

FOR SALE
FORMER "DIVERSIFIED MFG. &
DISTRIBUTION OFFICE/WAREHOUSE"
201 LOCKWOOD AVE.; PELAHATCHIE, MS
39145



- Original building built 1965: sq. ft. in: office area-4681; 4368 tool room; 43737 manufacturing & warehouse with 10 ft. ceiling; two roll doors
- Additional warehouse attached built 1973: 18750 sq. ft.; 20 ft ceiling; three docks high
- 8.79 acres; zoned I-1(limited light industrial.); Flood Zone X-not in flood zone
- Fire protection sprinkler system protects the entire facility; central air/heat units service office areas, break rooms, tool room, maintenance room & original warehouse; warehouse addition heated by suspended gas space heaters(no air)
- Roof has been repaired. No leaks
- Easy access off I-20, approx.15 minutes; located 26 miles from Jackson
- Appraised in May 2010 for \$475,000; asking price is \$475,000 As Is
- Annual City & County taxes for 2009 is \$20,886.91; Monthly insurance premium with empty building is \$1400

For additional information please contact:

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