

27 Neil Gunn Drive
ELLISVILLE, Mississippi 39437



BUILDING SUMMARY

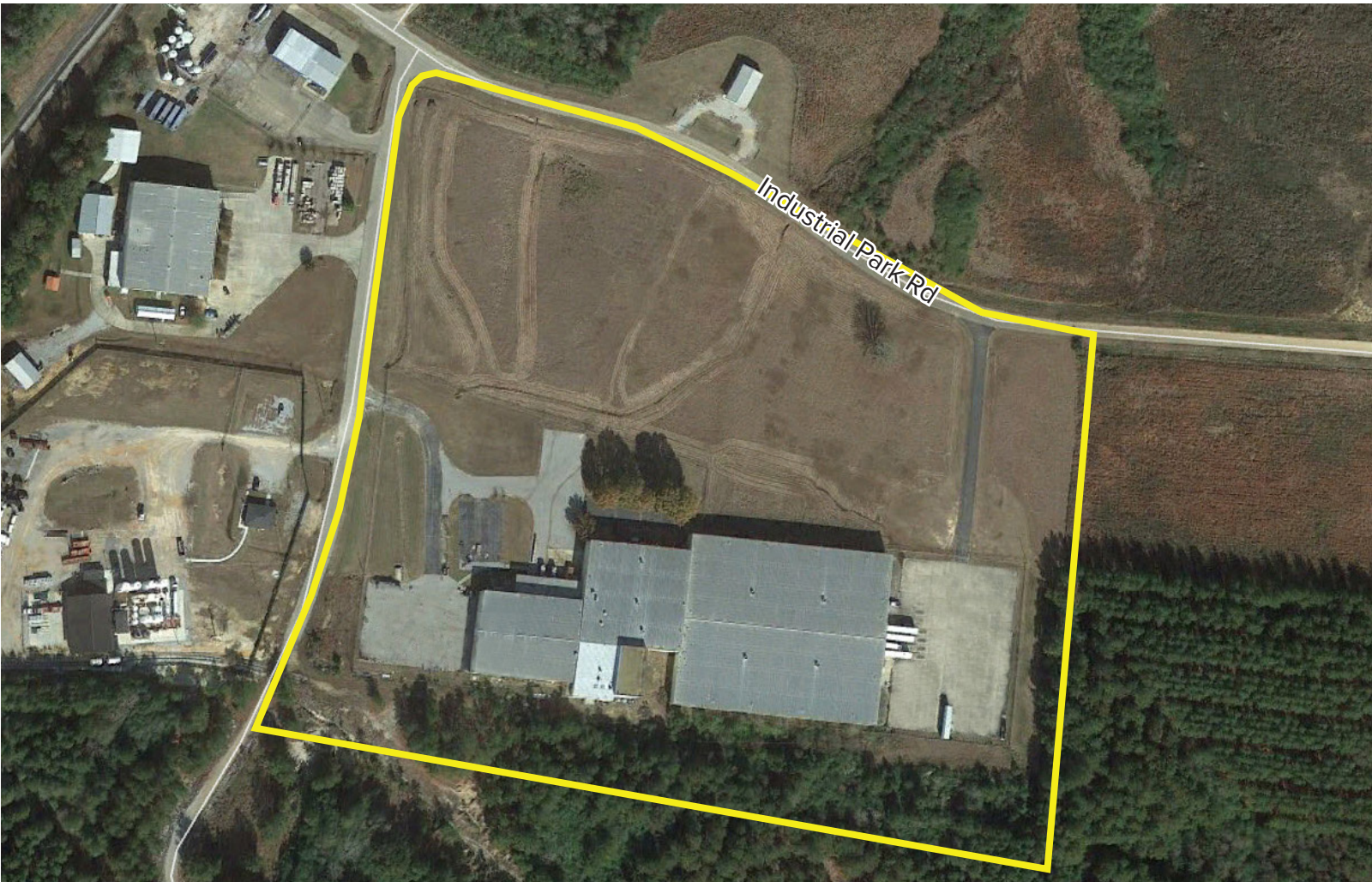
AREA HIGHLIGHTS

- **Building Area** 126,223 SF
- **Building Site Area** 20.86 Acre Lot
- **Ceiling Height(s)** 22' - 24' clear
- **Floors** 6" reinforced concrete
- **Roof** Standing seam metal; mostly Butler MR-24
- **Truck Loading** 8 existing, expandable

The Ellisville Distribution Center (EDC) building is located in the Howard Technology Park just off Interstate 59 on the south side of Ellisville. The Howard Technology Park (HTP) has emphasized a high-tech approach to business by providing access to utility and communications infrastructure that is second to none. The Park is fully wired with fiber optic cable providing the ability to support advanced communications and high speed internet access. EDC is reached via exit 85 off of I-59. This beautiful, suburban setting is home to such diverse companies as Howard Industries, PG Technologies, Inc., Allied Universal and Quality Drilling Fluids, etc. Within the confines of the Park you'll find The Jones County Community College Advanced Technology Center, providing education and degree programs for today's workers. A short drive through the park brings you to EDC's 21-acre site where you will find a fully-renovated and secured, 130,000-SF warehouse/distribution building with ample loading and extra trailer storage.

The business-friendly Ellisville location provides convenient access to Hattiesburg Laurel Regional Airport, and a multitude of amenities. The building is served by Dixie Electric Power Association and provides ample power that is upgradeable as necessary. Ellisville Fire Station #3 is nearby making any need for a response just seconds away.

