



PROJECT XXX
INDUSTRIAL BUILDING REPORT



Mebane Building

1020 North Broadway, Greenville, MS 38701

33°25'58.94"N/ 91° 2'43.34"W

Contact:

Cary Karlson

662.378.3141

ckarlson@wceams.com



MEBANE BUILDING

GREENVILLE, WASHINGTON, MS 38701

114,000 Sq Ft • 33°25'58.94"N/ 91° 2'43.34"W

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PROPERTY ADVANTAGES:

- GAP Incentive Zone
- 100% Tax Exemption on Sales Tax for Natural Gas and Electric Power used in Manufacturing Process
- New Market Tax Credit Eligible

PROPERTY DESCRIPTION:

- Located on Greenville's Business Corridor near US Hwy 1 North in Greenville, MS, the Mebane Industrial Building is a prime location for manufacturing and distribution.



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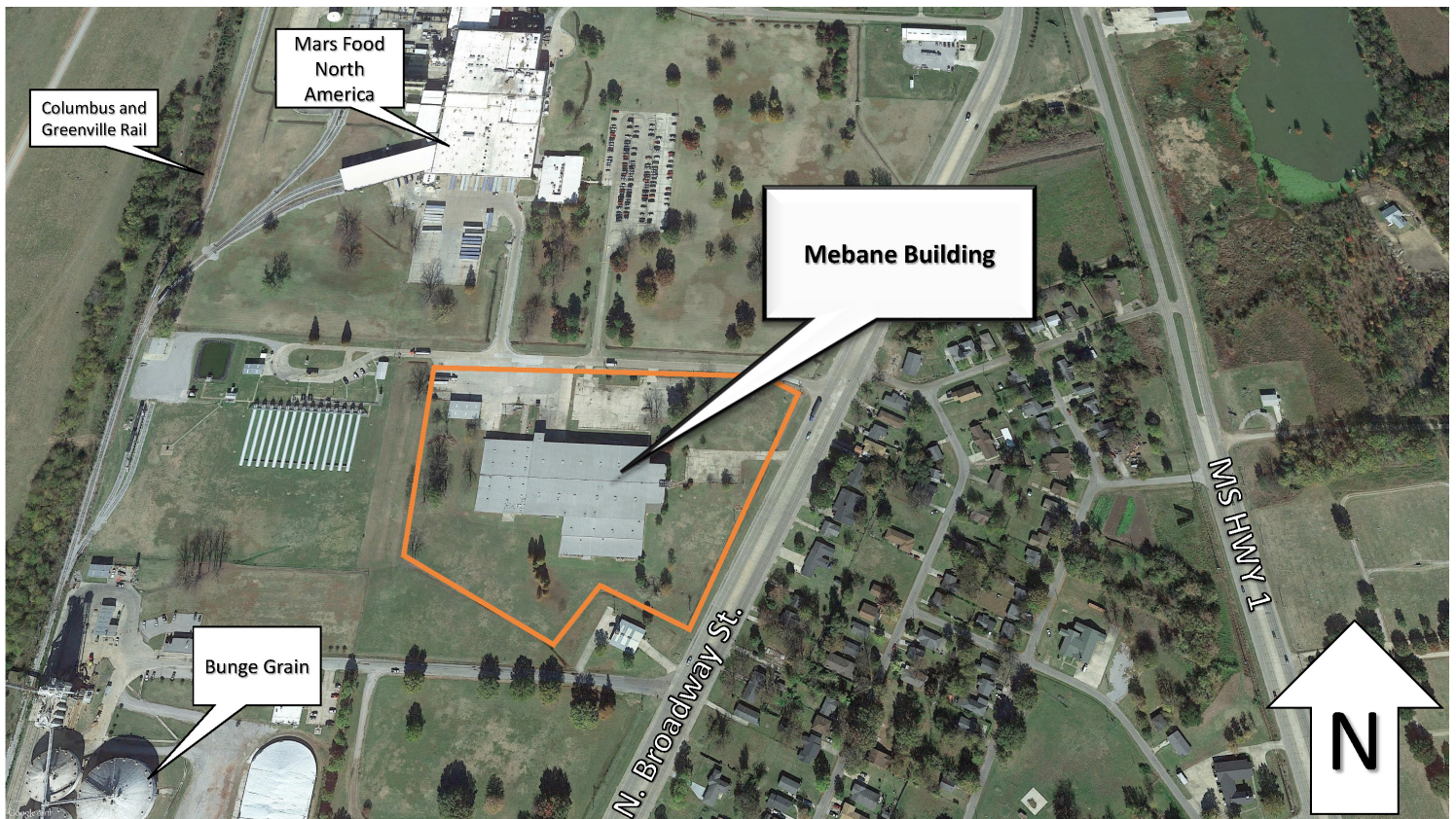
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II. AERIAL MAP



