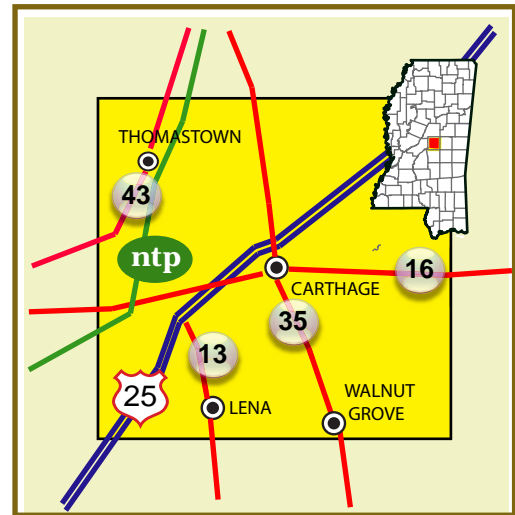


LEAKE COUNTY, MISSISSIPPI

Choctaw Maid Hatchery Sanders Building - Carthage



Number of Buildings	1
Number of Floors	1
Building Type	Commercial
Acres included w/building	1
Total Square Footage	9,744
Dimensions	116 x 84
Can building be subdivided?	Yes
Date of Original Construction	1967
Exterior Construction	/Block
Roof Construction	Meta
Walls insulated?	Yes
Roof insulated?	Yes
Ceiling Clearance	
Min	9'
Max	12'
Column Type	Steel
Number of Truck Doors	1
Can building support cranes?	No
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

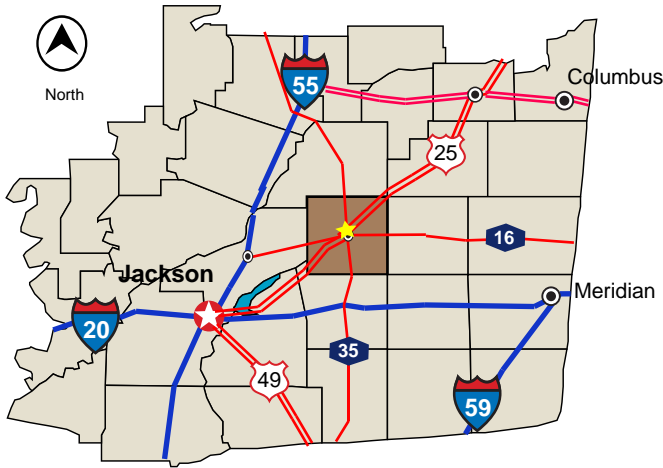
Post Office Box 209 - Carthage, Mississippi 39051
Phone: (601) 267-7161 Email: info@leakeida.com

LEAKE COUNTY, MISSISSIPPI

Choctaw Maid Hatchery Sanders Building - Carthage

TOTAL AREA: 9,744 sq ft
TOTAL ACREAGE WITH BUILDING: 1
STATUS: Available for Sale or Lease

Property owner:
 Joe Sanders
 2085 Red Dog Road
 Carthage, MS 39051
 601.267.7895



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 The City of Carthage Water System has a total of 750,000 gallons storage on the system. The nearest elevated tank is 0.75 miles from the facility.

Diameter of Main: 6 in
 Pressure: 70 psi

Sewer The City of Carthage Sanitary Sewer System has service onsite. The system is a lagoon type.

Diameter of Main: 10 in

Solid Waste Waste Management and BFI provide solid waste disposal within the City of Carthage.

LOCATION

Physical Address	Highway 16 East	
Within City Limits	Yes, City of Carthage	
Zoning Restrictions	Yes	
Gulf Opportunity Zone	Yes	
Federal Renewal Community	Yes	
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	3.2
Carthage-Leake County Airport (3000')	2	3.2
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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