SITE AERIAL



SITE / BUILDING CHARACTERISTICS

- Building expandable
- Two access points for truck loading reducing or eliminating bottlenecks and providing smooth and efficient loading and unloading
- Ample trailer parking on site (expandable)
- Suburban Business Park setting with lots of nearby amenities including restaurants and other support services to expedite service delivery when needed
- Immediate access to I-59 / 20 minutes to Hattiesburg
- 100% coverage by wet sprinkler system
- Ample lighting providing 25 Fc at 30" above finished floor

SITE IMPROVEMENTS

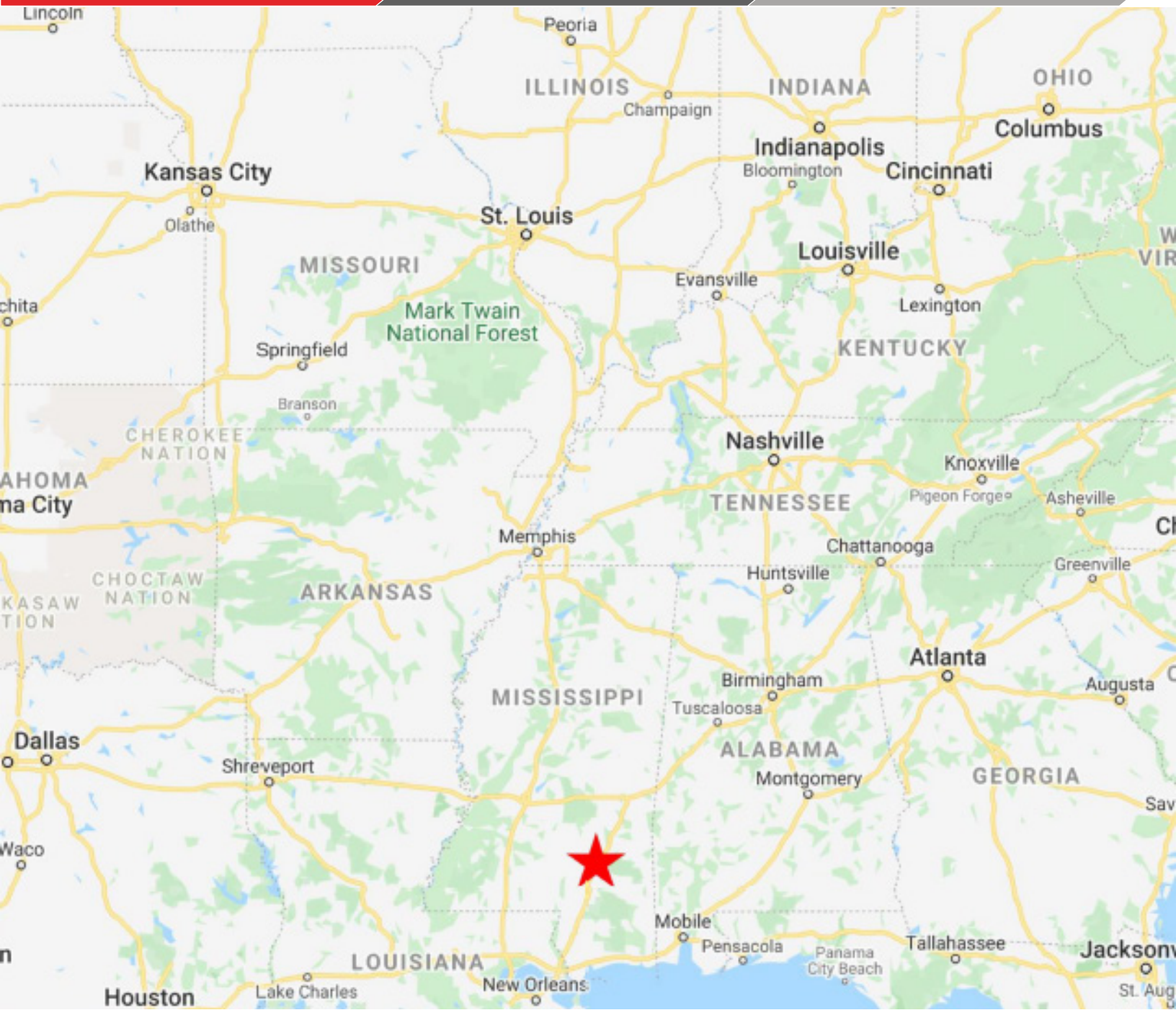
This modern, contemporary building presents a headquarters-type feel as it's set on a large, rolling site within the Park with minimal other Park traffic. The Business Park setting is complete with business and directional signage making it easy to navigate and find for employees and service providers. Our renovations typically include a complete and thorough cleaning which include interior/exterior walls, ceilings, offices and restrooms, and fresh new paint on surfaces as necessary to add an "almost new" feel to the building. In addition, significant effort to update, cleanup and freshen all landscaped areas of the site, grounds cleanup, fence repair, the removal of any overgrowth or excessive tree growth, and many more steps to ensure a setting of which you can be proud. Specifically to include the following activities/improvements:

- General clean-up, power washing & painting throughout interior and exterior as necessary
- New interior and exterior lighting fixtures and bulbs as necessary to achieve an average of 25Fc of light
- Replace/repair dock levelers & shelters. New equipment shall consist of 40,000 lb dock levelers
- Replace 1/3 of roofing with new, contemporary TPO
- Thorough electrical & plumbing inspection
- Floor patching & repair
- Parking lot & asphalt repair
- New building hardscaping
- Tree and debris removal and appropriately landscaped and planted areas
- General site clean-up to include grounds, fencing, exterior lighting (pole and building wall packs), paved surfaces and cracks filled as necessary



LOCATION

27 Neil Gunn Drive, Ellisville, Mississippi



For more information, please contact:

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