

Advantage Building

HIGHWAY 45

MONROE COUNTY • NETTLETON, MISSISSIPPI

280,000 SQ. FT.



136 Lucky Star Dr, Hwy 145 S,
Nettleton, Mississippi 38858

For Sale or Lease



Building Information

Building Dimensions 384' x 729'
Total Mfg. Space 240,000 Sq. Ft.
 120,000 Sq. Ft. with HVAC
 120,000 Sq. Ft. with Heat Only
Office Space 10,000 Sq Ft
Building Construction Material Metal
Flooring Reinforced Concrete - 6"
Ceiling Eaves 20'
Ceiling Center Height 25'
No. of Dock Doors 35
 (with levelers - 8' x10') 33
 (without levelers - 8' x10') 1
 (drive in doors - 10' x12') 1
Metal Halide Lighting
100% Wet Sprinkled
Constructed from the mid 1970s thru 2005

Transportation

Major Interstate 13 miles – US Hwy 78/I-22
Major Highway 1/4 miles – US Hwy 45
Major Commercial Airport 90 miles –
 Memphis International
Port 18 miles – Port Itawamba
Rail Adjacent to Building Burlington Northern

Utilities

Electric Service Provider Tombigbee EPA
 240 volts/3 phase lines
Natural Gas Service Provider ATMOS Energy
 2" gas lines
Sewer Service Provider Town of Nettleton
 8" sewer lines
Water Service Provider Town of Nettleton
 6" and 2" water lines
T1 Internet Service



For More Information:

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