

CURRIE-HALL INVESTMENT CO.

INDUSTRIAL REAL ESTATE BROKERS

PRESENTS FOR SALE OR LEASE

A Manufacturing/Warehousing Facility

**PORTIONS WITH SHORT TERM LEASE OPTIONS AND 3 PL SERVICES
IF DESIRED**

Located in West Point, Mississippi

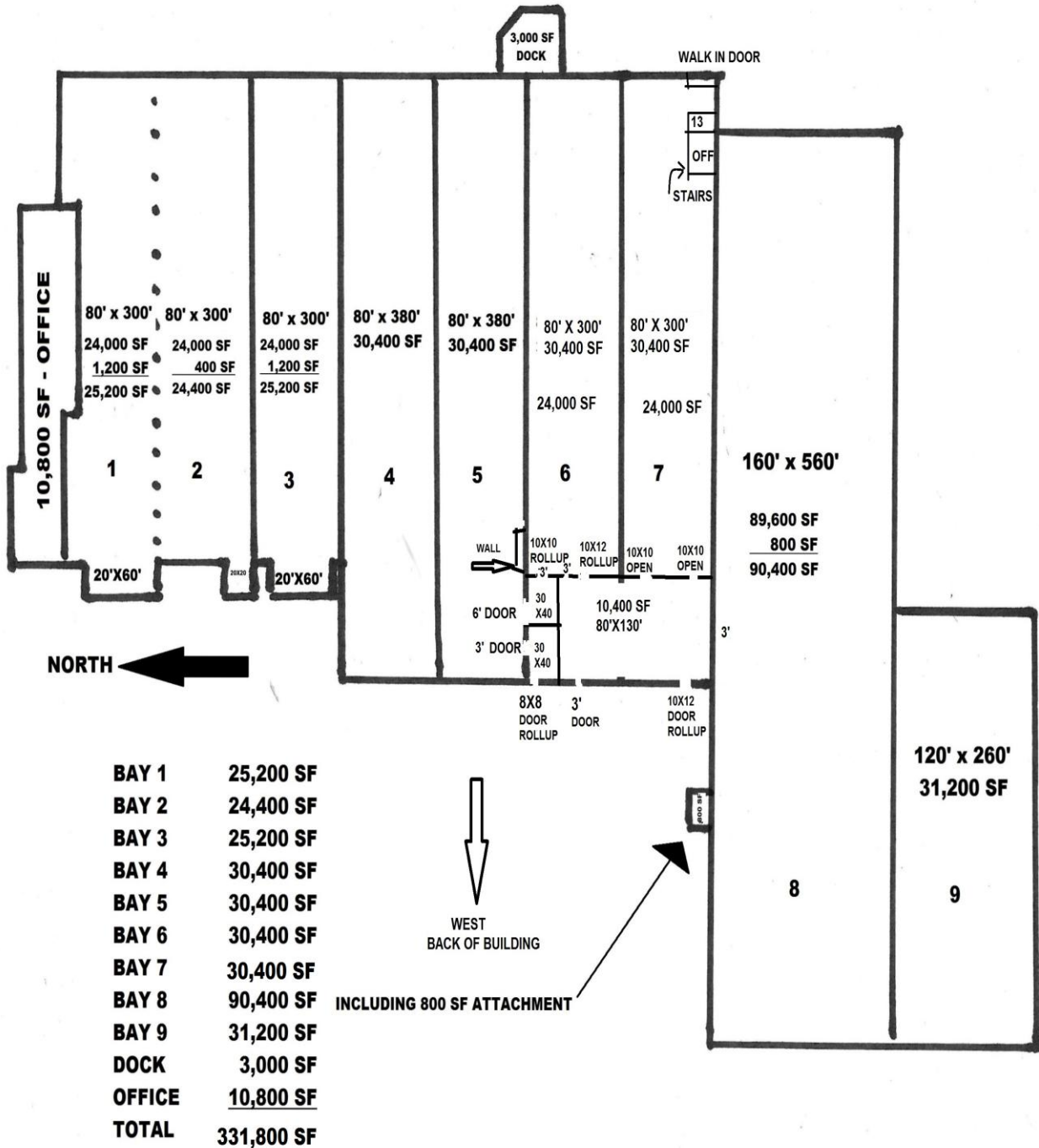


- **332,400 +/- SF manufacturing & warehousing facility on 17.8 acres, plus adjacent 2.4 acres**
- **Including 10,800 SF, Office and Showroom**
- **Inexpensive labor market**

