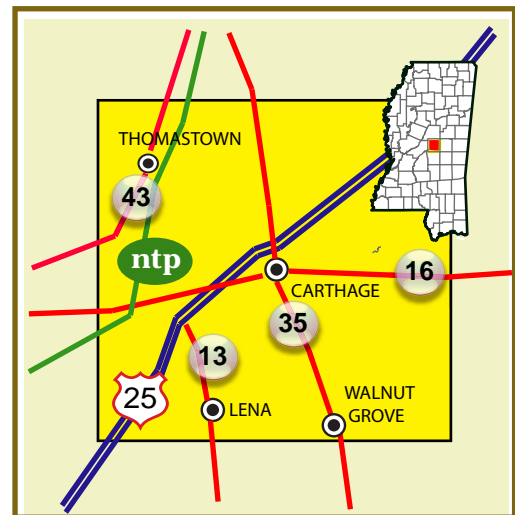


LEAKE COUNTY, MISSISSIPPI

Knitwear Services Building - Walnut Grove



Number of Buildings	1
Number of Floors	1
Building Type	Manufacturing
Acres included w/building	4.8
Total Square Footage	13,750
Warehouse space	6,200
Dimensions of space available	275 x 50
Can building be subdivided?	Yes
Parking Spaces (gravel)	10
Space for expansion of parking?	Yes
Date of Original Construction	1988
Exterior Construction	Metal
Roof Construction	Metal
Walls insulated?	Yes
Roof insulated?	Yes
Ceiling Clearance	
at side under beam	13 ft
at center under beam	15 ft
at side between beam	12 ft
at center between beam	16 ft
Number of Loading Doors	2
Lighting	Metal Halide
Skylights?	Yes
Floor Type	Reinforced Concrete
Main Building Heated?	No
Main Building Cooled?	No
Sprinkler System?	No



This building was originally constructed for furniture manufacturing for Mississippi Pine, a former subsidiary of Superior Carbon Products, Inc. It was later used for SCP's instrumentation division. Camo Kids Distribution now occupies the building.

The Right People. The Right Location.

Leake County
Development Association

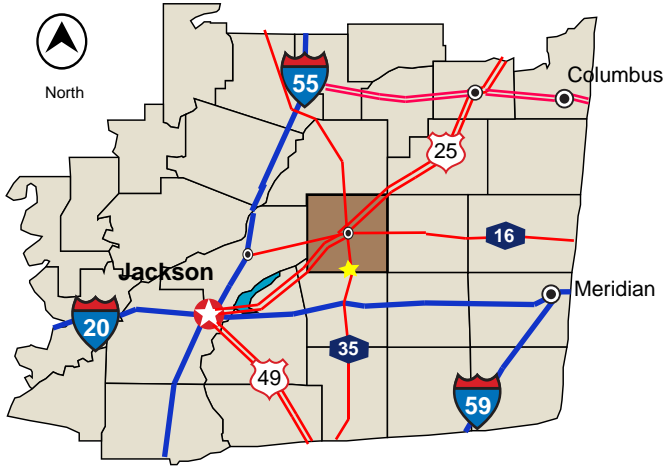
Post Office Box 209 - Carthage, Mississippi 39051
Phone: (601) 267-7161 Email: info@leakeida.com

LEAKE COUNTY, MISSISSIPPI

Knitwear Services Building - Walnut Grove

TOTAL AREA: 13,700 sq ft
TOTAL ACREAGE WITH BUILDING: 4.8
STATUS: Available for Sale

Property owner:
 Jimmy Wilcher, Knitwear Services
 PO Box 384
 Walnut Grove, MS 39189-0384
 601.253.0122



LOCATION

Physical Address	107 MS Hwy 35 South	
Within City Limits	Yes, Town of Walnut Grove	
Zoning Restrictions	None	
Gulf Opportunity Zone	Yes	
Federal Renewal Community	Yes	
Flood Zone	No	
Fire Insurance Rating	Class 8	
Commercial Truck Zone	Yes	
Distance to:	mi	km
Interstate 20 @ Forest	17	27
Interstate 55 @ Canton	41	66
Interstate 55 @ Vaiden	57	95
Interstate 59 @ Meridian	65	105
4-lane MS Hwy 25 @ Carthage	13	21
Carthage-Leake County Airport (3000')	12	19
Jackson International Airport	55	89
Meridian Regional Airport	65	105
Golden Triangle Regional Airport	102	165
Memphis International Airport	190	306
Port of Vicksburg (Miss.)	90	145
Port of Columbus (Tenn-Tom)	96	155
Port of Gulfport (Gulf)	175	282
Rail (KCS-Forest)	17	27

UTILITIES

Electricity	Three-phase electric service is available onsite. The facility is served by Central Electric Power Association, a TVA distributor.
Natural Gas	Natural Gas is available onsite. The Town of Walnut Grove has its own Natural Gas Distribution System. Diameter of Main: 2 in Pressure: 70 psi
Water	The Town of Walnut Grove Water System has a total of 4 wells and 450,000 gallons storage on the system. Diameter of Main: 4 in Pressure: 50 psi
Sewer	The Town of Walnut Grove Sanitary Sewer System has service onsite. Industrial Treatment is available. The system is a lagoon type. Diameter of Main: 10 in
Solid Waste	The Town of Walnut Grove provides residential and small commercial solid waste disposal services. BFI and Waste Management provide large commercial solid waste disposal services in the area.

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