



Robinsonville, Mississippi

Available for Sale and Lease



Prepared by:

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Vice Chairman
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202,100 Square Feet Available For Sale

70,400 Square Feet Available For Lease

100 Acres



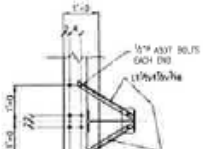
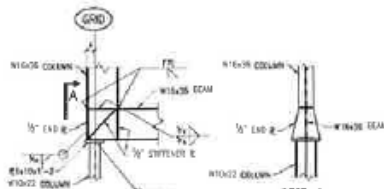
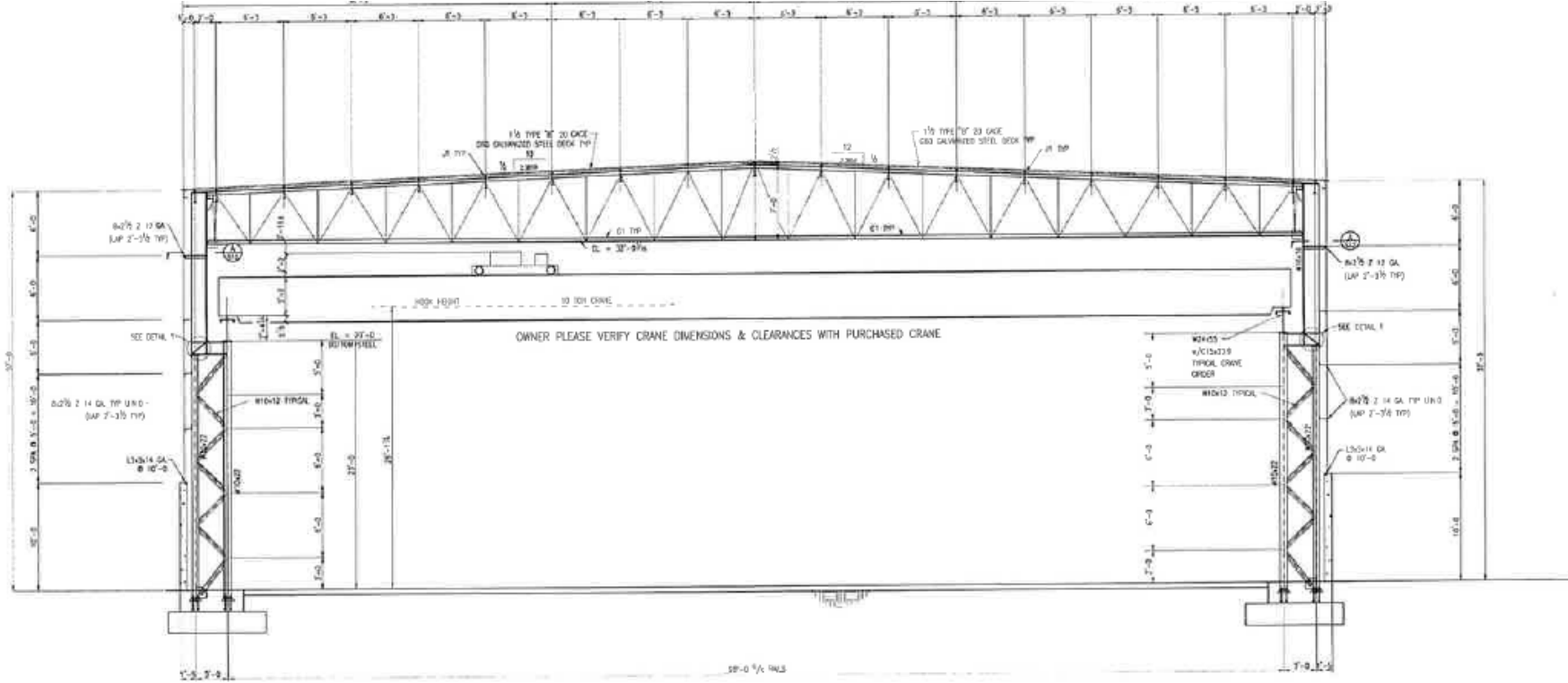
FORMER COMPANY NAME:	Schulz Xtruded Products	
PROPERTY ADDRESS:	1001 Schulz Blvd Robinsonville, MS	
SIZE:	Available for Lease: 70,400 SF Total: 202,000 SF Plant: 186,000 SF Office: 16,000 SF	
SITE SIZE:	100 Acres	
NUMBER OF BUILDINGS:	Two excellent freestanding buildings	
CONSTRUCTION PLANT:	Walls:	10' 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

