

# Glenn Dr. Building

MONROE COUNTY • AMORY, MISSISSIPPI

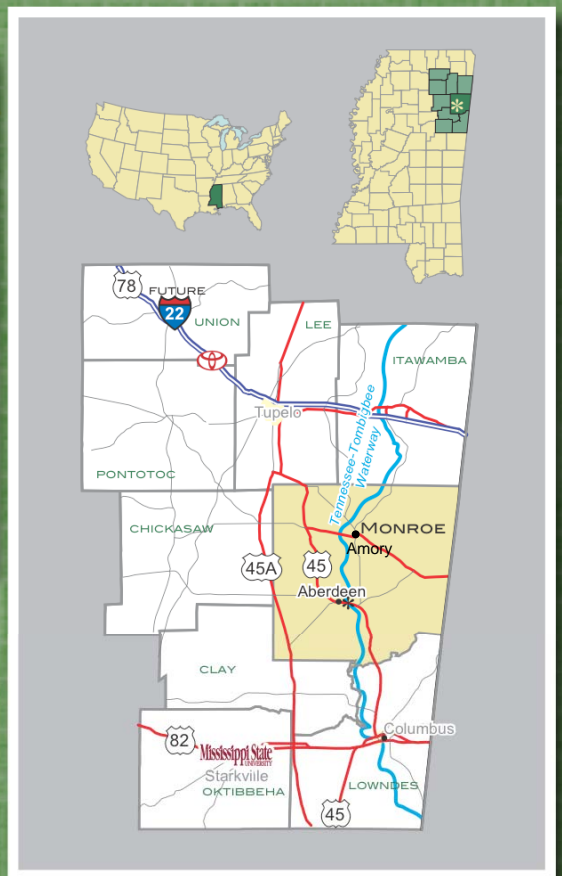


1215 Glenn Dr., Amory, MS 38821

## ***For Sale or Lease***

### **Building Information**

- Building Type: Manufacturing, Warehouse, or Call Center
- Size: Approximately 102,500 sq. ft.
- Acreage: 8.9 acres with 24 additional acres available for sale or option
- Construction Type: One story, Pre-engineered metal
- Ceiling Height: Side walls to 12 feet, Ceiling Peak 17 feet
- Year Built: Around 1982
- Amenities: Includes 2,500 sq. ft. of office, customer service area, conference room, and product development area. Carpet and vinyl floors.
- Flooring: 6" reinforced concrete
- Electricity: 3 Phase
- Zoned: Light Industrial
- Past Use: Furniture manufacturing
- Flood zone: No
- Exterior Doors: 13 dock doors, 2 half docks, and 2 grade level doors
- Lighting: Fluorescent Strip dropped to 12 ft above floor
- Sprinkled: 100%
- Parking Lot: Partially paved and partially crushed rock



### **For More Information:**

Tony Green, Executive Director  
Monroe County Chamber of Commerce  
P - (662) 369-6488 • [tony@gomonroe.org](mailto:tony@gomonroe.org)

[www.gomonroe.org](http://www.gomonroe.org)



### Infrastructure

- Geographic Location: Monroe County, MS, U.S.A.
- Land & Building: For Sale or Lease
- Formerly known as: Caye Home Furnishings
- Ownership: Private
- Zoning: Light Industrial
- Within City Limits: Yes
- Enterprise Zone/LAMBRA: No
- Free Trade Zone: No
- Brownfield: No
- Industrial Park: No
- Flood Plain: No

### Utility Providers

- Electricity: City of Amory provided by the Tennessee Valley Authority
- Natural Gas: Atmos Energy
- Sewer: City of Amory
- Water: City of Amory
- Telecommunications: BellSouth

### Transportation Distances

- Rail Access, Direct: No
- Rail Line: Burlington Northern located 1/2-1 mile to west
- State Highways: located 1/4 north of two lane State Hwy 278/6, 1/2 mile east of State Hwy 25, and 9 miles east of 4 lane State Hwy 45
- Interstate Highways: located 19 miles south of State Hwy 78/future I 22 and 86 miles east of Interstate 55
- Local Airport: Monroe County, 8 miles
- Major Commercial Airport: Tupelo, 30 miles
- Major International Airport: Memphis, TN, 124 miles
- Port: Port of Amory on the Tennessee Tombigbee Waterway, 2 miles

### Key Selling Points

- 40 minutes from Severstal Steel Mill, Paccar, and American Eurocopter, Columbus, MS
- 35 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.

### Prices

- Asking Price: \$1,300,000
- Lease Price: \$1.00/SF NNN governments based upon jobs created

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