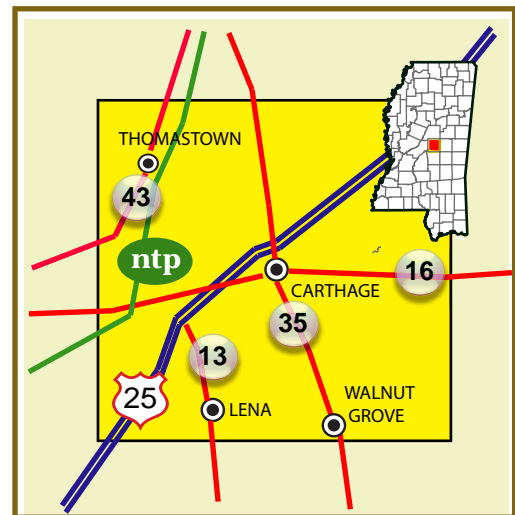


LEAKE COUNTY, MISSISSIPPI

Carthage Distriubtion Center Facility 1 - Carthage



Number of Buildings	1
Number of Floors	1
Acres with Building	10
Building Type	Manufacturing
Total Square Footage	28,715
Manufacturing	27,155
Office	1,560
Parking Spaces	100
Can building be subdivided?	Yes
Exterior Construction	Block
Roof Construction	Asphalt
Walls insulated?	Yes
Roof insulated?	Yes
Ceiling Clearance	12'
Can building support cranes?	No
Truck Wells	3
Dock High Doors	3
Floor Level Doors	2
Lighting	Flourescent
Skylights?	No
Floor Type	Reinforced Concrete
Main Building Heated?	Yes
Main Building Cooled?	Yes
Sprinkler System?	No



The Right People. The Right Location.

Leake County
Development Association

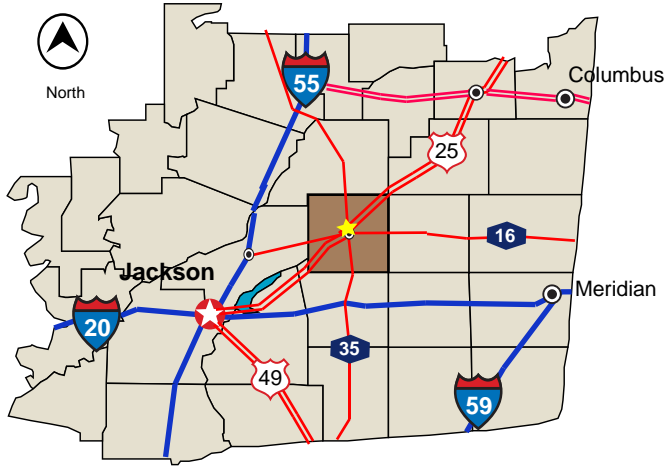
Post Office Box 209 - Carthage, Mississippi 39051
Phone: (601) 267-7161 Email: info@leakeida.com

LEAKE COUNTY, MISSISSIPPI

Carthage Distriubtion Center Facility 1 - Carthage

TOTAL AREA: 28,715 sq ft
ACRES AVAILABLE WITH BUILDING 10
STATUS: Available for Lease

Property owner:
 Chip Lofton, Strutmasters
 PO Box 3010, Roxboro, NC 27573
Local Contact:
 Jessie Bennet
 1980 E Frankin, Carthage, MS 39051
 601.298.9756



UTILITIES

Electricity	Three-phase electric service is available onsite. The facility is served by Entergy Mississippi.
Natural Gas	Natural Gas is available onsite. Atmos Energy services this facility. Diameter of Main: 1 in Pressure: 30 psi
Water	Goshen Water System Diameter of Main: 3 in Pressure: 45 psi
Sewer	Private, Septic
Solid Waste	Waste Management and BFI provide solid waste disposal for commercial and industrial customers in Leake County.

LOCATION

Physical Address	1980 E Franklin	
Within City Limits	No	
Zoning Restrictions	No	
Gulf Opportunity Zone	Yes	
Federal Renewal Community	No	
Flood Zone	No	
Fire Insurance Rating	Class 7	
Commercial Truck Zone	Yes	
Distance to:	mi	km
Interstate 20 @ Forest	30	48
Interstate 55 @ Canton	33	53
Interstate 55 @ Vaiden	44	71
Interstate 59 @ Meridian	80	129
4-lane MS Hwy 25 @ Carthage	2	3.22
Carthage-Leake County Airport (3000')	1	1.61
Jackson International Airport	50	81
Meridan Regional Airport	80	129
Golden Triangle Regional Airport	75	144
Memphis International Airport	163	262
Port of Vicksburg (Miss.)	101	162
Port of Columbus (Tenn-Tom)	82	132
Port of Gulfport (Gulf)	190	306
Rail (KCS-Forest)	27	43

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