TRANSPORTATION

- Highway Access: Property is less than 1/2 mile to MS HWY 1; 3 miles to US HWY 82/278 (4-lane); 80 miles to I-55
- Distance to Regional Airport: 7 Miles to Greenville Mid-Delta Airport (GLH). Non-stop service to Dallas, TX and Nashville, TN
- Distance to Nearest Port: 7 Miles to the Port of Greenville
- Distance to Nearest Rail line: 250 yards from property to Columbus and Greenville (Class III) rail service



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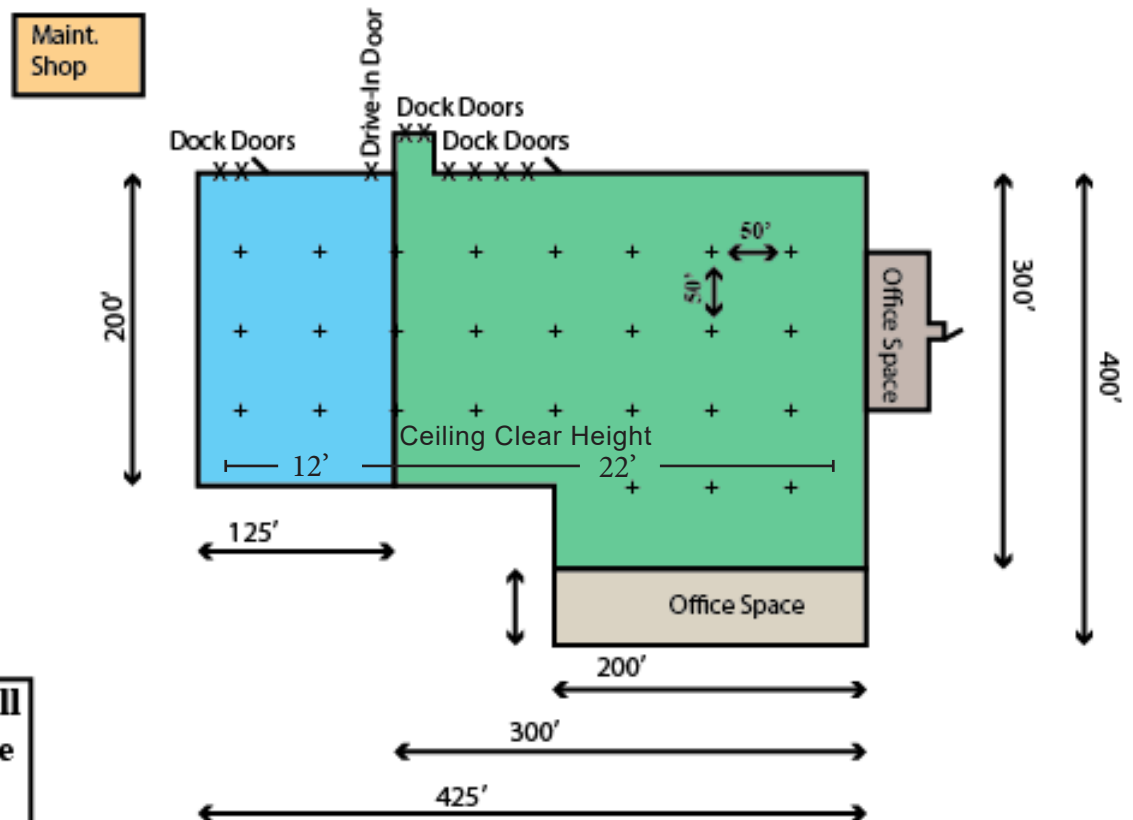
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III. FLOOR PLAN



