

FOR SALE

±205,229 SF

# INDUSTRIAL FACILITY

500 WATERWAY DR N • AMORY, MISSISSIPPI



## THE OFFERING

CBRE is the exclusive marketing advisor for **500 Waterway N Drive** ("Property"), representing a rare user investment opportunity consisting of a Class B manufacturing facility in Amory, MS. Constructed in 1989, renovated in 2019, the 205,229 square foot industrial facility features metal construction, 12'5" clear heights, wet sprinkler system, four (4) dock doors, and seven (7) drive-in doors. Positioned on 17.65 acres, the Property offers ample parking and excess land for outside storage or additional parking.

The Property is well positioned with convenient access to major transit corridors including Highway 45. Approximately one mile to the east is the Port of Amory, which provides connection to BNSF rail line and the Tennessee Tombigbee Waterway, the primary inland waterway link between the Tennessee River and the Gulf of America at Mobile, AL.

**205,229**  
Rentable SF

**17.65**  
Acres

**2019**  
Renovation

**Partial**  
HVAC



## BUILDING PROFILE

Total Size:	±205,229 SF
Lot Size:	17.65 Acres (multiple parcels)
Zoning:	M-2 (Heavy Industrial)
Built:	1989; Renovated 2019
Stories:	One
Floor Plate:	Reinforced Concrete Floors
Exterior Construction:	Metal
Clear Height:	8' 1" - 15' 2" (Average of 12' 5")
Sprinkler:	Wet
Power:	3-phase 230/480V (except plant 5, which has 110)
Lighting:	LED/Fluorescent/Metal Halide
Office(s):	Modular (throughout the building); 2% of building
HVAC:	Approximately 54%



# LOADING

## PLANT 1

- 4 drive-ins
- 1 exterior loading dock (truck well)

## PLANT 2

- Swamp cooler and heater (2 units recently replaced)
- Paint booth
- 1 dock door