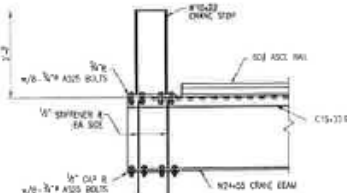
UTILITIES:	Power Supplied By:	Energy; 16,500 KVA; 17.55 Megawatts; extensive buss bar throughout		
		Transformer #	KVA	Secondary main breaker size in Amps
		1	1500	2000
		2	1500	2000
		3	2500	4000
		4	1500	2000
		5	1500	2000
		6	2500	4000
		7	2500	4000
	8	3000	5000	
	Natural Gas Supplied By:	Atmos Gas; 4" Main and Line		
	Water Supplied By:	Tunica County utility district <ul style="list-style-type: none"> • 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
VENTILATION:	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:	<ul style="list-style-type: none"> • 2500 SF Employee Cafeteria and restrooms • Exterior camera system • Exterior security lighting • Landscaped grounds • Guard/gate and secured parking

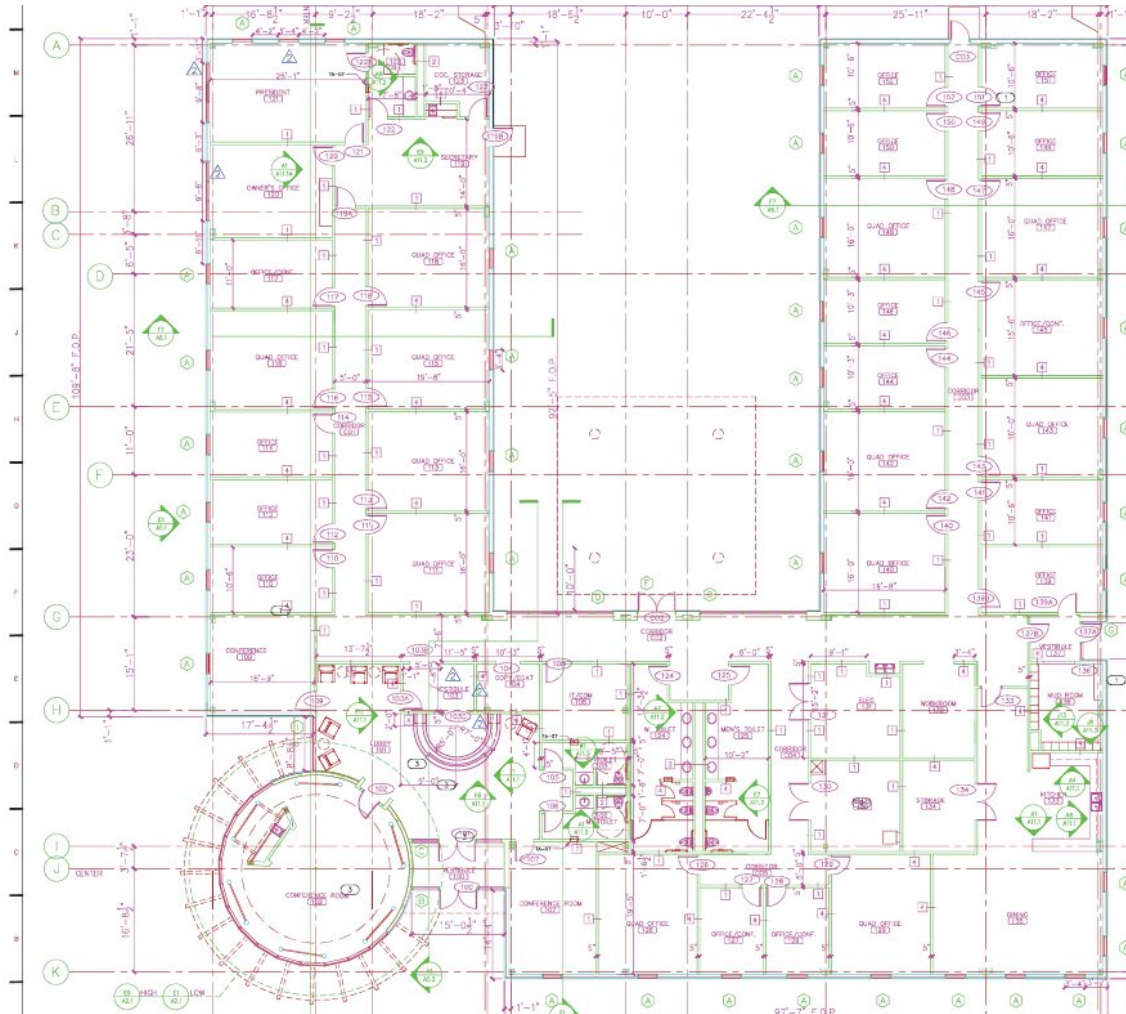
Low Bay Elevation Plan



TYPICAL LOW BAY
 16'x16' LOW BAY AREA = 16'-0\"/>



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. SEAL TO A.B.M. WITH EXT. FACE OF METAL WALL SEED. WEED! IS 2 1/2" INWARD FROM EXT. FACE OF METAL WALL PANEL.
3. ALL INTERIOR COLUMNS SHALL HAVE 1 1/2" METAL STUD AND 5/8" GYP. ED. BOARD FROM F.F.E. TO CEILING, UNLESS OTHERWISE NOTED.
4. USE A SINGLE LAYER OF 1/2" GYP. BD. IN LIEU OF 5/8" FOR WALLS OF ROOM 102 AND 101 TO ADHESIVE RANGES.
5. CONCRETE SLAB AND STEEL ERECTION NOT INCLUDED IN THESE DOCUMENTS. SEE 1010-1 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 A103 FOR GENERAL DETAILS. FOLLOW SAME JOINT LOCATION AS SHOWN ON BUILDING ELEVATIONS. PROVIDE 1/2" GYP. ED. BOARDING ATTACHED TO THE ENTIRE FACE OF EXTERIOR STUDS WITH A LAYER OF T&B BUILDING PAPER. INSTALL IN-TO FIBERGLASS BATT INSULATION IN ALL EXTERIOR WALLS FROM FLOOR TO BASE OF PARAPET.
- A2 - PROVIDE DETECT ALTERNATE FOR REMOVING SUN TRELLIS AND PREPENDING SCISS SHOWN IN DETAIL A17A7.2
- A3 - PROVIDE UNIT THREE TO INSTALL ALUMINUM TILT-TURN WINDOW IN LIEU OF ALUMINUM WINDOW TYPE A. ROUGH OPENING SIZE 5'-4" X 7'-8". WINDOW EQUAL TO NANAKALL SL. BTT 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