- Total Sq. Footage: 114,000
- Manufacturing/Warehouse Sq. Footage: 95,000
- Office Square Footage: 19,000
- Acreage: 15.6
- Ceiling Height (Peak): Variable, 12' and 22'
- Ceiling Height (Eaves): Variable, 12' and 22'
- Column Spacing: 50' x 50'
- Floor Thickness: 8
- # of Tailgate Loading Docks: 8
- # of Drive-In Dock Doors: 1
- # of Parking Spaces: 144



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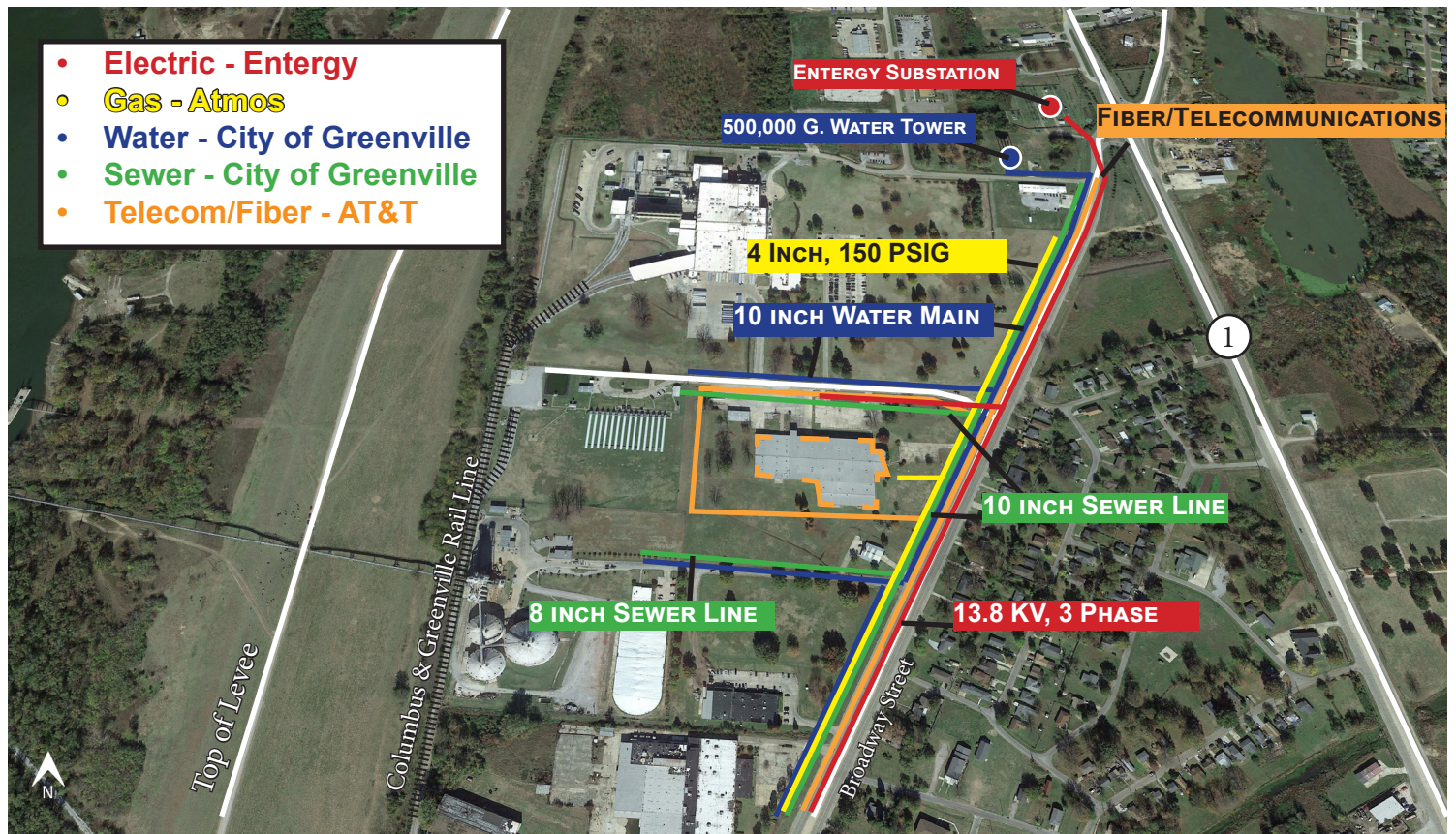
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IV. UTILITY MAP



