000 SF of modern air-conditioned, free-standing office space (see office floor plan on page #6)
PARKING:	Plant: 190 paved, lighted and striped auto parking spaces Office: 10 paved, lighted and striped auto parking spaces
LIGHTING:	LED + Skylights on Sidewalls

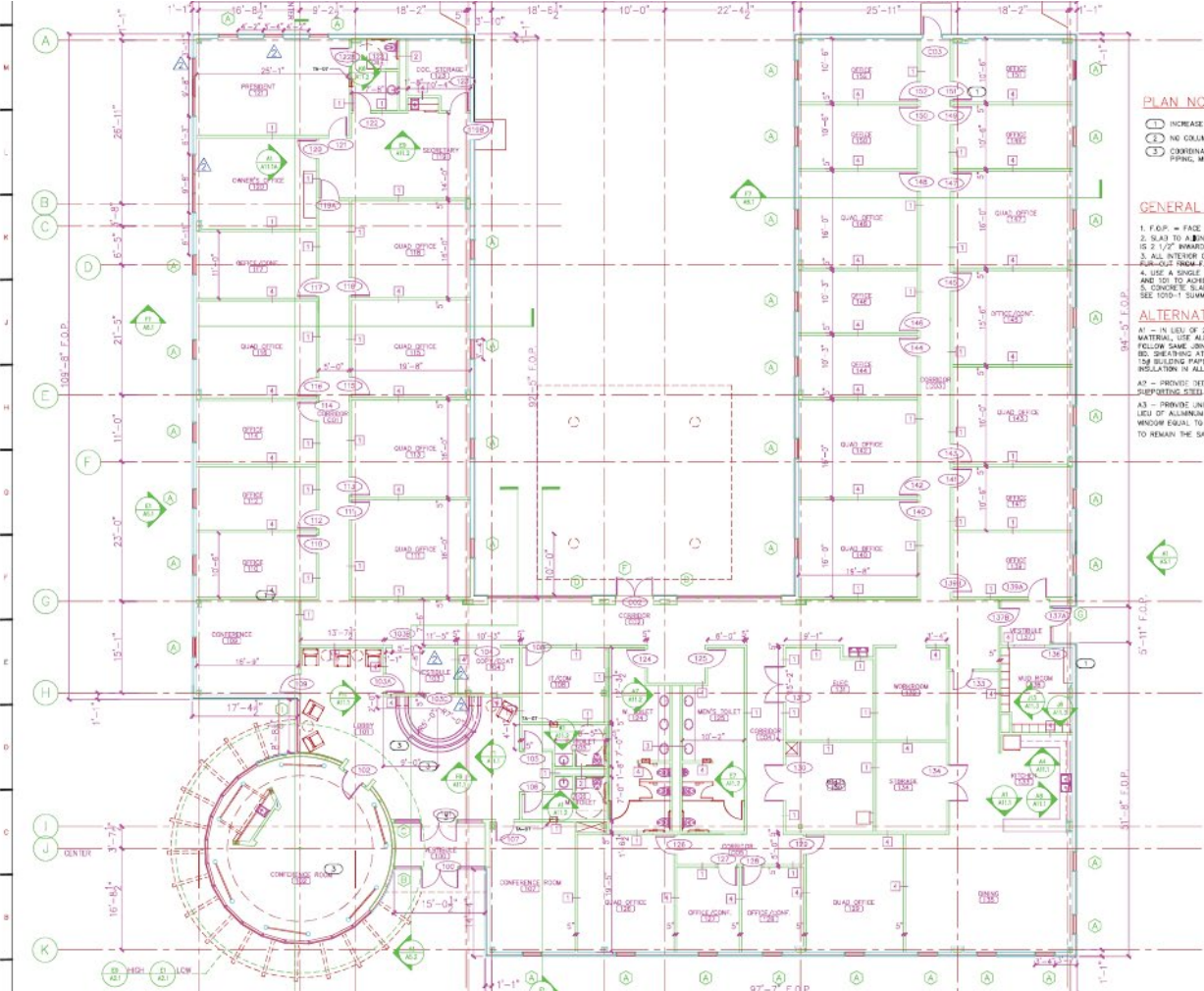
UTILITIES:	Power Supplied By:	Entergy; 16,500 KVA; 17.55 Megawatts; extensive buss bar throughout		
		Transformer #	KVA	Secondary main breaker size in Amps
		1	1500	2000
		2	1500	2000
		3	2500	4000
		4	1500	2000
		5	1500	2000
		6	2500	4000
		7	2500	4000
	8	3000	5000	
	Natural Gas Supplied By:	Atmos Gas; 4” Main and Line		
	Water Supplied By:	Tunica County utility district • 12” main line • 4” line to plant • 12” fire protection loop		
	Sewer Supplied By:	Tunica County Utility district 10” line to pump station		
CRANES:	LOW BAY (70,400 SF): Five (5) 10-Ton SiempelKamp overhead cranes 100’ span-25’ hook height. 700’ run.			
COMPRESSED AIR:	Yes, Air lines and drops throughout			
OPERATING EXPENSES:	Taxes +/- \$0.74/SF Insurance +/- \$0.18/SF CAM +/- \$0.48/SF Total= +/- \$1.40/SF			