ROBINSCHULZ, MS

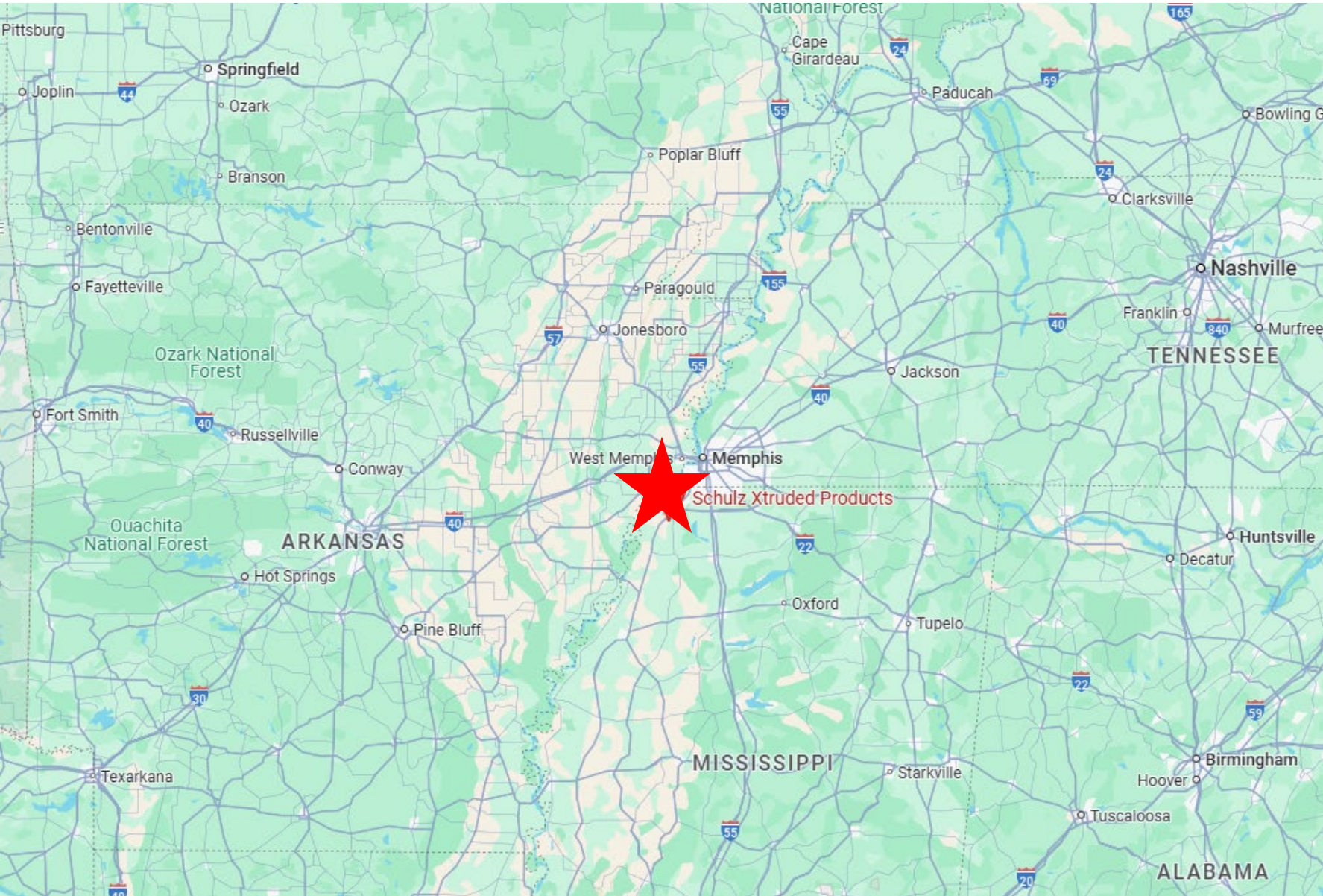
SCHULZ EXTRUDED PRODUCTS

FLOOR PLAN

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

1001 SCHULZ BLVD ROBINSONVILLE, MS

