



Robinsonville, Mississippi

Available for Lease or Sale


Prepared by:

Erik Weiss

Vice Chairman
404 504 0018
eweiss@savills.us

202,000 Square Feet

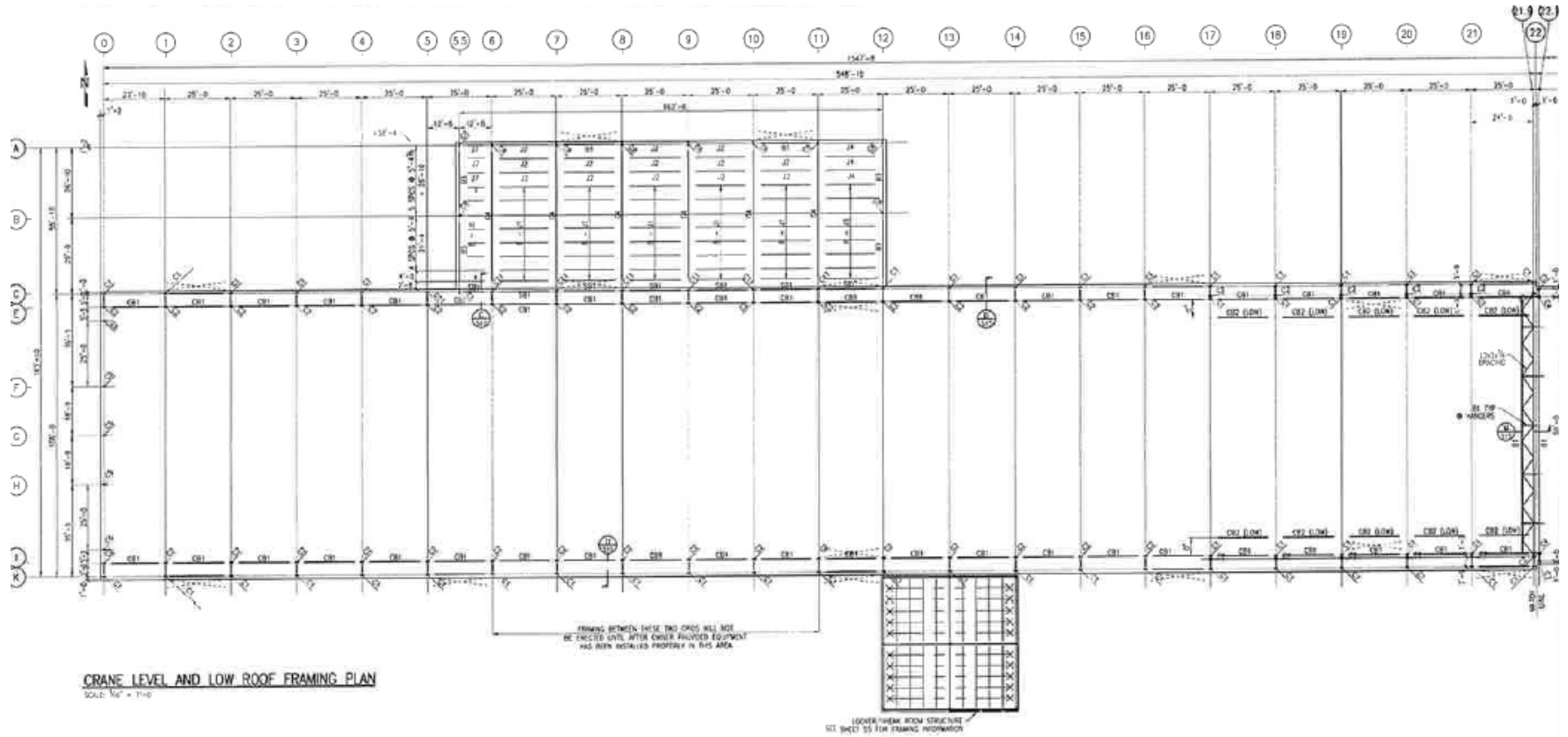
100 Acres

| | | | |
|-----------------------------|---|---|--|
| FORMER COMPANY NAME: | Schulz Xtruded Products | |  |
| PROPERTY ADDRESS: | 1001 Schulz Blvd Robinsonville, MS | | |
| SIZE: | Total: 202,000 SF Plant: 186,000 SF Office: 16,000 SF | | |
| GROUND: | 100 AC | | |
| NUMBER OF BUILDINGS: | 2, 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 | |

