

# SALE / LEASE

## COOPER MANUFACTURING PLANT

100 Industrial Parkway Rd Lumberton, MS 39455

**SALE PRICE**                    \$8,100,000  
**LEASE RATE**                 \$6.30 SF/yr



**COLDWELL BANKER**  
**COMMERCIAL**  
**TEC**

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### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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### WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

**2,600+**

Professionals

Presence in

**40 COUNTRIES**

**11,989**

YE Sales Transactions

**4,970**

YE Lease Transactions

**\$9.2 BILLION**

Sales Volume

**\$1.63 BILLION**

Lease Volume

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### THE PROPERTY

Cooper Manufacturing Plant  
100 Industrial Parkway Rd  
Lumberton, MS 39455

### SCOPE OF SERVICE

Coldwell Banker Commercial TEC to represent Indus, LLC in the sale of Cooper Manufacturing Plant

### MARKET INFO

An exceptional location both for business and home life, Cooper Manufacturing Plant is in between US Hwy 11 and US Hwy 13 in Lumberton, MS. This venue formally housed the Cooper Manufacturing Plant that created electrical panels. This location is 15 minutes away from the Lamar County Technical campus in Purvis, MS. Plenty of food and support options in the Lumberton area.

### POSSIBLE INDUSTRIES FOR THE SITE

This site is ideal for a manufacturing or distribution facility. Minutes from major distribution roadway, I-59, it offers quick ingress and egress from major arteries. It also has a rail spur connecting it to the major rail line that is adjacent to the property.

Additionally, with such a large footprint under one roof, the cannabis industry may be an ideal candidate to fill this spot. With newly elected laws that legalize the use of medical cannabis, this location may be ideal since legislation states that it must be grown indoors and the site is a secure location with fencing around the entire site.

### AVAILABILITY

This site would be available for occupancy within 60 days of a completed PSA.

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### PROPERTY DESCRIPTION

Manufacturing and warehouse distribution facility for sale.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Sale Price:	\$8,100,000
Lease Rate:	\$6.30 SF/yr (NNN)
Number of Units:	1
Available SF:	157,000 SF
Lot Size:	34.9 Acres
Building Size:	157,000 SF

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	63	1,148	4,441
Total Population	161	2,968	11,699

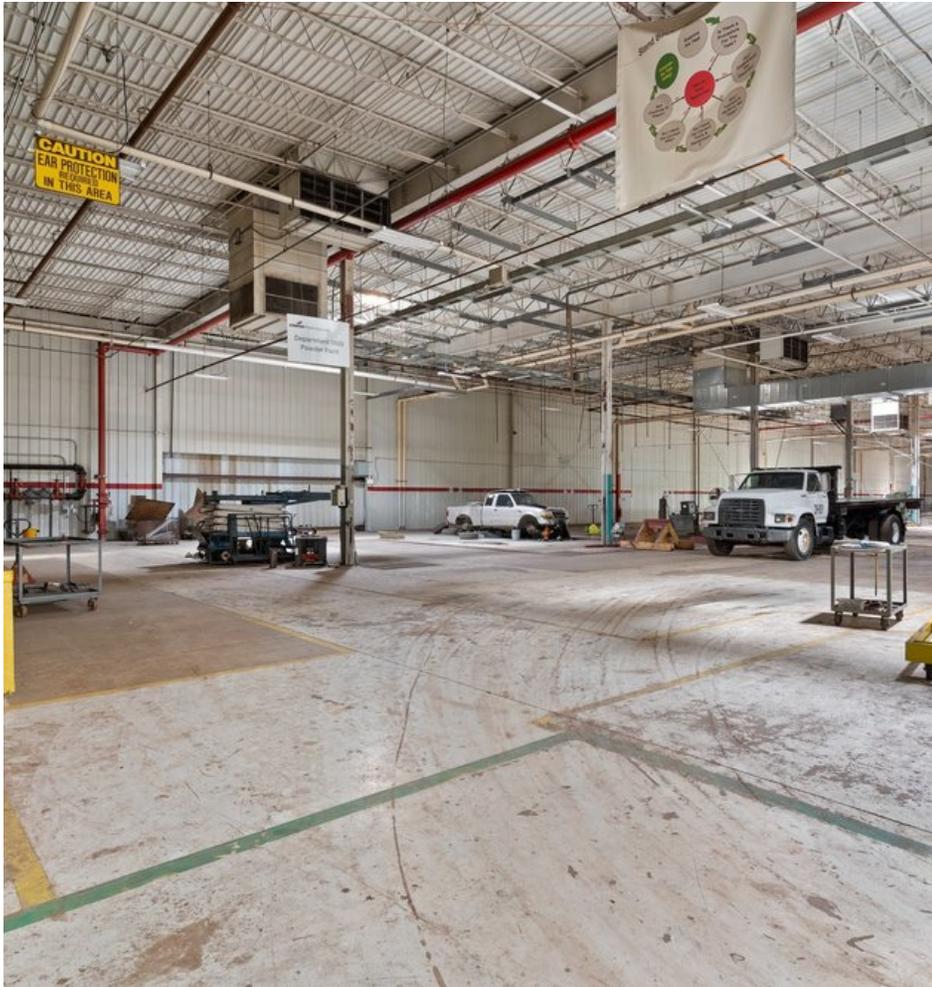
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### PROPERTY DESCRIPTION