ELECTRIC

- Provider: Entergy
- Transmission Voltage to Location: 13.8 KV
- Is 3 Phase Power Available?: Yes

NATURAL GAS

- Provider: Atmos
- Gas Main Size: 4 inch
- Gas Pressure: 150 psi

TELECOMMUNICATIONS

- Provider: AT&T
- Fiber Available: Yes

SEWER

- Provider: City of Greenville
- Sewer Main Size: 10 inch

WATER

- Provider: City of Greenville
- Water Main Size: 10 inch
- Is an Elevated Water Storage Tank Onsite?: No



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V. EXTERIOR PHOTOS





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WASHINGTON COUNTY
ECONOMIC ALLIANCE
A Chamber & Economic Development Partnership
Mississippi, USA

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VI. INTERIOR PHOTOS





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VII. BUILDING DATA

IDENTITY

- Building Name: Mebane Building
- Address: 1020 North Broadway
- Broker: Washington County Economic Alliance
- Contact: Cary Karlson
- Phone: 662-378-3141
- Publicly or Privately Owned: Privately Owned
- Prior Use: Manufactured Folded Cartons/Seed Storage
- Other Tenants Around Site: Mars Food North America, USG Interiors Inc., Bunge

ZONING/ACREAGE/TOPOGRAPHY

- Zoning Classifications: Industrial
- Acreage: 15.6
- Acres Available for Growth/Expansion: Yes
- 100 Year Floodplain: No
- Site's Topography: Flat
- Minimum Elevation (Ft Above Sea Level): 117
- Maximum Elevation (Ft Above Sea Level): 123
- Phase 1 Environmental Complete: Yes