SPRINKLER SYSTEM:	100% Wet System
FENCING:	Entire office + plant are fenced
HEAT:	Gas fired ceiling mounted heating units
AIR CONDITIONING:	Main office only
VENITLATION:	Exhaust fan + Louvers throughout building
ZONING:	Heavy Industrial
PRODUCT MANUFACTURED:	Seamless Steel Pipes
TRANSPORTATION:	Located minutes from US four lane Hwy 61, Interstate 55, Interstate 69, Interstate 269; Approximately 30 minutes from Memphis, Memphis International Airport, Interstate 240, Interstate 40, and the FedEx main hub.
MISCELLANEOUS:	• 2500 SF Employee Cafeteria and restrooms • Exterior camera system • Exterior security lighting • Landscaped grounds • Guard/gate and secured parking

1001 SCHULZ BLVD ROBINSONVILLE, MS



Office Floor Plan



- PLAN NOTE LEGEND:**
- 1 INCREASE RUN-OUT SIZE TO CONCEAL PIPING
 - 2 NO COLUMN RUN-OUT NEEDED
 - 3 COORDINATE EXACT LOCATION OF SPRINKLER PIPING, ROOF DRAIN PIPING, MECH. DUCTWORK, AND ELECTRICAL CONDUIT WITH ARCHITECT.

- GENERAL NOTES:**
1. F.O.P. = FACE OF PANEL
 2. SLAB TO ALIGN WITH EXT. FACE OF METAL WALL STUD. MINOR IS 2 1/2" INWARD FROM INT. FACE OF METAL WALL PANEL.
 3. ALL INTERIOR COLUMNS SHALL HAVE 1 1/2" METAL STUD AND 5/8" CYP. ED. BARGE PLATE F.F.S. TO COLUMN, UNLESS OTHERWISE INDICATED.
 4. USE A SINGLE LAYER OF 1/2" CYP. BOL IN LIEU OF 5/8" FOR WALLS OF ROOM 102 AND 101 TO ACHIEVE RADIOS.
 5. CONCRETE SLAB AND STEEL ERECTION NOT INCLUDED IN THESE DOCUMENTS. SEE 100-1 SUMMARY OF WORK INCLUDED IN THIS PACKAGE.

- ALTERNATES/ UNIT PRICING**
- A1 - IN LIEU OF 2 1/2" INSULATED METAL WALL PANELS FOR EXTERIOR WALL MATERIAL, USE ALUMINUM COMPOSITE METAL PANELS. SEE A1/3 FOR GENERAL DETAILS. FOLLOW SAME JOINT LOCATION AS SHOWN ON BUILDING ELEVATIONS. PROVIDE 1/2" CYP. BOL SHEARING ATTACHED TO THE ENTIRE FACE OF EXTERIOR STUD WITH A LAYER OF 10# BUILDING PAPER, INSTALLED IN-TO FIBERGLASS BATT INSULATION IN ALL EXTERIOR WALLS FROM FLOOR TO BASE OF PARAPET.
- A2 - PROVIDE DETECT ALTERNATE FOR REMOVING SUN TRELLIS AND SUPPORTING SIZES SHOWN IN DETAIL A1/6/2
- A3 - PROVIDE UNIT THREE TO INSTALL ALUMINUM TILT-TURN WINDOW IN LIEU OF ALUMINUM WINDOW TYPE A. ROUGH OPENING SIZE 3'-4" X 7'-8". WINDOW EQUAL TO NAWAKALL SL. BETT WITH INSECT SCREEN. GLAZING TO REMAIN THE SAME.