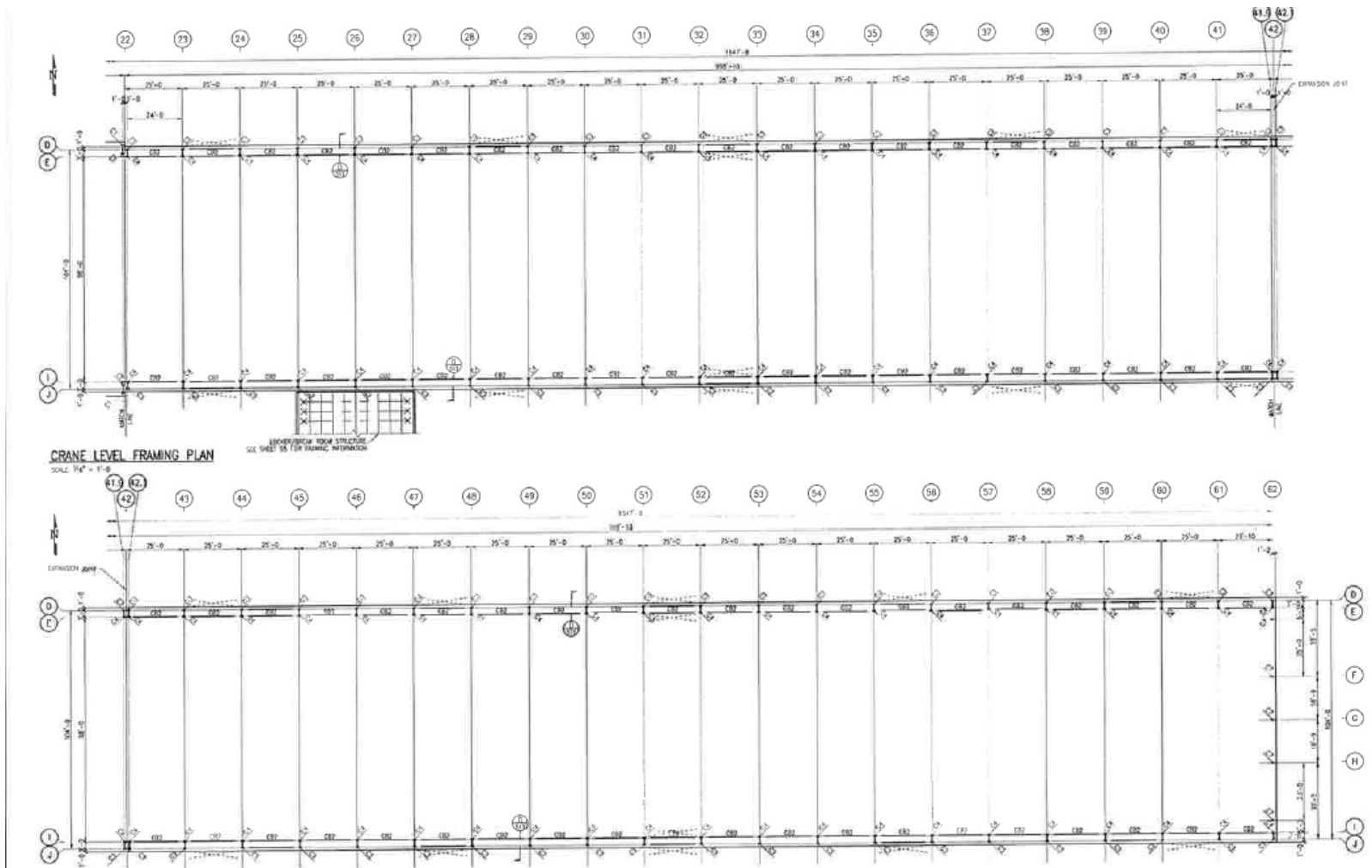
| | |
|-------------------------------|--|
| DATE OF CONSTRUCTION: | 2012 |
| CONDITION OF PROPERTY: | Very Good |
| DIMENSIONS: | Approximately 100' x 1,860' |
| CEILING HEIGHTS: | 55' clear in high bay; 32' clear in low bay |
| COLUMN SPACING: | 25' x 100' |
| TRUCKING LOADING: | 9 (14' x 14') drive in doors; one 8' x 10' dock height door with dock seal, weather seal and leveler |
| OFFICE: | Approximately 16,000 SF of modern air-conditioned, free-standing office space |
| PARKING: | 110 paved, lighted and striped auto parking spots |
| LIGHTING: | LED + Skylights on Sidewalls |

