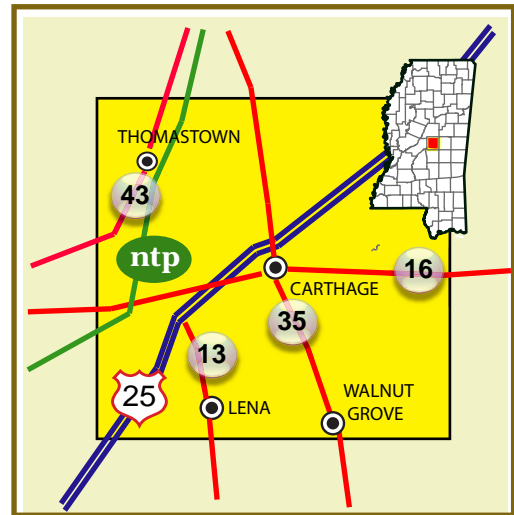


LEAKE COUNTY, MISSISSIPPI

Jennings Properties Warehouse - Carthage



Number of Buildings	1
Number of Floors	1
Building Type	Warehouse
Total Square Footage	40,000
Parking Spaces	80
Date of Original Construction	1963, 1985
Exterior Construction	Brick
Roof Construction	Asphalt
Walls insulated?	Yes
Roof insulated?	Yes
Ceiling Clearance	10 ft
Number of Truck Loading Wells	9
Can building support cranes?	No
Lighting	Flourescent
Skylights?	No
Floor Type	Reinforced Concrete
Main Building Heated?	Yes, Natural Gas
Main Building Cooled?	No
Sprinkler System?	Yes, wet



The Right People. The Right Location.

Leake County
Development Association

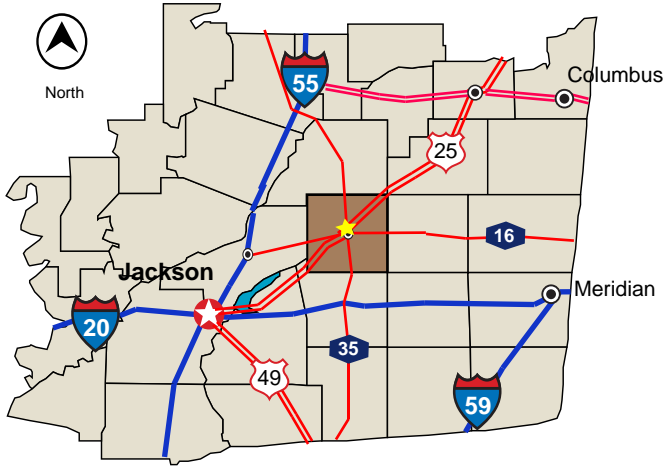
Post Office Box 209 - Carthage, Mississippi 39051
Phone: (601) 267-7161 Email: info@leakeida.com

LEAKE COUNTY, MISSISSIPPI

Jennings Properties Warehouse - Carthage

TOTAL AREA: 44,000 sq ft
STATUS: Available for Lease

Property owner:
 Jennings Properties
 Jason Jennings
 412 Woodlake Cove
 Brandon, MS 39047
 601.383.2861



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. Atmos Energy services this facility. Diameter of Main: 2 in Pressure: 35 psi
Water	The City of Carthage Water System has a total of 750,000 gallons storage on the system. The nearest elevated tank is 0.25 mi from this 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: 8 in
Solid Waste	Waste Management and BFI provide solid waste disposal within the City of Carthage.

LOCATION

Physical Address	1500 Highway 35 N	
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	0	0
Carthage-Leake County Airport (3000')	0	0
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

This 44,000 square foot facility is located at 1500 Highway 35 N at Industrial Drive in the Leake County Industrial Park at Carthage.

The Right People. The Right Location.

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