



# For Sale

105 F Scr 25 | Taylorsville, MS

+/-282,400 SF

**Listing Price: \$5.6M**

## Property Specifications

- Former particle board manufacturing facility
- All utilities available
- Site is +/- 45 acres
- Steam available from GP Boiler
- Rail proximity to Ports of Mobile and Gulfport
- Fire protection loop with GP Complex
- Rail served building (CN) - Currently with 3 switches a day
- Truck complex scales with GP Plywood
- Regional fiber availability supported an average manufacturing process of 4,000 BDT's per week



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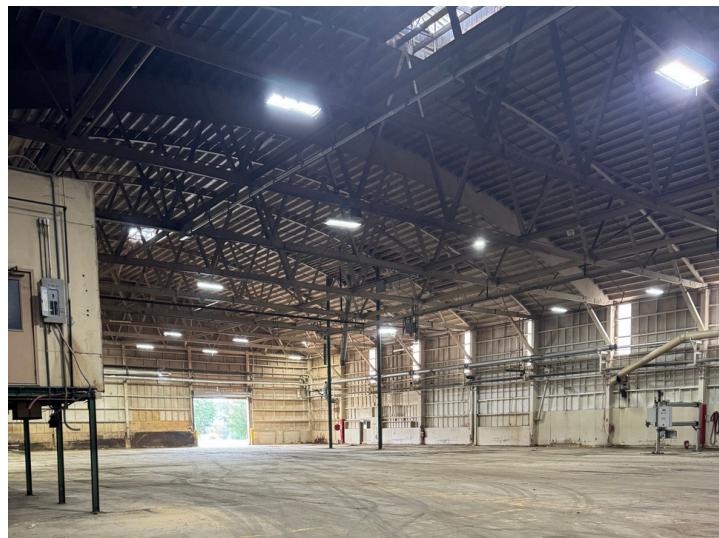
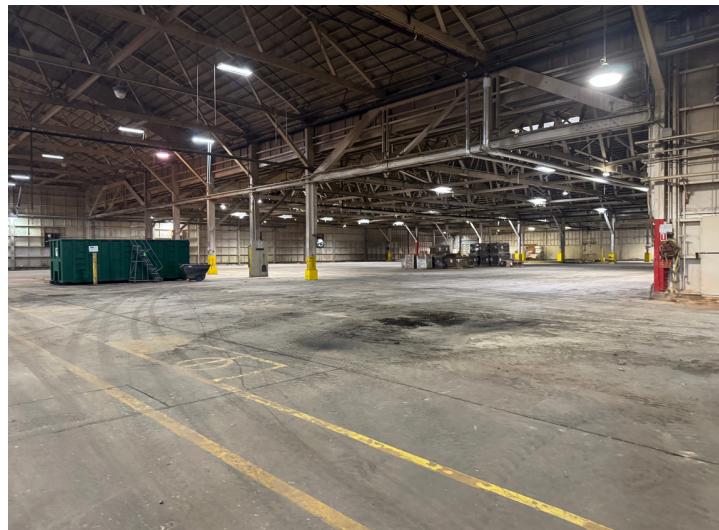
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# Property Images