Manufacturing and warehouse distribution facility for sale.

### LOCATION DESCRIPTION

Located right outside of downtown Lumberton but inside the city limits and minutes away from I-55. An additional railroad spur also services the building.

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### LOCATION INFORMATION

Building Name	Cooper Manufacturing Plant
Street Address	100 Industrial Parkway Rd
City, State, Zip	Lumberton, MS 39455
County	Lamar

### BUILDING INFORMATION

Building Size	157,000 SF
Ceiling Height	25 ft
Office Space	20,000 SF
Number of Floors	2
Year Built	1973

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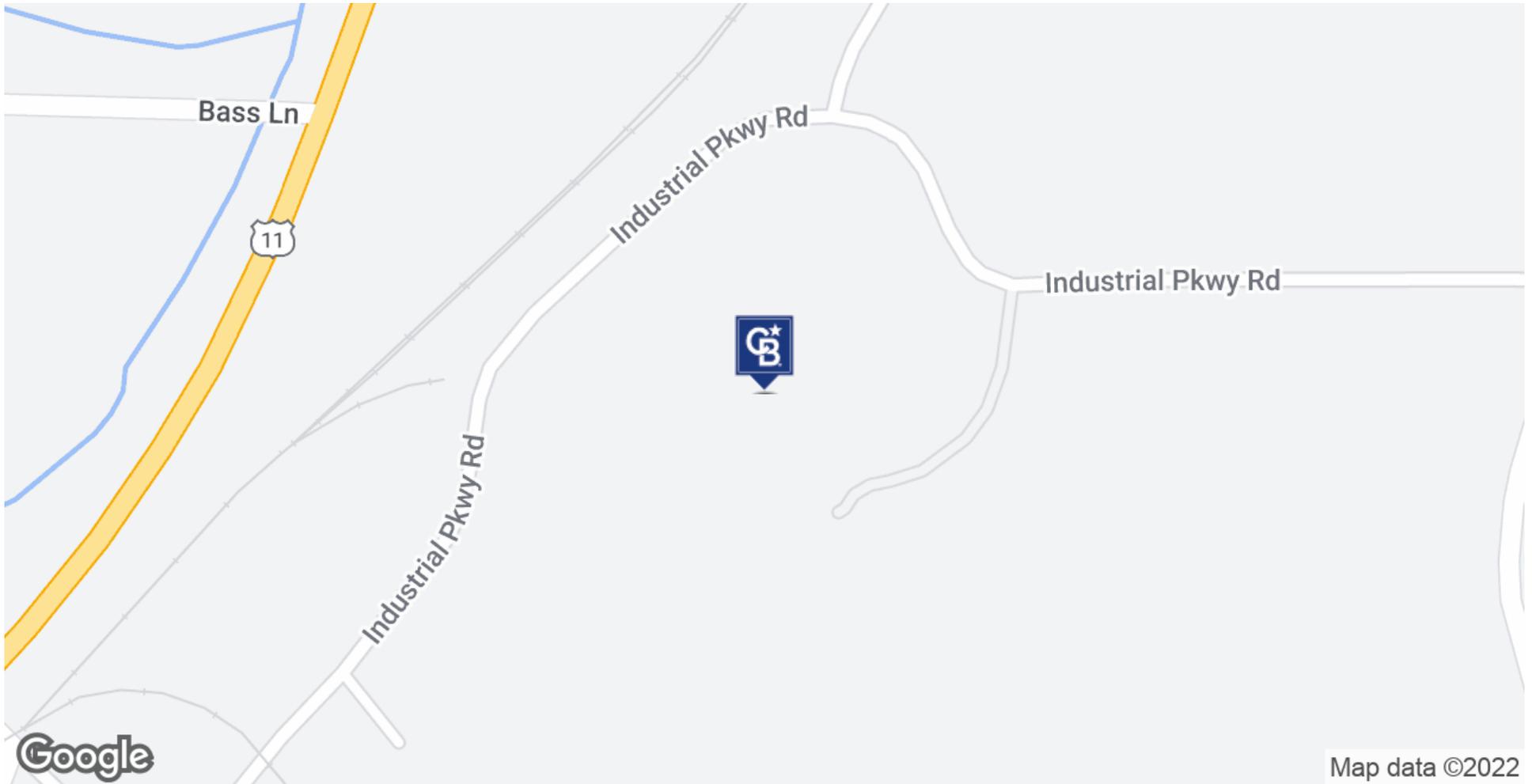