PROPERTY DETAILS:

Location:	100 Tubb Ave, West Point, MS 39773 Clay County in northeastern Mississippi		
Zoning:	Commercial, D-3		
Taxing District:	Clay County, City of West Point		
Taxes:	\$33,856/yr.		
Buildings and Ceiling Heights:			
	Offices & show room	10,800 SF	8'-10'
	Industrial area	321,600 SF	17'-18'
Construction:	Steel frame		
Exterior:	Ample parking (some paved, some graveled) Landscaped, with entire perimeter fenced		
Docks and Doors:	Truck Drive-In:	4 see separate chart for details	
	Truck Dock:	24 see separate chart for details	
	Man Doors	6 see separate chart for details	
Floor Thickness:	4"-5" concrete-reinforced		
HVAC:	Offices: Heating & air conditioning Industrial area: Overhead heating & ceiling fans		
Sprinkler System:	All buildings are sprinklered (wet system)		
Power:	Electric: 480V - 12800A; 240V - 4600A; 3 Phase Gas: 2" main, 40 psi, multiple service lines (2"-6")		
Utilities:	West Point City Electric (TVA) Atmos Energy (natural gas) City of West Point (water & sewage) Water: 8" main; 2 service lines (3" & 2"); 70 psi Sewage: 12" main; multiple service lines (4"); 9,000 gallon-per-day peak capacity		
Communications:	AVYA Phone System with AT&T Bell South		
Rail:	Near the Kansas City Southern Rail Network		
Age:	1963, office and bays 1, 2 and 3; 1965, bays 4, 5, and 6; 1973, bay 7, 1983, bay 8; 1989 bay 9.		

