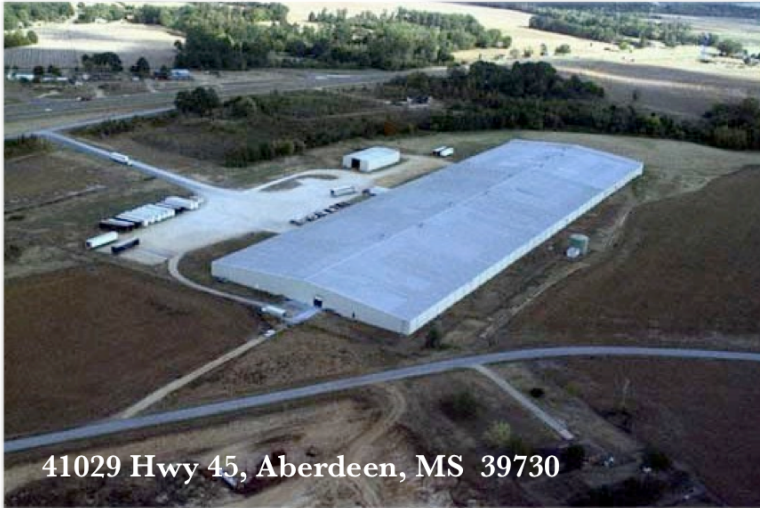


Bell Building

MONROE COUNTY • ABERDEEN, MISSISSIPPI

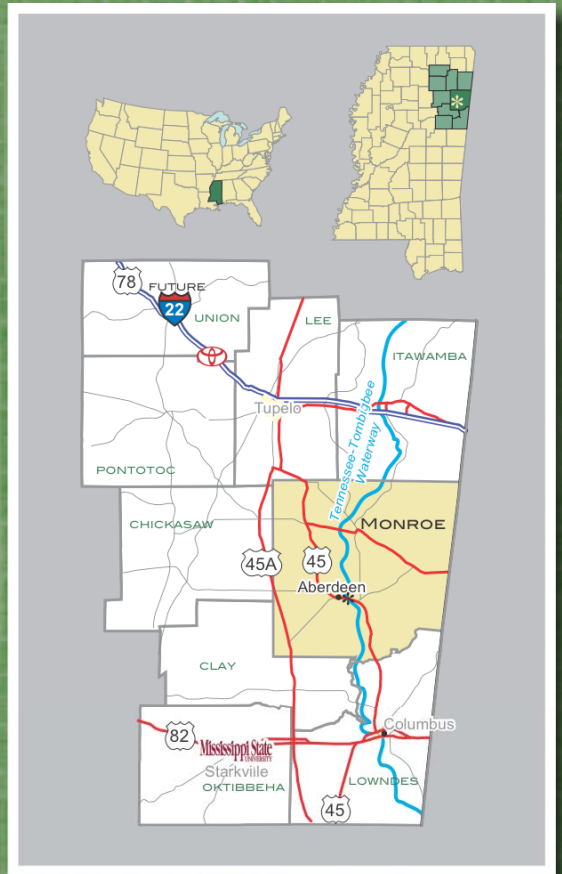


41029 Hwy 45, Aberdeen, MS 39730

For Sale or Lease

Building Information

- Available for sale: 367,875 SF contained in 3 buildings,
Available for lease: 142,000 SF contained in 3 buildings, see comments below.
- Building Type: Manufacturing, Warehouse, or Call Center
- Size for Lease: Approximately 142,000 sq. ft. in 3 buildings: 82,000 SF available of a 307,875 SF total building, and a 30,000 SF building, these known as S & J Trucking Buildings and a 30,000 SF building known as Bell Construction building.
- Acreage: total unknown; if leased, parking is available, and future tenant will share space with current owner
- Construction Type: One story, Pre-engineered metal
- Ceiling Heights: Side walls to 18 feet, Ceiling Peak 32 feet
- Year Built: 1995 & 1997
- Amenities: Limited office space in the two 30,000 SF buildings. No office space available in the 82,000 SF available space. The 82,000 SF area has large 12 ft cooling fans. The two 30,000 SF buildings are replicas of each other.
- Flooring: 6" reinforced concrete
- Electricity: 3 Phase
- Zoned: Light Industrial
- Past Use: Storage of newsprint paper and paint pigment material from Tronox
- Flood zone: No
- Exterior Doors: To be counted upon inspection
- Lighting: Skylights and halogen
- Sprinkled: 100%
- Parking Lot: Crushed rock



For More Information:

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Infrastructure

- Geographic Location: Monroe County, MS, U.S.A.
- Land & Building: For Sale or Lease per comments contained herein
- Known as: 80,000 SF & one 30,000 SF building known as S & J Trucking, one 30,000 SF building known as Bell Construction building
- Ownership: Private, James & Sue Bell
- Zoning: Light Industrial
- Within City Limits: No
- Enterprise Zone/LAMBRA: No
- Free Trade Zone: No
- Brownfield: No
- Industrial Park: No
- Flood Plain: No

Utility Providers

- Electricity: Monroe County Electric Power Assoc.
- Natural Gas: Atmos Energy
- Sewer: Monroe County
- Water: Monroe County
- Telecommunications: BellSouth

Transportation Distances

- Rail Access, Direct: No
- Rail Line: Burlington Northern Main line located 1,400 ft southwest of the two S & J Trucking buildings
- State Highways: the two S & J Trucking buildings are located on four lane State Hwy 45, the Bell Construction building is located just ¼ mile off of the four lane State Hwy 45 on old Lackey Rd.
- Interstate Highways: located 36 miles south of State Hwy 78/future I 22 and 95 miles east of Interstate 55
- Local Airport: Monroe County, 9 miles
- Major Commercial Airport: Tupelo, 36 miles
- Major International Airport: Memphis, TN, 142 miles
- Port: Port of Aberdeen on the Tennessee Tombigbee Waterway, 3 miles

Key Selling Points

- 25 minutes from Severstal Steel Mill, Paccar, and American Eurocopter, Columbus, MS
- 45 minutes from future Toyota Wellspring plant, north of Tupelo, MS
- Located in the center of one of the largest recognized labor markets in the Southeastern U.S.
- Centrally located between Columbus, Tupelo, Starkville, MS and Birmingham, AL and Memphis, TN.
- 43,047 college students within a 80 mile radius.
- Major financial incentives by state and local governments based upon jobs created.

Price

- Asking Price: Each of the 3 buildings could be bought. No asking price has been set by the owner. Current lease in place on the 307,875 SF building would have to be honored. Only 82,000 SF of the 307,875 SF building is available for lease.
- Lease Price: Not set by owner as of yet. Negotiable.

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