| | | | | | | | |
|--------------------------|--|--------------------------------------|------|-------------------------------------|---|---|--|
| UTILITIES: | Power Supplied By: | Entergy; 16,500 KVA; 17.55 Megawatts | | | SPRINKLER SYSTEM: | 100% Wet System | |
| | | Transformer # | KVA | Secondary main breaker size in Amps | FENCING: | Entire office + plant are fenced | |
| | | 1 | 1500 | 2000 | HEAT: | Gas fired ceiling mounted heating units | |
| | | 2 | 1500 | 2000 | | | |
| | | 3 | 2500 | 4000 | AIR CONDITIONING: | Main office only | |
| | | 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 | | | VENITLATION: | Exhaust fan + Louvers throughout building | | |
| Water Supplied By: | Tunica County utility district <ul style="list-style-type: none">• 12” main line• 4” line to plant• 12” fire protection loop | | | ZONING: | Heavy Industrial | | |
| Sewer Supplied By: | Tunica County Utility district 10” line to pump station | | | PRODUCT MANUFACTURED: | Seamless Steel Pipes | | |
| CRANES: | HIGH BAY (55,000 SF): Two (2) 50/10-ton SiempelKamp overhead cranes & one (1) 10-ton SiempelKamp crane: 100’ span- 47’ hook height. 550’ run. | | | | | TRANSPORTATION: | Interstate 55, located minutes from US four lane Hwy 61, Interstate 22, Interstate 269; Approximately 30 minutes from Memphis, Memphis International Airport, Interstate 240, Interstate 40, and the FedEx main hub. |
| | LOW BAY (131,000 SF): Five (5) 10-Ton SiempelKamp overhead cranes 100’ span- 25’ hook height. 1300’ run. | | | | | | |
| COMPRESSED AIR: | Yes, TBD compressor maybe removed – air lines and drops throughout | | | | | 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 |
| OPERATING EXPENSES: | Taxes +/- \$0.74/SF | | | | | | |
| | Insurance +/- \$0.18/SF | | | | | | |
| | CAM +/- \$0.48/SF | | | | | | |
| | Total= +/- \$1.40/SF | | | | | | |