PRODUCTS, LP



TUNICA, MISSISSIPPI USA

**STATE OF MISSISSIPPI
ECONOMIC
DEVELOPMENT
AUTHORITY**

**TUNICA COUNTY
BOARD OF
SUPERVISORS**

**TUNICA COUNTY
ECONOMIC
DEVELOPMENT
AUTHORITY**

**TUNICA,
MISSISSIPPI**

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**OFFICE AND TRAINING FACI
FOR SCHULZ EXTRUDED
PRODUCTS, LP**

ROBINSONVILLE, MS

SCHULZ EXTRUDED PRODUCTS

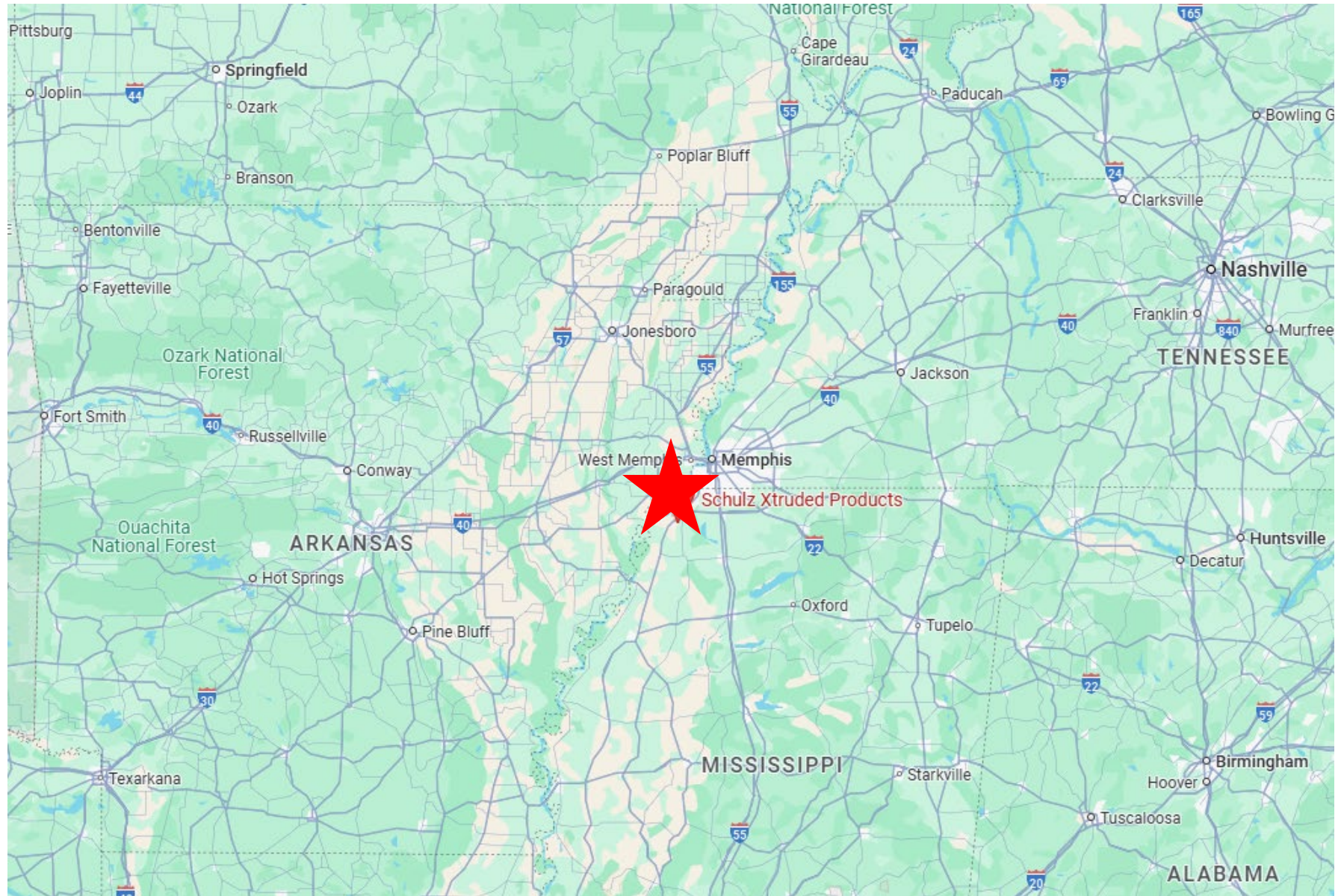
No.	Revision	Date

FLOOR PLAN

JOB NO: 61513
DATE: 11.18.11
DRAWN: MHL
CHECKED: RES
CAD FILE:

1001 SCHULZ BLVD ROBINSONVILLE, MS

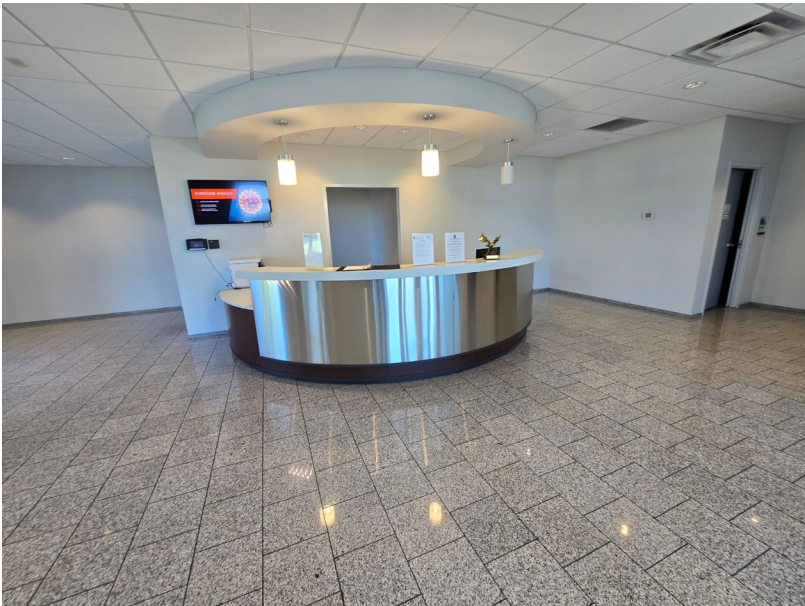
Regional Map



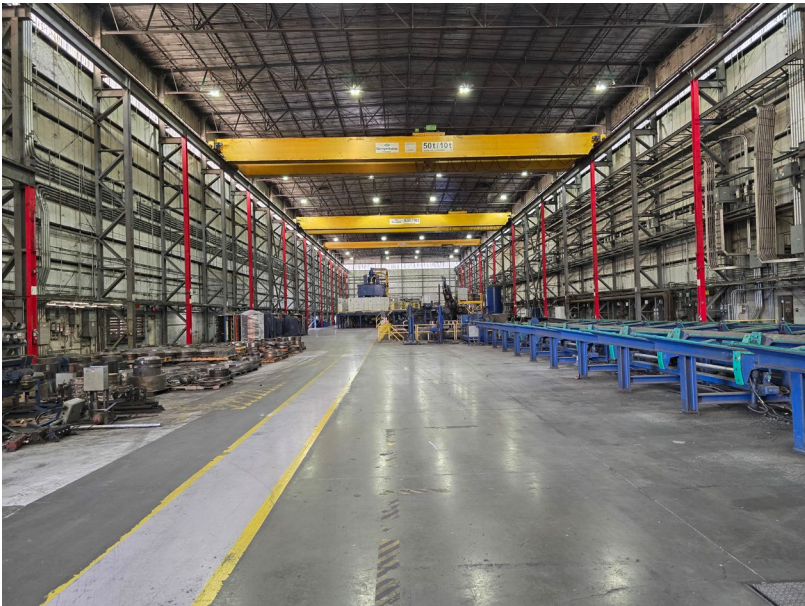
Exterior Photos



Interior Photos



Interior Photos



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