## PLANT 3

- 2 drive-ins

## PLANT 4

- 2 dock doors

## PLANT 5

- 3 drive-ins

## MAINTENANCE SHOP

- 2 drive-ins



## ADDITIONAL AMENITIES



- Chemical shed



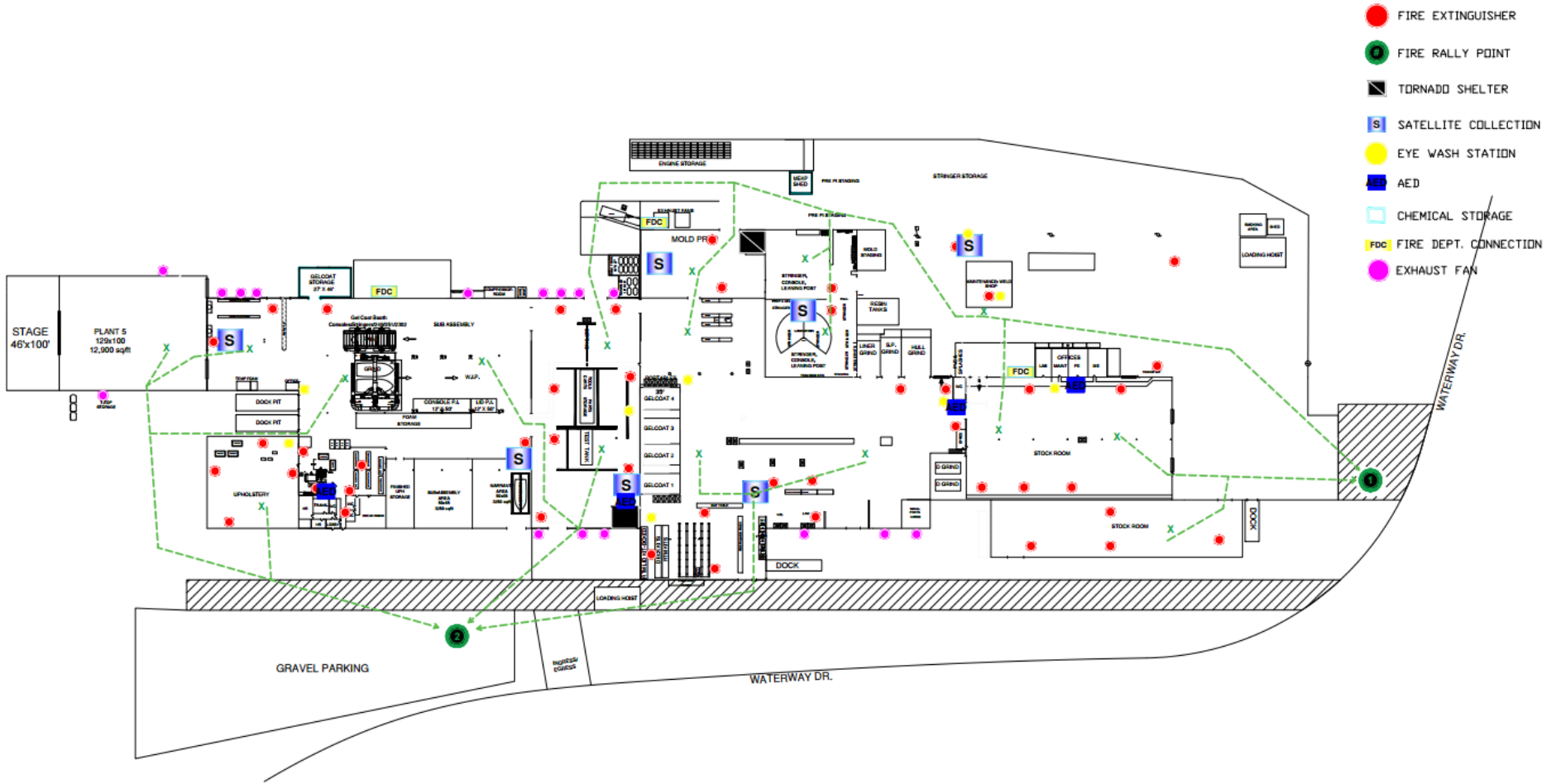
- Hoist frame outside



- 12 Acres outside storage

- Climate-controlled concrete room

# SITE PLAN



# MONROE COUNTY

## STRATEGIC HUB

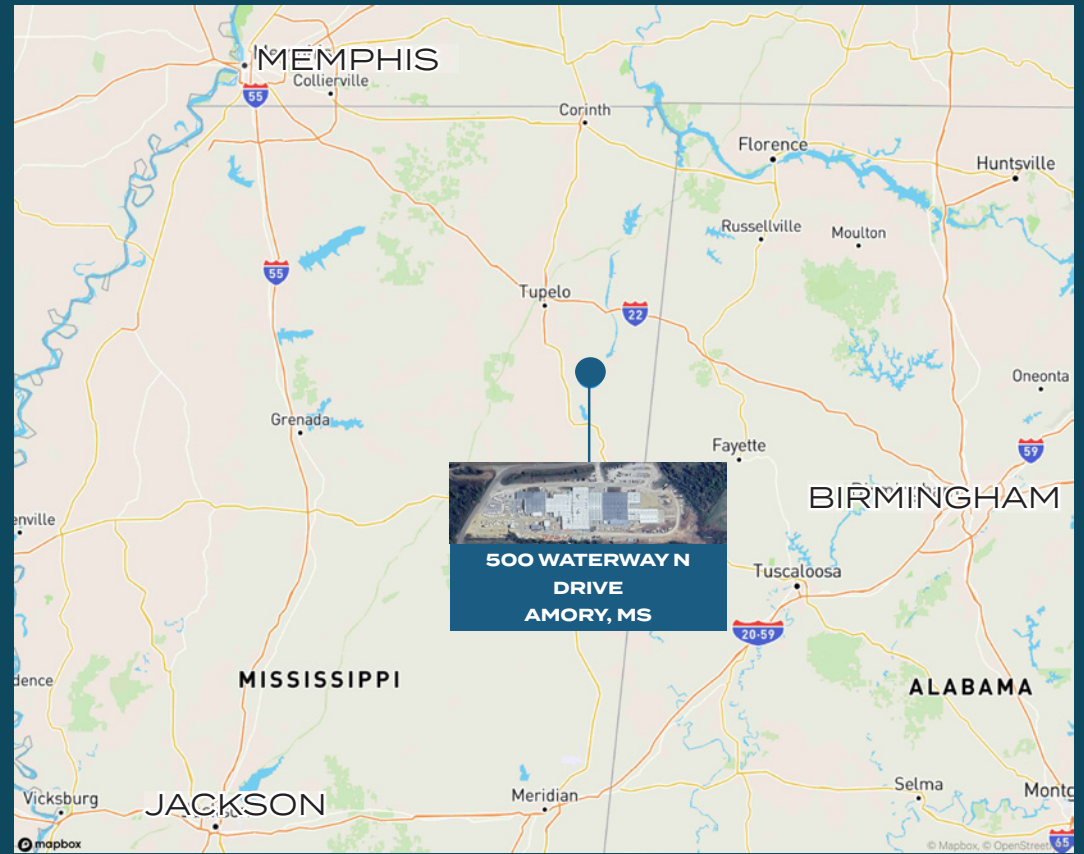
Monroe County, Mississippi, located in the northeast part of the state, offers a strategic location for businesses seeking access to the Mid-South U.S. market. Its location on the Burlington Northern Santa Fe Railroad, halfway between Memphis, TN, and Birmingham, AL, provides excellent rail transport options.