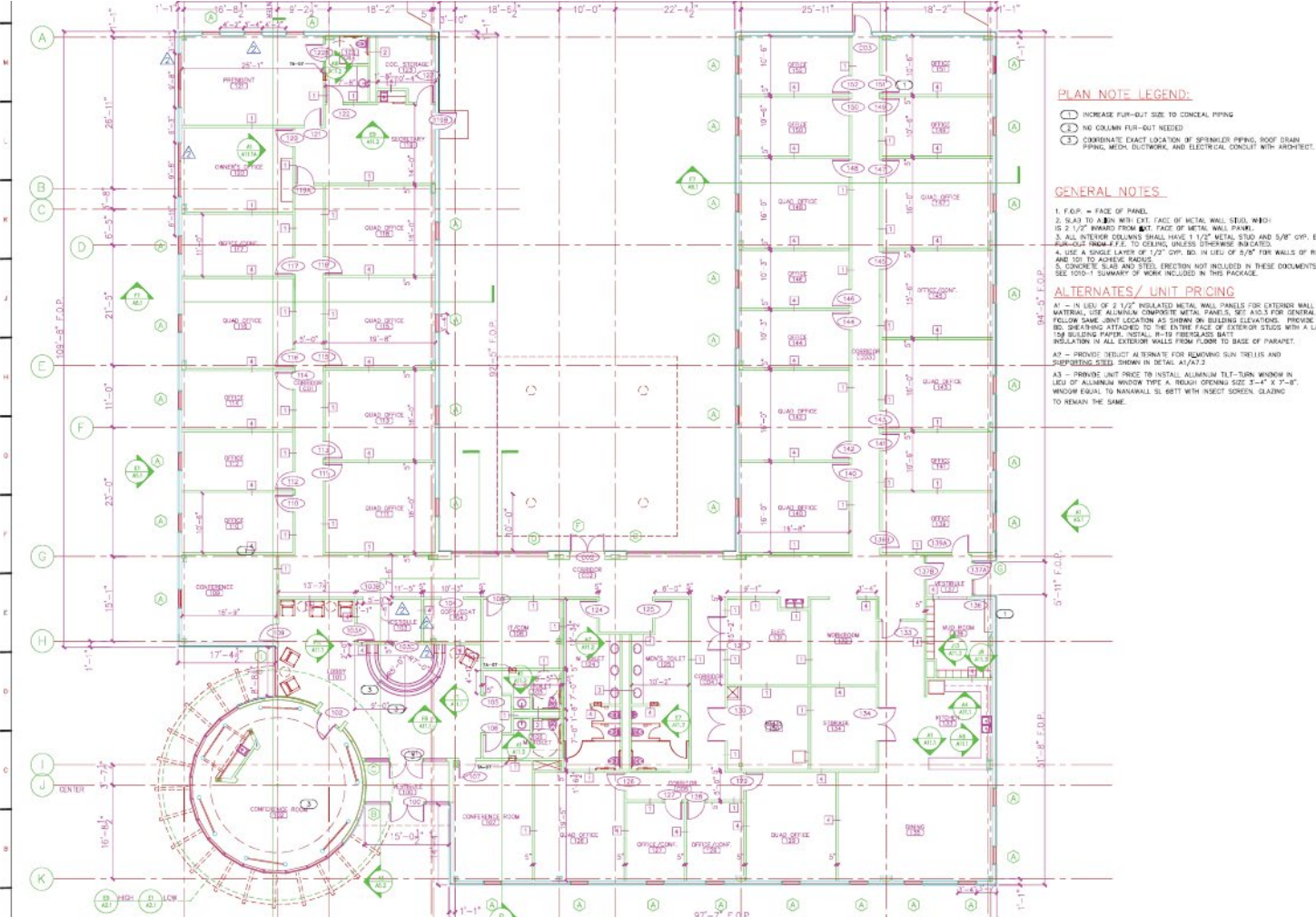
Front Section Floor Plan



Middle and Back Section Floor Plan



Office Floor Plan



PRODUCTS, LP

TUNICA, MISSISSIPPI USA

STATE OF MISSISSIPPI
ECONOMIC
DEVELOPMENT
AUTHORITY

TUNICA COUNTY
BOARD OF
SUPERVISORS

TUNICA COUNTY
ECONOMIC
DEVELOPMENT
AUTHORITY

**TUNICA,
MISSISSIPPI**

Allen & Hoshell, P.L.L.C.
Randy S. Hoshell, Architect
987 Harris Street, Tunica MS 38670
662.357.6557 fax 662.357.6555

COPYRIGHT
Allen & Hoshell
This document is proprietary to Allen & Hoshell and shall not be reproduced or used by others without prior written consent.

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

ROBINSONVILLE, MS

SCHULZ EXTRUDED PRODUCTS

| No. | Revision | Date |
|-----|----------|------|
| | | |
| | | |
| | | |
| | | |

FLOOR PLAN

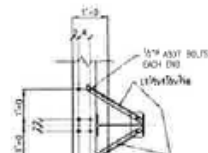
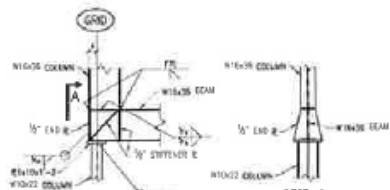
JOB NO: 61513
DATE: 11.18.11
DRAWN: MHL
CHECKED: RES
CAD FILE:

1001 SCHULZ BLVD ROBINSONVILLE, MS

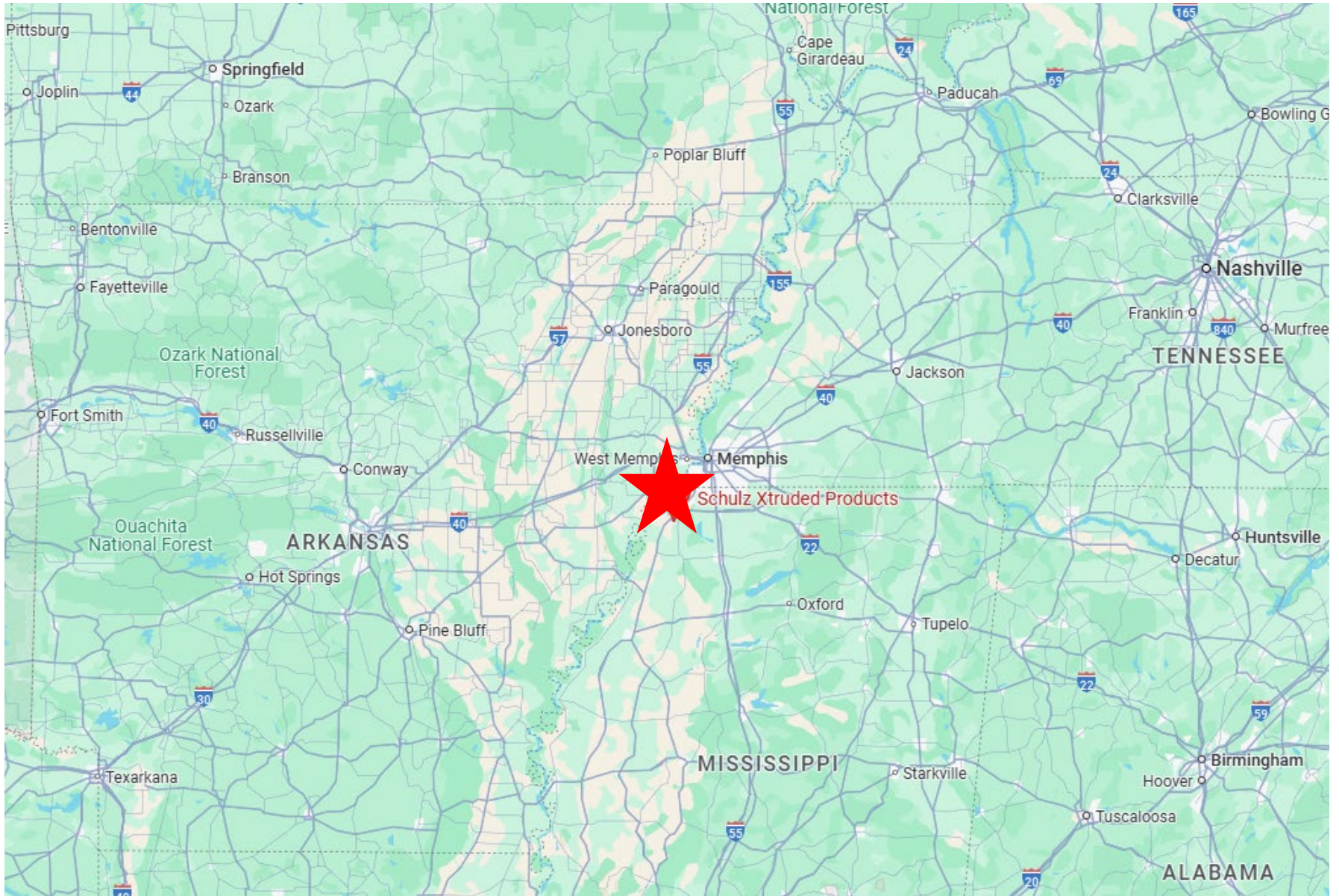
1001 SCHULZ BLVD ROBINSONVILLE, MS



1001 SCHULZ BLVD ROBINSONVILLE, MS