FLOOR PLAN



OFFICES – NORTH VIEW



SOUTHEAST VIEW



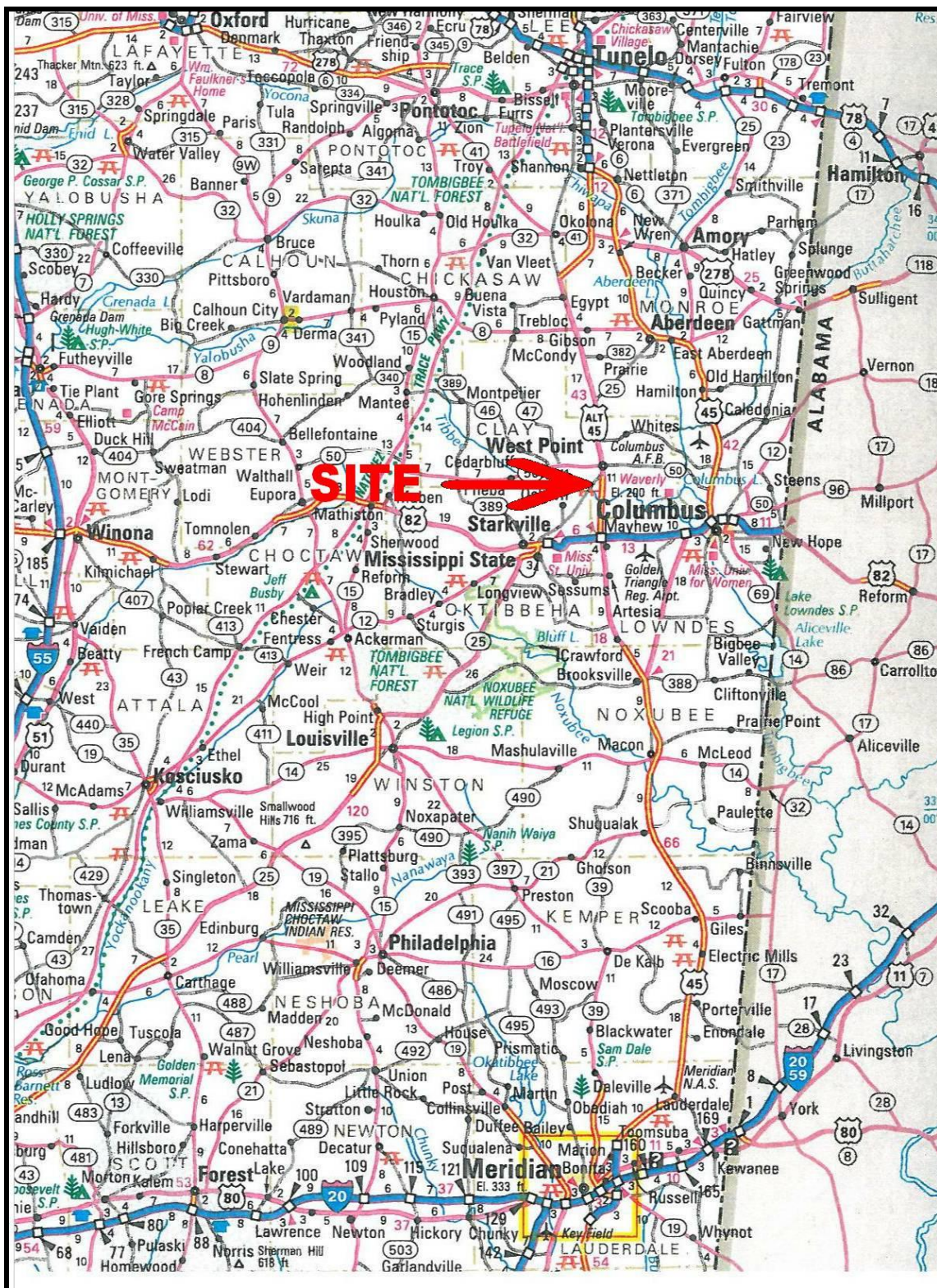
FRONT VIEW – EAST SIDE



NORTHEAST VIEW



REGIONAL MAP



About West Point ...

West Point, with a population of approximately 13,500, is the county seat of Clay County, Mississippi. It resides on the fertile northeast "black prairie" region of the state and had its early beginnings as an agricultural and railroad town. West Point is also located at the apex of the "Golden Triangle" which is comprised of the cities of West Point, Columbus, and Starkville. Two major universities, a community college, an extensive industrial base, an excellent regional airport, international port access via the Tenn-Tom waterway, and the rich farm land, have made the Golden Triangle one of the state's fastest growing areas.

Airports

Our city has a local airport, McCharen Field, with runway length and hanger capabilities to support corporate jet aircraft as well as small private and sport planes. As part of the Golden Triangle, West Point is supported regionally by the Golden Triangle Regional Airport which is the third largest airport in the state. The GTRA, just 15 minutes from West Point, is supported by Delta Connection/Atlantic Southeast Airlines and is host to a fixed base operator to fuel and maintain corporate aircraft. Federal Express, UPS, Purolator, and Cooper Air Freight also operate from the airport area to serve the northeastern part of Mississippi.

Railroads

West Point was originally a railroad town and was served by three major railroads. The Illinois Central, Gulf Mobile & Ohio, and C&G rail lines have evolved through mergers and acquisitions over the years and are now combined in this area as the Kansas City Southern Rail Network. The city is skirted by numerous rail lines and all major industrial areas are connected to the main arteries by rail spurs. If it travels by rail, it travels through West Point.

Highways

West Point is located at the intersection of U.S. Highway 45 Alternate and State Highway 50. A quick look at the map will show that US 45A is the most direct N-S route through Northeast Mississippi and was one of the very early sections to be four-lanes in the State's mammoth 4-lane highway project of 1988. The area is also very close to a major east-west highway, US 82, only 8 miles south of the city limits. The city is served by most major motor freight carriers.

Sea Ports

The 234-mile long Tennessee-Tombigbee Waterway connects West Point to the world. The waterway, under the authority of the U.S. Army Corps of Engineers, runs from the Tennessee River to the Port of Mobile on the Gulf of Mexico. Barge traffic like locally produced grain shipments and gigantic power generation components are shipped from local ports. The waterway provides a cost-effective shipping-and-receiving option for local industry and a fabulous recreation area for our citizens.

Price: \$9,900,000 (\$28.84/SF)
Lease: \$2.15/Sq. Ft./Yearly/NNN if the entire building
\$2.59/Sq. Ft./Year/NNN if part of building
NNN Charges: Estimated at \$.47/SF/Yr.

**OWNER WILL ALSO CONSIDER ASSISTING QUALIFIED BUYER
WITH A PORTION OF THE DOWNPAYMENT, ASSUMING
SATISFACTORY PURCHASE PRICE**

CONTACT INFORMATION:

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