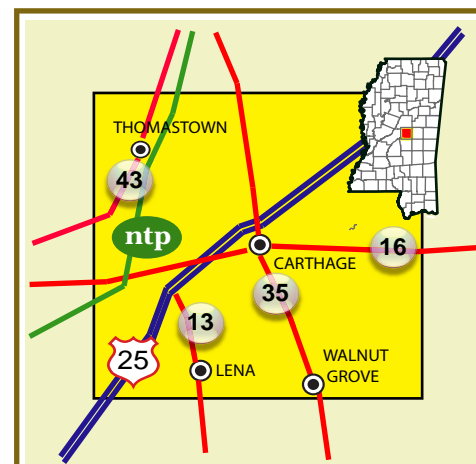


# LEAKE COUNTY, MISSISSIPPI

## Carbone of America Building - Walnut Grove



Number of Buildings	2
Building Type	Manufacturing
Acres included w/building	5.0
Acres adjacent to building	27.0
Total Square Footage	20,200
Manufacturing space Available	16,950
Office Space	3,250
Dimensions of space available	284 x 40
Can building be subdivided?	Yes
Parking Spaces (gravel)	55
Space for expansion of parking?	Yes
Date of Original Construction	1986
Exterior Construction	Metal
Roof Construction	Metal
Walls insulated?	Yes
Roof insulated?	Yes
Ceiling Clearance	
at side under beam	10.8 ft
at center under beam	12 ft
at side between beam	12 ft
at center between beam	14 ft
Number of Loading Doors	2
Number of Truck Wells	2
Lighting	fluorescent & high pressure sodium
	Yes
Skylights?	Yes
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

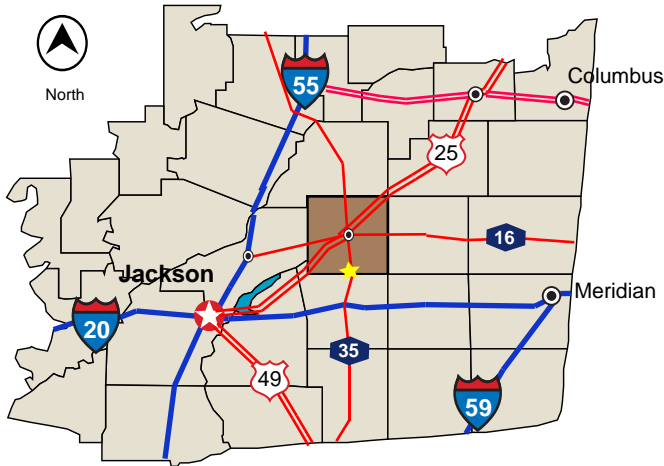
Post Office Box 209 - Carthage, Mississippi 39051  
Phone: (601) 267-7161 Email: [info@leakeida.com](mailto:info@leakeida.com)

# LEAKE COUNTY, MISSISSIPPI

## Carbone of America Building - Walnut Grove

**TOTAL AREA:** 20,200 sq ft  
**MANUFACTURING AREA:** 16,950 sq ft  
**OFFICE AREA:** 3,250 sq ft  
**TOTAL ACREAGE WITH BUILDING:** 5  
**STATUS:** Available for Sale

Property owner:  
 Carbone of America  
 400 Myrtle Avenue  
 Boonton, NJ 07005  
 973.334.0700



### LOCATION

<b>Physical Address</b>	101 MS Hwy 35 South	
<b>Within City Limits</b>	Yes, Town of Walnut Grove	
<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 8	
<b>Commercial Truck Zone</b>	Yes	
<b>Distance to:</b>	<b>mi</b>	<b>km</b>
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
Meridan 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

<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>	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
<b>Water</b>	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
<b>Sewer</b>	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
<b>Solid Waste</b>	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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