

# Brookhaven Spec Building

660 Saints Trail Way, Brookhaven, MS (Lincoln County)  
31.576159, -90.48563



## PROPERTY OVERVIEW

The Brookhaven Speculative Building is located within the Linbrook Industrial Park in Lincoln County, Mississippi. The second speculative building follows the occupancy of the first spec building in 2020 by Keystone Electrical Manufacturing Company. Spec Building #2 is expandable to 150,000 SF and a 100,000 SF pad is in place. All utilities are located within the industrial park, including a carbon dioxide pipeline which can be accessed for manufacturing use. Located just outside of the capital city metro area, the building provides a location with immediate interstate access without the elevated cost of doing business.



### Square Footage

50,000 SF

Expandable to 150,000 SF



### Property Type

Speculative Building



### Ownership

Publicly Controlled



### Year Built

2021

(Under Construction)

## Building Information

- **Total Square Footage:** 50,000 SF; Pad ready for 100,000 SF; Expandable to 150,000 SF
- **Bay Spacing:** 125'x50'
- **Year Built:** 2021 (Under Construction)
- **No Floor to Allow for Maximum Flexibility**
- **Natural Daylight Windows**
- **Docks:** 6
- **Drive-in Door**



## Transportation

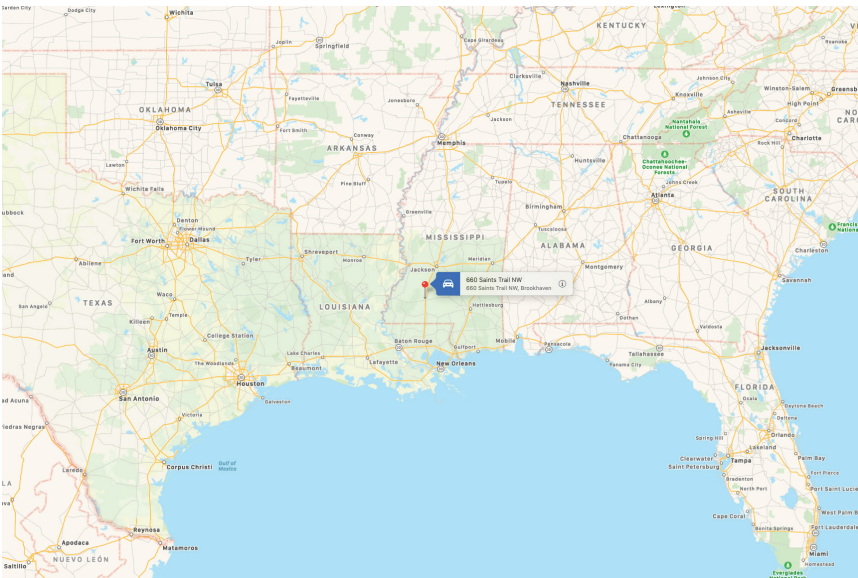
- **Interstate Name:** I-55 (0.6 miles)
- **Highway Name:** U.S. Hwy 84 (2.2 miles)
- **Airports:** Jackson Medgar-Wiley Evers International Airport (60 miles)
- **Port:** Port of New Orleans (130 miles)
- **Rail:** Canadian National Railway (adjacent)

## Utilities

- **Electric Provider:** Cooperative Energy/Southwest Electric Power Association
- **Gas on Site:** Yes
- **Natural Gas Provider:** CenterPoint Energy
- **Size of Gas Main:** 2"
- **Water on Site:** Yes
- **Water Provider:** City of Brookhaven
- **Water Main Size:** 12 inch
- **Sewer on Site:** Yes
- **Sewer Provider:** City of Brookhaven
- **Sewer Main Size:** 8"
- **Telecommunications Provider:** AT&T
- **Carbon Dioxide:** Denbury Operated Pipeline within Industrial Park

## Documents and Links

- **Economic Overview: Brookhaven Spec Building 45 minute drive-time**



## Contact

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