BUILDING SPECIFICATIONS*

- Construction Type: Steel
- Construction Date: 1979/1989
- Previous Use: Manufactured Folded Cartons/Seed Storage
- Total Sq. Footage: 114,000
- Manufacturing/Warehouse Sq. Footage: 95,000
- Office Square Footage: 19,000
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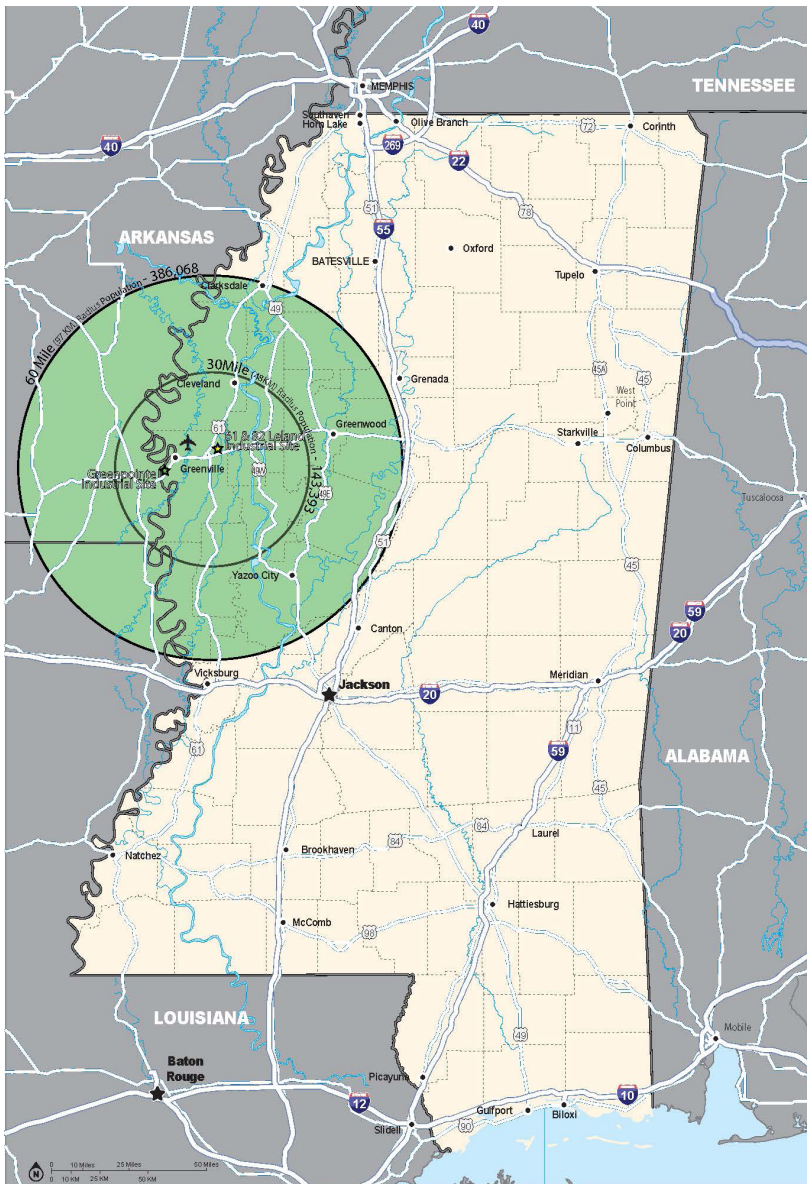
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VIII. WORKFORCE DATA



Population Radius

- 30 Mile/48km - 143,393
- 60 Mile/97km - 386,068



JOB TRAINING TO FIT YOUR NEEDS

While Mississippi ranks #1 in competitive cost for labor, quality is what brings industry to our state and to our county. Here in Washington County, your operation will reap the gains of the powerhouse partnership between the Washington County's Workforce Investment Network (WIN) Jobs Center and Mississippi Delta Community College (MDCC) Charles C. Capps Technology Center.

From CDIs and PLC programming to Customer Service and Craft skills, the Workforce Education Division of MDCC, the Capps Technology Center is another tool in your arsenal of overcoming the demands and obstacles that you face. Working alongside the WIN Center, the Capps Center will provide rapid responses in the form of customized, quick turn-around training that can result in nationally recognized certifications and other job readiness skills that you require. Should you not know the solution; the Capps Center can consult with you and formulate one.

Whether you have a well vetted curriculum or need one located or developed, your specifications are the driving force behind the Capps Center training. When Mars Foods expanded its production lines with new, cutting-edge equipment in 2007 and 2011, MDCC and Capps made the difference. As Renea M. Weathington, Mars Foods North America human resources manager noted, MDCC and Capps training "has positively impacted machine/process downtime, improved production capabilities, quality, and reduced waste." Furthermore, in October 2014, Mars Foods announced its third expansion, a \$31 million project which increased capacity and included a state-of-the-art Research and Development Application Center to support the company's global innovation efforts.

Should you want to start anew or expand, our workforce development professionals will help your operation achieve breakthrough performance. In a short period of time you will become aware of one fact; it is not that you can afford to do business here, but that you can't afford not to!



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IX. REGIONAL DATA



REGIONAL MAP - DISTANCE TO MAJOR CITIES

City	Distance	Population
Atlanta, GA	428 Miles	432,427
Baton Rouge, LA	239 Miles	230,136
Birmingham, AL	285 Miles	212,413
Dallas, TX	386 Miles	1.2 Million
Houston, TX	440 Miles	2.1 Million
Jackson, MS	121 Miles	175,561
Little Rock, AR	144 Miles	195,314
Memphis, TN	158 Miles	652,050
Mobile, AL	309 Miles	194,914
New Orleans, LA	289 Miles	360,740
Shreveport, LA	201 Miles	200,975