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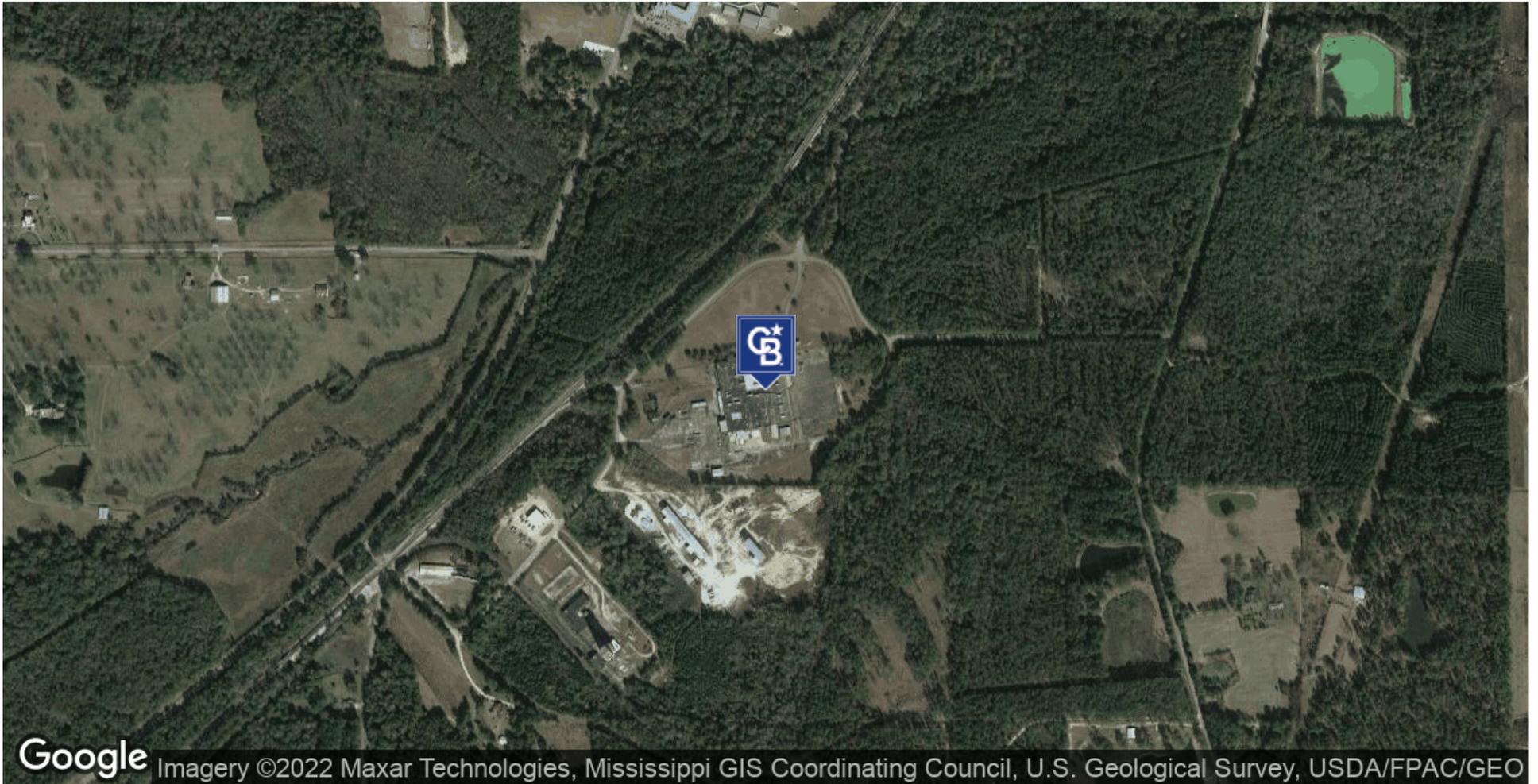
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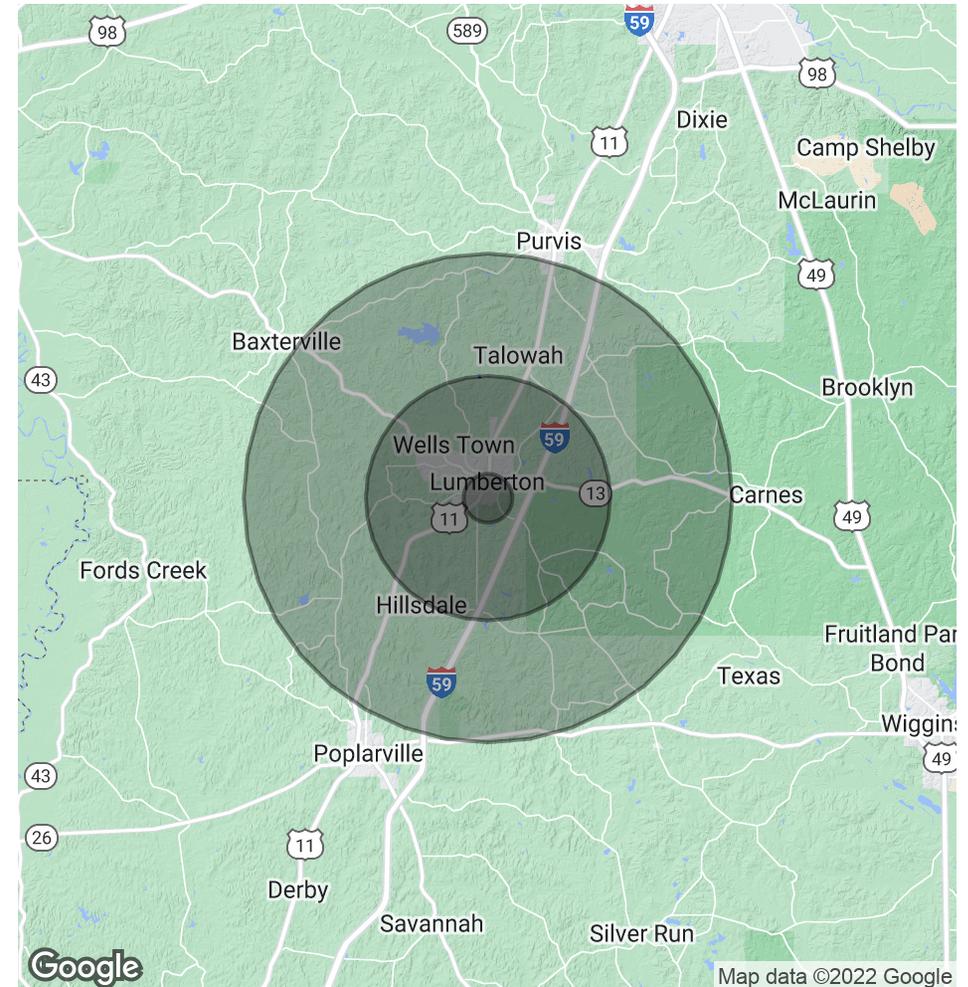
100 Industrial Parkway Rd Lumberton, MS 39455

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	161	2,968	11,699
Average Age	42.0	40.1	38.9
Average Age (Male)	36.9	36.1	35.1
Average Age (Female)	45.4	42.5	41.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	63	1,148	4,441
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$43,347	\$43,195	\$46,524
Average House Value			\$161,775

\* Demographic data derived from 2010 US Census



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### RON PATRON

Comm Sales Associate

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**Direct:** 504.782.9373

### PROFESSIONAL BACKGROUND

Ron Patron began his career in accounting and finance working with Harrah's and The Riley Group. In 2012 he purchased a construction and oil and gas supplier, and was quickly thrown into sales out of necessity. Realizing his calling was in sales, he was able to grow his company from \$1.5m to \$4.0m. Ron recently sold his company and came to work with Coldwell Banker Commercial focusing on Industrial Properties in southern Louisiana. He received his Accounting degree from LSU and his MBA in Finance from Tulane University. Patron has also served on the board of directors for Julia Place Condominiums. He is an active member of the community serving Boys Hope Girls Hope and supporting the Cystic Fibrosis foundation.

### EDUCATION

Louisiana State University- Bachelor of Arts in Accounting

Tulane University- MBA in Finance

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