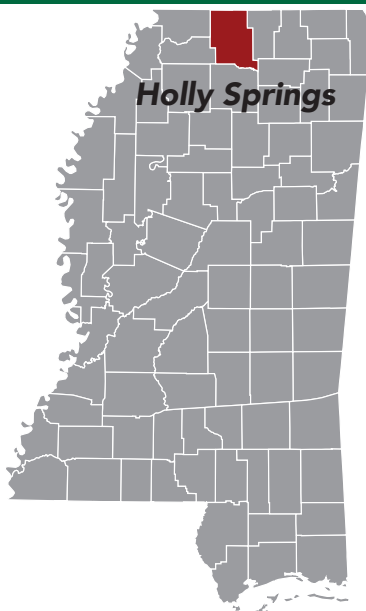


81,500 SF INDUSTRIAL FACILITY

400 E. Industrial Park Road • Holly Springs, MS 38635

AVAILABLE FOR LEASE



For More Information and Pricing Contact:

Clayton McKinnon

Regional Development Director
P.O. Box 660864
Birmingham, AL 35266
cmckinnon@agracel.com
Cell: 205.447.0784

www.agracel.com

property highlights

Building

Building Size	81,500 sf with expansion capabilities
Office	2 story 4,500 sf (newly renovated)
Site	16.14 +/- acres
Parking	Concrete
Eave Heights	18' clear height
Floors	Concrete slab
Roofing	Standing Seam
Structure	Steel frame, metal clad building
Sprinkler System	Wet system
Docks/Doors	4 overhead doors, 3 truck height with concrete pit

Recent Renovations

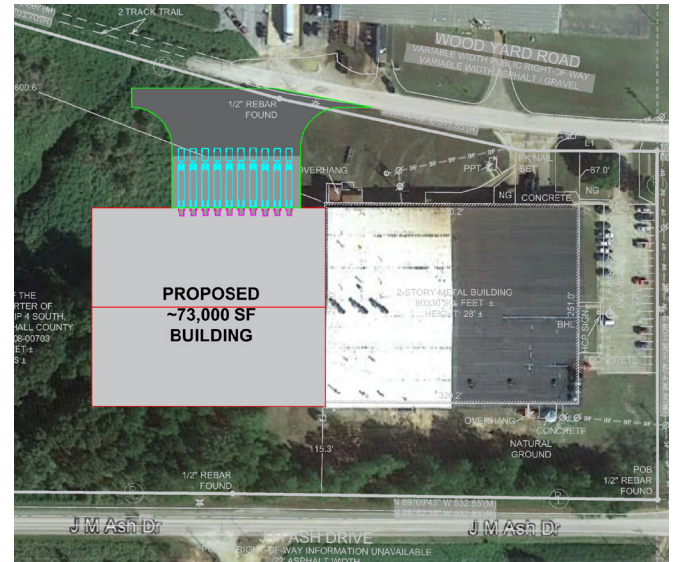
- Repair/replacement of office and manufacturing HVAC
- Partial roof replacement
- Site improvements including concrete drive
- Repairs to overhead doors and pit area

Utilities

Gas	Holly Springs Utility Department
Power	Holly Springs Utility Department
Water	Holly Springs Utility Department
Sewer	Holly Springs Utility Department
Data/Fiber	Comcast Business/AT&T

The Advantage

- 40 miles from the Port of Memphis
- Barge access via the Mississippi River
- Available workforce of over 700,000 within 60 minute drive time
- State of the art Workforce Training Center
- 300 trucking companies operate in greater Memphis



Transportation Accessibility

Interstate	I-22
Access Hwy	U.S. Highways 4, 7, 78, 311
Airports	Memphis International Holly Springs/Marshall Co. municipal
Rail	BNSF