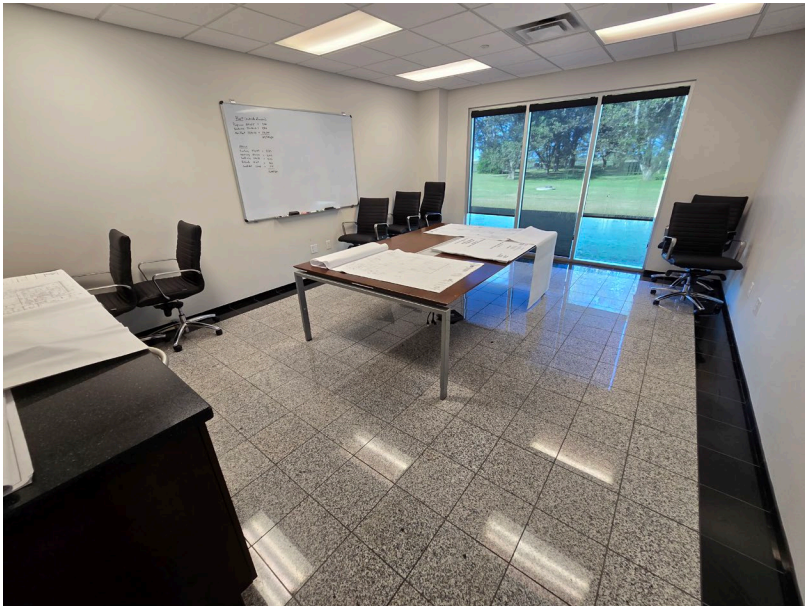
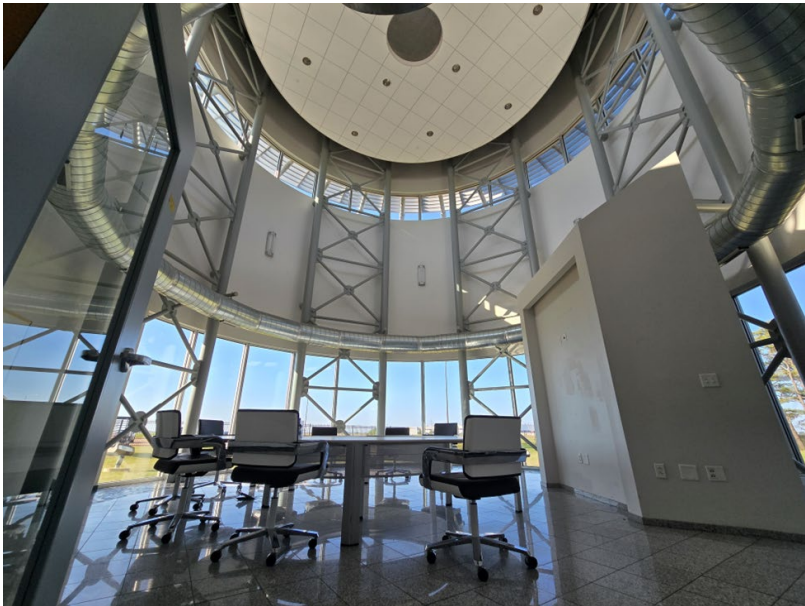
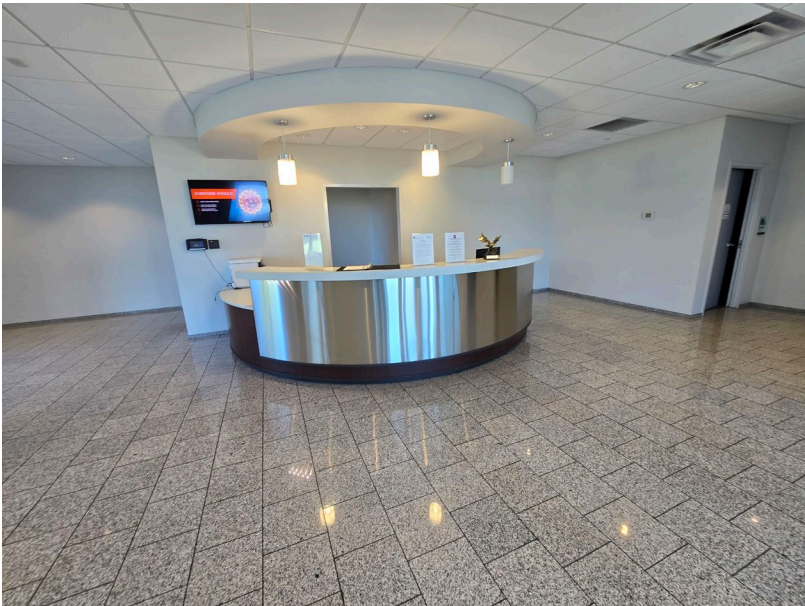
Regional Map