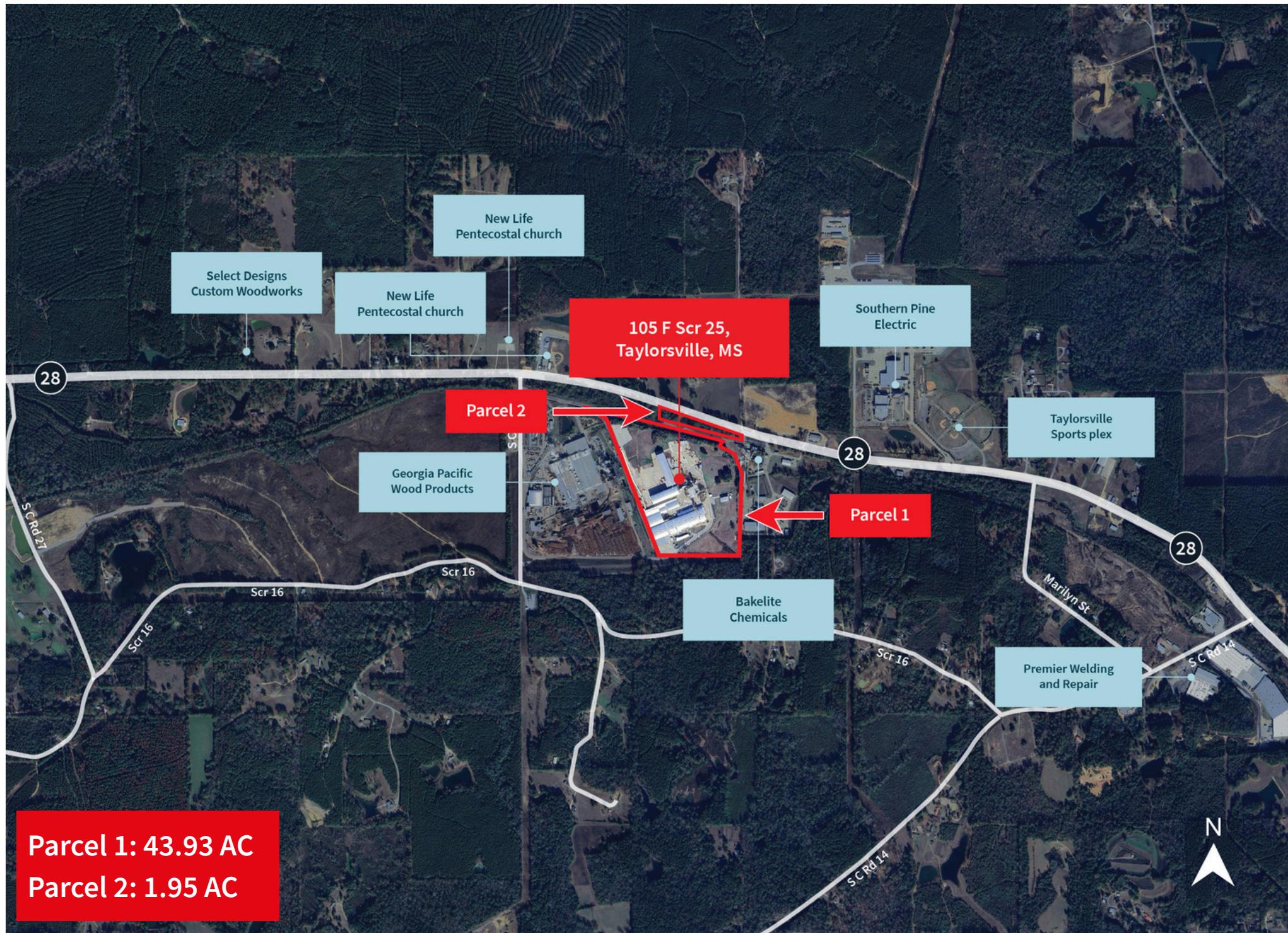
 **JLL** SEE A BRIGHTER WAY



# Property Images

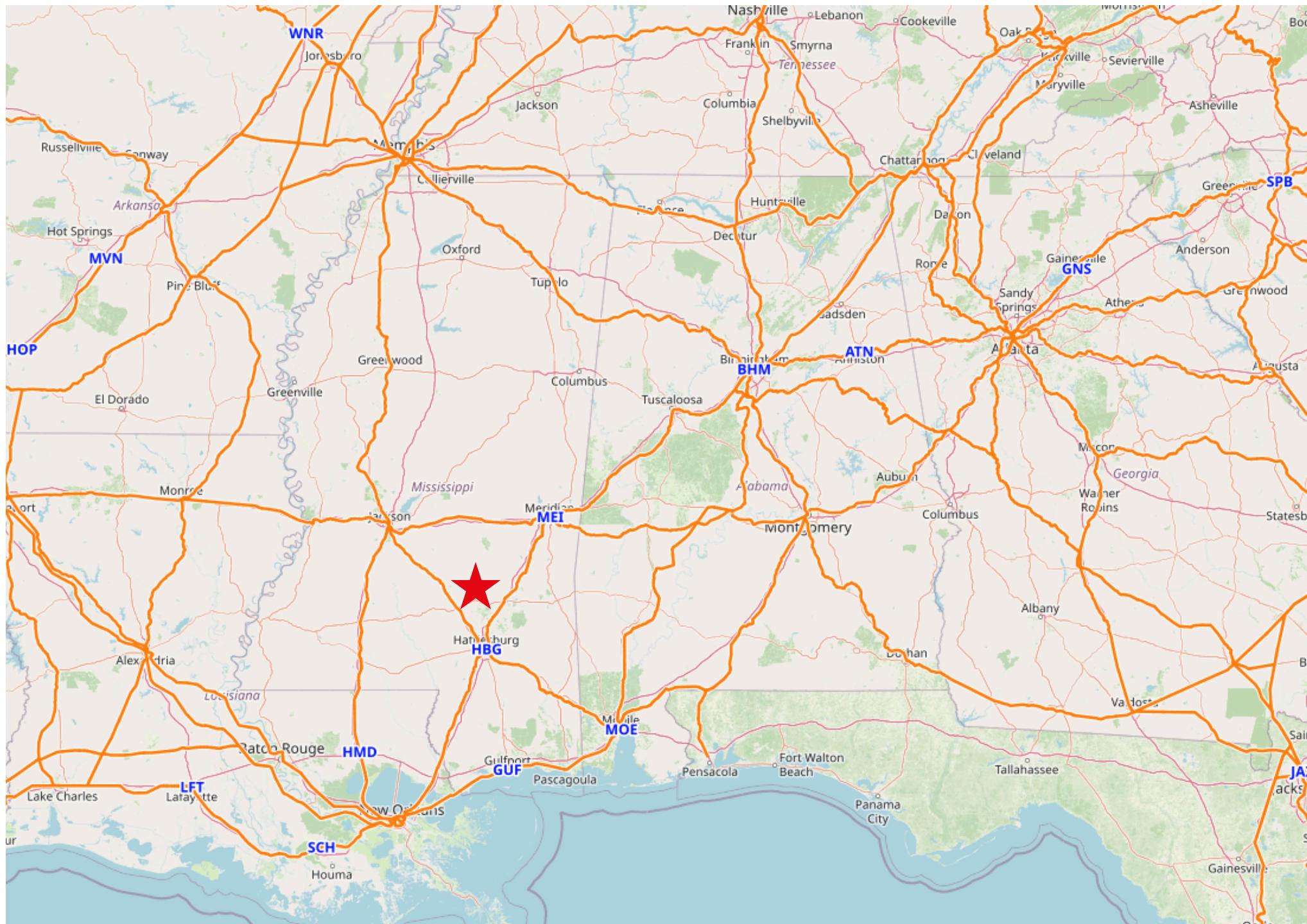


