## 37,000 sq. ft.

## **Town-Owned Industrial Building**

100 Ostrover Dr., Tylertown, Mississippi 39667



The 37,000 SF industrial building has an eave height of 14' (20' at the center) with a clearance of approximately 11' due to the positioning of the feedrail, compressed air lines, and the lighting. The walls of the entire production/warehouse area are covered with 6" batt insulation, one layer of 5/8" painted gypsum floor to ceiling and covered by industrial grade galvalume extending 7' up the wall. A single row of columns spaced 30' apart create two 62.5' x 270' bays. The facility was designed for apparel manufacturing and comes equipped with ample lighting, feedrail, compressor/boiler room, and compressed air and steam lines throughout. The facility is in like-new condition and ready for immediate use as a cut and sew plant or can easily be modified for other uses.

## **SPECIFICATIONS**

4

110 spots

270' x 145'

270' x 125'

20' x 140'

20' x 24'

6.6 acres with additional acreage available

Total space:

**Facility** 37,000SF Production/Warehouse 33,750SF Office/Rest Rooms/Break Area 2.800SF 480SF Compressor Room 62.5'

**Bay Size Dock Doors** 

**Parking** 

Site:

**Natural Gas** 

**Electricity** 

Water:

Served by Entergy 3-phase (480V) service

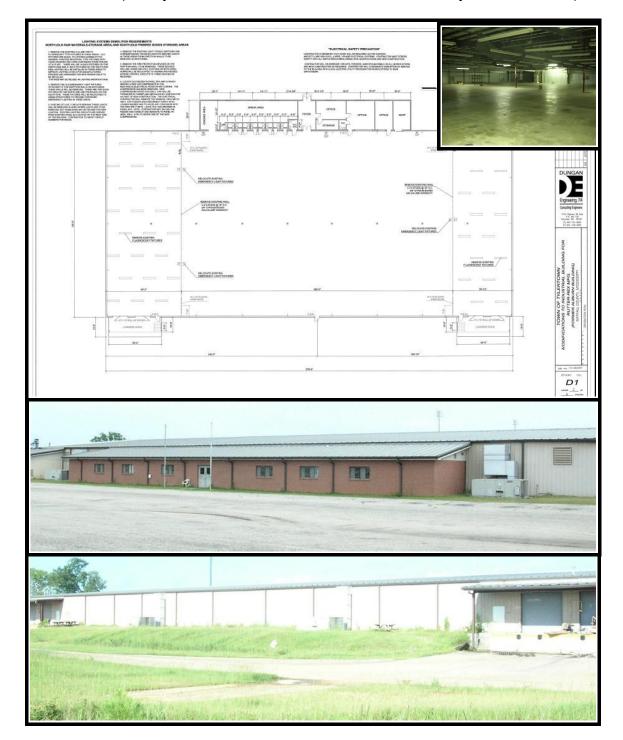
8" and 10" looped main

2" High Pressure and 6" main

75 PSI Static Pressure

10" main Sewer:

Available on 6.6 acres with up to 50 additional acres available, if needed. Zoned I-2 (Heavy Industrial - located in the Walthall County Industrial Park)



## **Walthall County Economic Development Authority**

P.O. Box 227
Tylertown, Mississippi 39667
www.availablefacility.com

Pam Keaton, Economic Developer 601.876.2680 (O) or 601.303.0643 (M)