50,000 sq. ft.
Town-Owned
Industrial Building

50,000 SF metal building consisting of 30,000 SF manufacturing area, 10,000 SF air conditioned warehouse/office area, and 10,000 SF non-air conditioned warehouse. The finished 150 x 200 manufacturing area has three rows of interior columns with 33 x 50 bays.

### SPECIFICATIONS

<table>
<thead>
<tr>
<th>Total space: Facility</th>
<th>50,000 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manufacturing</td>
<td>30,000 SF</td>
</tr>
<tr>
<td>Warehouse</td>
<td>10,000 SF (w/o A/C)</td>
</tr>
<tr>
<td>Warehouse/Office</td>
<td>10,000 SF</td>
</tr>
<tr>
<td>Bay Size</td>
<td>33 x 50</td>
</tr>
<tr>
<td>Dock Doors</td>
<td>2</td>
</tr>
</tbody>
</table>

**Site:**
- **4.7 acres**

**Natural Gas**
- 2” High Pressure and 6” main

**Electricity**
- Served by Entergy
- 3-phase (480 V) service

**Water:**
- 8” and 10” looped main
- 75 PSI Static Pressure

**Sewer:**
- 10” main
Transportation:
1-mile to four-lane US HWY 98, 18 miles to I-55 and 46 miles to I-59

Major Cities within 90 miles of Tylertown, MS:
• New Orleans, LA
• Baton Rouge, LA
• Jackson, MS