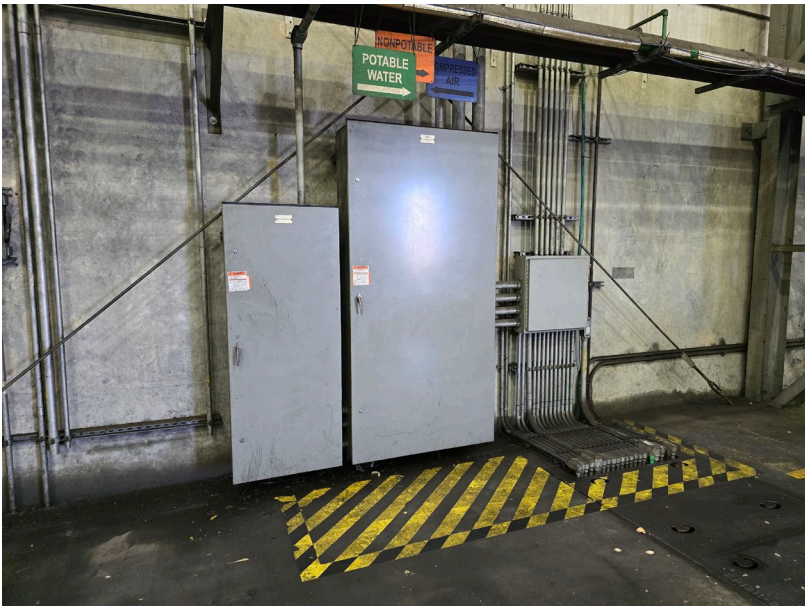
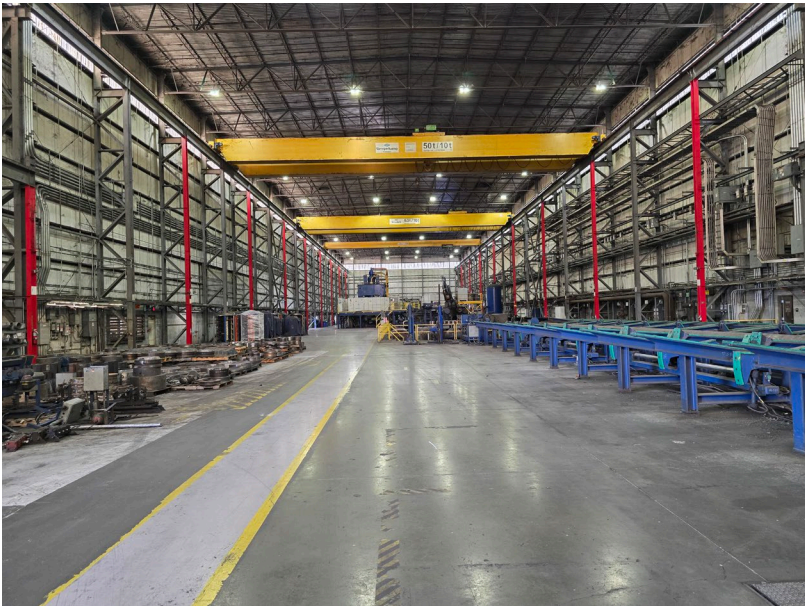
Exterior Photos



Interior Photos



Interior Photos



Contact

Erik Weiss

Vice Chairman
404 504 0018
eweiss@savills.us

savills.us

Disclaimer: The material in this presentation has been prepared solely for informational purposes and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Savills' prior written consent. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with, any offer or transaction, or act as an inducement to enter into any contract or commitment whatsoever. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS GIVEN AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND SAVILLS IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS. Savills shall not be held responsible for any liability whatsoever or for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this document or any errors therein or omissions therefrom.