# Area Map

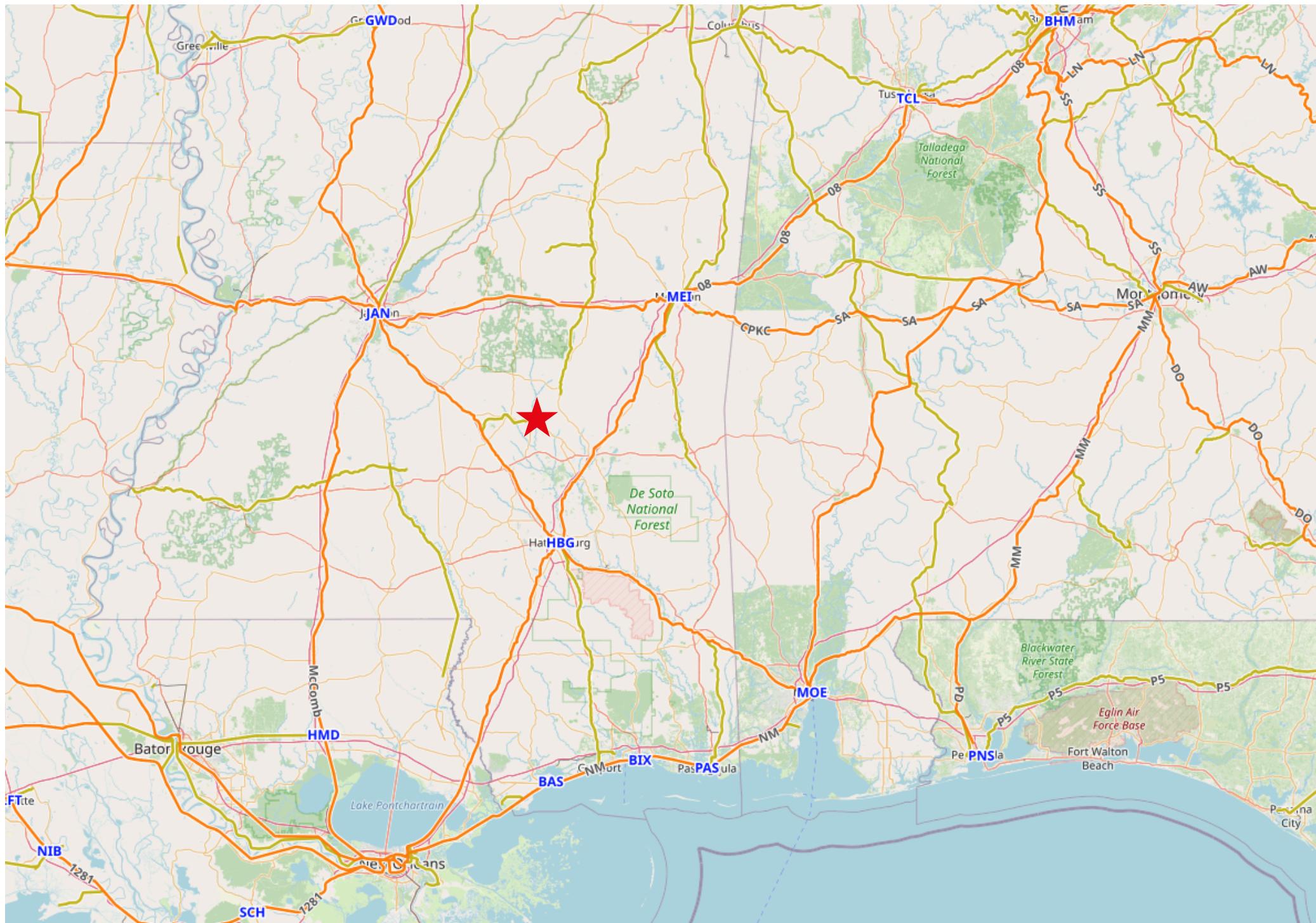


# Regional Rail Access

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