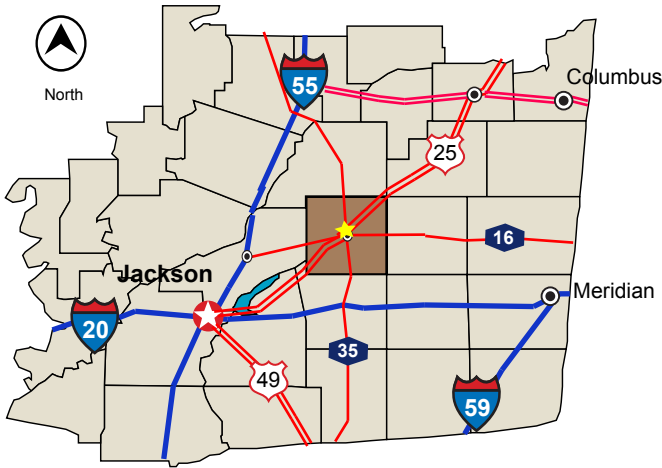


# LEAKE COUNTY, MISSISSIPPI

## Leake County Spec Building - Carthage

**TOTAL AREA:** 26,775 sq. ft. Property Owner: Leake County

**STATUS:** Available for Sale or Lease



### UTILITIES

<b>Electricity</b>	Three-phase electric service is available on site. The facility is served by Central Electric Power Assn
<b>Natural Gas</b>	Natural Gas is available on site. Atmos Energy services this facility.
<b>Water</b>	The City of Carthage Water System has a total of 750,000 gallons storage on the system. The nearest elevated tank is 0.25 miles from the facility.
<b>Sewer</b>	The City of Carthage Sanitary Sewer System has service on site. The system is a lagoon type.

### LOCATION

<b>Physical Address</b>	1012 Progress Drive	
<b>Within City Limits</b>	Yes, City of Carthage	
<b>Zoning Restrictions</b>	Yes	
<b>Federal Renewal Community</b>	Yes	
<b>Flood Zone</b>	No	
<b>Fire Insurance Rating</b>	Class 7	
<b>Commercial Truck Zone</b>	Yes	
<b>Distance to:</b>	<b>mi</b>	<b>km</b>
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
Meridian 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

The Leake County spec building is located on 14 flat to gently rolling acres of Leake County Business Park with excellent access to major highways. Currently at 26,775 sq. ft., the building was designed to be expanded up to 70,000 sq. ft. An expansion of 25,000 sq. ft. to the east and 20,000 sq. ft. to the west is possible. In addition, a 5,100 sq. ft. outbuilding with maximum roof clearance of 25 ft. is adjacent to the main building. Formerly housing a Nissan supplier, this like-new building is ideal for industry or warehouse/distribution.

The Right People. The Right Location.

**Leake County**  
Development Association

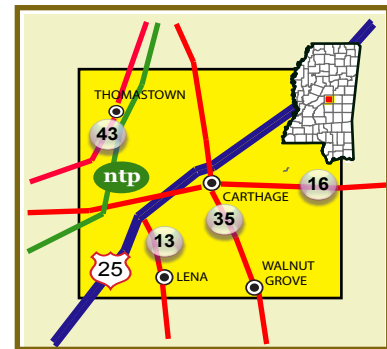
Post Office Box 209 - Carthage, Mississippi 39051  
Phone: (601) 267-7161 Email: [director@leakeida.com](mailto:director@leakeida.com)

# LEAKE COUNTY, MISSISSIPPI

## Leake County Spec Building - Carthage



Number of Floors	1
Building Type	Industrial
Total Square Footage	26,775
Expandable?	Yes
Date of Original Construction	2003
Construction	Metal/Steel
Roof Construction	Metal
Walls insulated?	Yes
Roof insulated?	Yes
Ceiling Clearance	
Peak (ft.)	24.0
Eaves (ft.)	20.0
Lighting	Fluorescent
Floor Type	Reinforced Concrete
Main Building Heated?	Yes
Main Building Cooled?	Yes



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