



# COLUMBIAN ROPE

# AVAILABLE

## 77,815 SF BLDG

### WAREHOUSE/PRODUCTION



## 145 TOWERY ST., GUNTOWN, MISSISSIPPI 38849

The 77,815 SF Warehouse/Production of the Columbian Rope building offers several features that make it ideal for a variety of clients. The location and design of this facility make it a viable location for advanced manufacturing, production and assembly, warehousing and distribution, and many other uses. Located in a well established industrial park featuring many local and international companies this building provides a great business environment in a pro-business community in Lee County, Mississippi.

### BUILDING SPECIFICATIONS

Available Size:	77,815 SF
Total Size:	102,716
Site Size:	9.6 acres
Dock Doors:	8 (Truck) 3 (Rail)
Floors:	6" Concrete
Rail:	Kansas City Southern Railroad
Ceiling Height:	25' Peak 19' Eave
Sprinkler:	100% Wet
Column Spacing:	25' x 40'

### SITE SPECIFICATIONS

#### LOCATION

- Situated in the North Lee Industrial Complex, in northern Lee County. This building is only 20 minutes from Downtown Tupelo and the Tupelo Regional Airport.

#### ACCESS

- Immediate access to an industrial grade boulevard, that provides connection to US Hwy 45, and is only 10 miles from Interstate 22.

#### FEATURES

- Located in Greater MS FTZ #158.  
- Variety of economic incentives available.