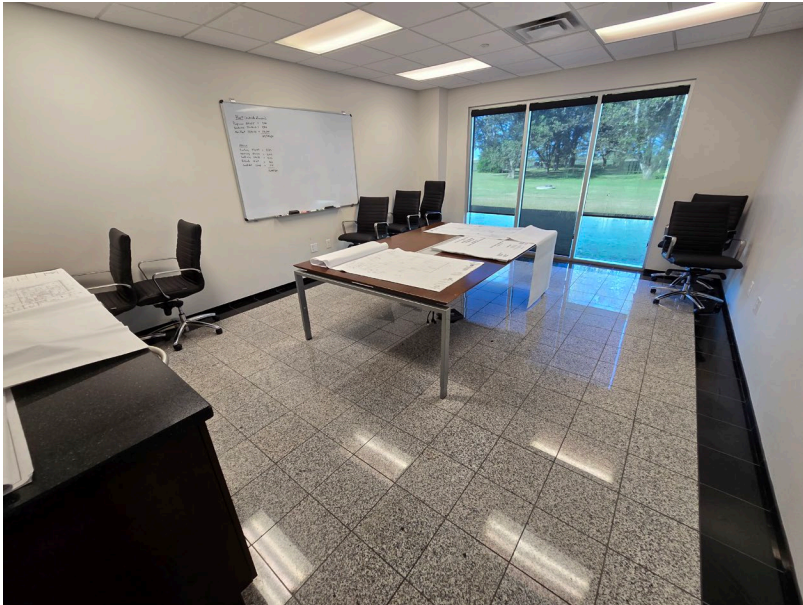
Regional Map



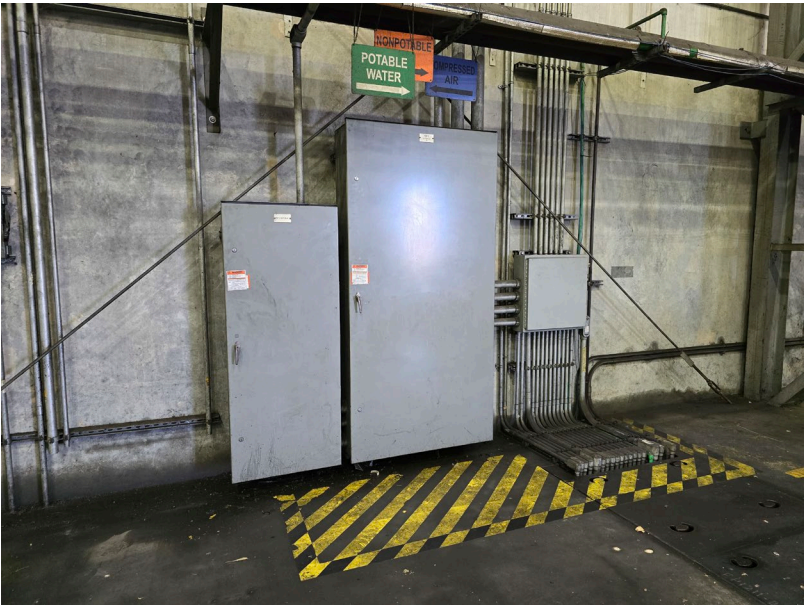
Exterior Photos



Interior Photos



Interior Photos





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