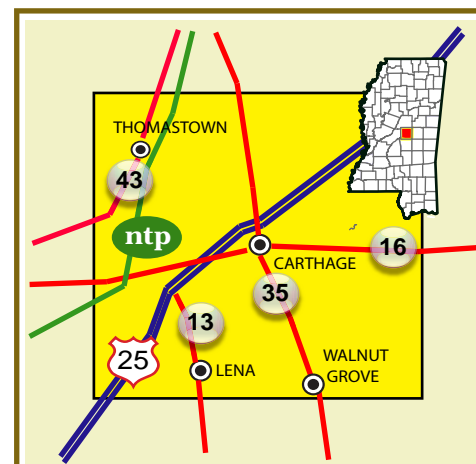


# LEAKE COUNTY, MISSISSIPPI

## American Apparel - Lena



Number of Buildings	1
Number of Floors	1
Building Type	Manufacturing
Acres included w/building	3
Total Square Footage	31,500
Manufacturing space Available	19,368
Warehouse	9,420
Office Space	2,712
Dimensions	225 x 140
Can building be subdivided?	Yes
Parking Spaces	50
Space for expansion of parking?	Yes
Date of Original Construction	1981
Exterior Construction	Metal
Roof Construction	Metal
Walls insulated?	Yes
Roof insulated?	Yes
Ceiling Clearance	
at side under beam	8 ft
at center under beam	14 ft
at side between beam	10 ft
at center between beam	15 ft
Number of Floor Level Doors	3
Number of Truck Wells	1
Lighting	fluorescent
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

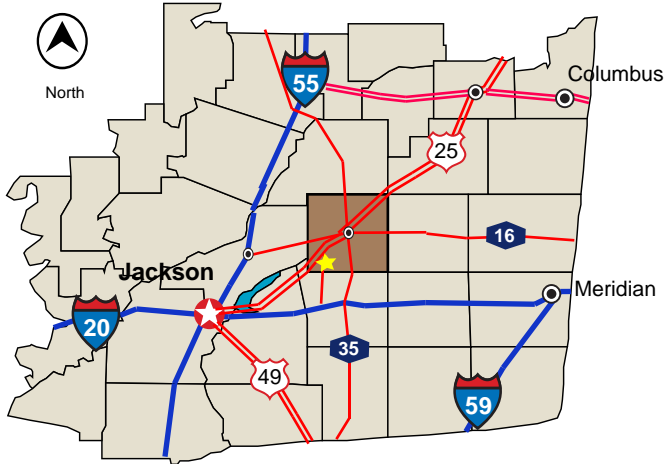
Post Office Box 209 - Carthage, Mississippi 39051  
Phone: (601) 267-7161 Email: info@leakeida.com

# LEAKE COUNTY, MISSISSIPPI

## American Apparel - Lena

**TOTAL AREA:** 31,500 sq ft  
**MANUFACTURING AREA:** 19,368 sq ft  
**WAREHOUSE AREA:** 9,420 sq ft  
**OFFICE AREA:** 2,712 sq ft  
**TOTAL ACREAGE WITH BUILDING:** 3  
**STATUS:** Available for Sale or Lease

Property owner:  
 Bill Cohern  
 PO Box 195  
 Lena, MS 39094  
 601.654.9211  
 billc@netdoor.com



### UTILITIES

<b>Electricity</b>	Three-phase electric service is available onsite. The facility is served by Central Electric Power Association, a TVA Distributor.
<b>Natural Gas</b>	NONE
<b>Water</b>	Private Well Diameter of Main: 10 in
<b>Sewer</b>	Private Septic
<b>Solid Waste</b>	BFI and Waste Management provide commercial and industrial solid waste disposal services in the area.

### LOCATION

<b>Physical Address</b>	52 Pleasant Hill Rd
<b>Within City Limits</b>	No
<b>Zoning Restrictions</b>	None
<b>Gulf Opportunity Zone</b>	Yes
<b>Federal Renewal Community</b>	Yes
<b>Flood Zone</b>	No
<b>Fire Insurance Rating</b>	Class 10
<b>Commercial Truck Zone</b>	Yes

Distance to:	mi	km
Interstate 20 @ Morton	20	32
Interstate 55 @ Canton	35	56
Interstate 55 @ Vaiden	64	103
Interstate 59 @ Meridian	84	135
4-lane MS Hwy 25	3	10
Carthage-Leake County Airport (3000')	14	23
Jackson International Airport	52	84
Meridian Regional Airport	84	135
Golden Triangle Regional Airport	109	176
Memphis International Airport	190	306
Port of Vicksburg (Miss.)	93	150
Port of Columbus (Tenn-Tom)	112	180
Port of Gulfport (Gulf)	178	287
Rail (KCS-Morton)	20	32

The Right People. The Right Location.

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Development Association

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