Furthermore, the county sits on the Tennessee-Tombigbee Waterway, the primary inland waterway connecting the Tennessee River to the Gulf of Mexico via the Port of Mobile, AL (approximately 370 miles away). This access to waterways offers valuable shipping and transportation advantages.

Situated on major four-lane Highway 45, halfway between Tupelo and Columbus, MS, Monroe County also boasts convenient highway access. The county has ample access to highway, rail, and port facilities to meet the needs of most industries that want to be located in the Mid South U.S.

## BNSF RAIL

- Mainline runs from Memphis, TN to Birmingham, AL, and through Tupelo, MS, and Amory, MS, with Amory being the midpoint.
- Existing rail spur connects the BNSF mainline to the Amory Port North Industrial Park.



DISTANCE TO	MILES	DRIVE TIME
PORT OF AMORY	1	3 min
HIGHWAY 45	10	13 min
I-22 (TUPELO, MS)	29	30 min
I-55	87	1 hr 39 min
BIRMINGHAM	95	2 hr
MEMPHIS, TN	140	2 hr 8 min
JACKSON, MS	170	3 hr
NASHVILLE	200	3 hr 42 min

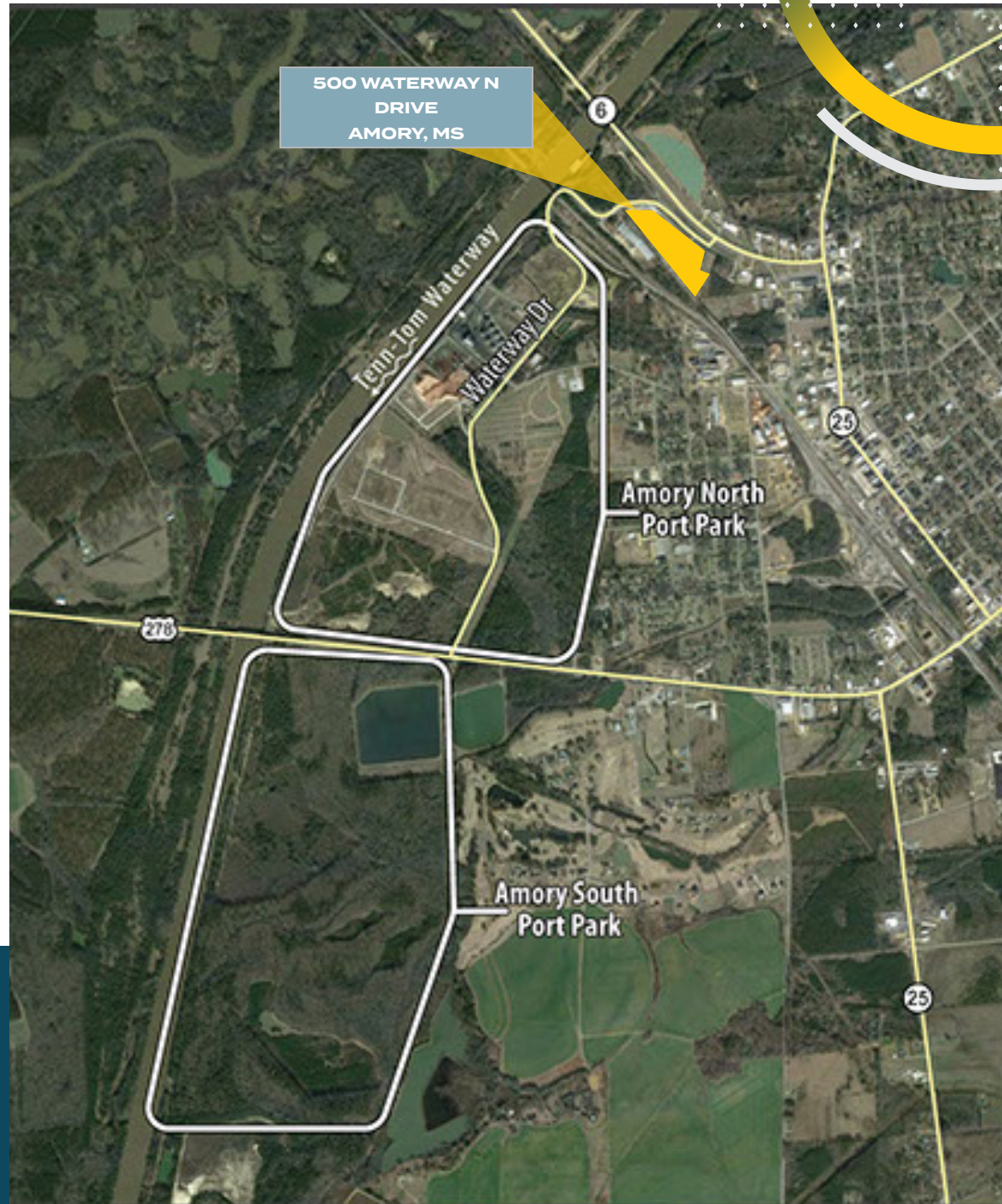
# PORT OF AMORY

The Port of Amory provides multi-modal access to the central and western United States via barge, rail, and truck. Situated on 40 acres, the facility offers both covered and open storage. Located at river mile 369.5 on the Tennessee-Tombigbee Waterway, the City of Amory's industrial port, in partnership with the BNSF Railroad, positions the area as a prime location for industry. The port features a bulkhead wood dock with steel pilings, a mooring cell, a 30-ton crane, and an asphalt-surfaced open storage area. Rail spurs connect the port to the BNSF network, facilitating general freight transfer, including grain and lumber.

Since 2016, Watco has managed the port and terminal, serving clients in various sectors, including energy, steel, agriculture, aggregates, and chemicals. Watco also operates and manages the barge fleet operation along a mile of frontage on the Tennessee-Tombigbee Waterway.

## TERMINAL FEATURES

- 50 railcar spots
- A continuous barge dock, with a 12-barge capacity
- Barge cleaning, cover stacking, fleet, and shifting
- Dedicated tugboat and pilot
- 30-ton-capacity bridge crane
- Mobile railcar unloading conveyors
- Various material handlers for industrial use
- Railcar switching on-site



## PORT OF AMORY CONNECTIVITY



RAIL  
BNSF



RIVER  
Tenn-Tom Waterway  
(Mile Marker 369)



ROAD  
I-22  
U.S. 278

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