

CDF SELECT BLDG 6



ABOUT

Introducing the CDF Select Building 6, the ultimate industrial property for businesses looking for a prime location in Lee County, Mississippi. With over 100,000 square feet of top-quality office, manufacturing, and warehouse space, this property is perfect for businesses of all sizes and industries.

Strategically located on TAB Way, the North Lee Innovation Building boasts excellent visibility and accessibility, making it the perfect location for companies looking to establish a strong presence in the area. The building sits on a beautifully landscaped 40-acre lot, providing ample parking space for employees and customers.

Inside, the CDF Select Building 6 is equipped with top-of-the-line amenities, including energy-efficient lighting systems, 30+-foot ceilings, and flexible floor plans to meet your unique business needs. With its modern design and high-end finishes, this property is sure to impress your clients and employees alike.

Contact us today to learn more about this exceptional property and to schedule a tour. Don't miss out on the opportunity to take your business to the next level.

100,000 SF

Site Size:	40.0 Acres
Dimensions:	250' x 400'
Expandable:	up to 500,000 SF
Column Spacing:	50' x 75'
Office:	Built-to-Needs
Dock Doors:	4 - 8' x 9'
Drive-In Doors:	1 -14' x 16'
Ceiling Height:	37' Peak 30' Eave
Floors:	6-inch Reinforced
Lighting:	LED



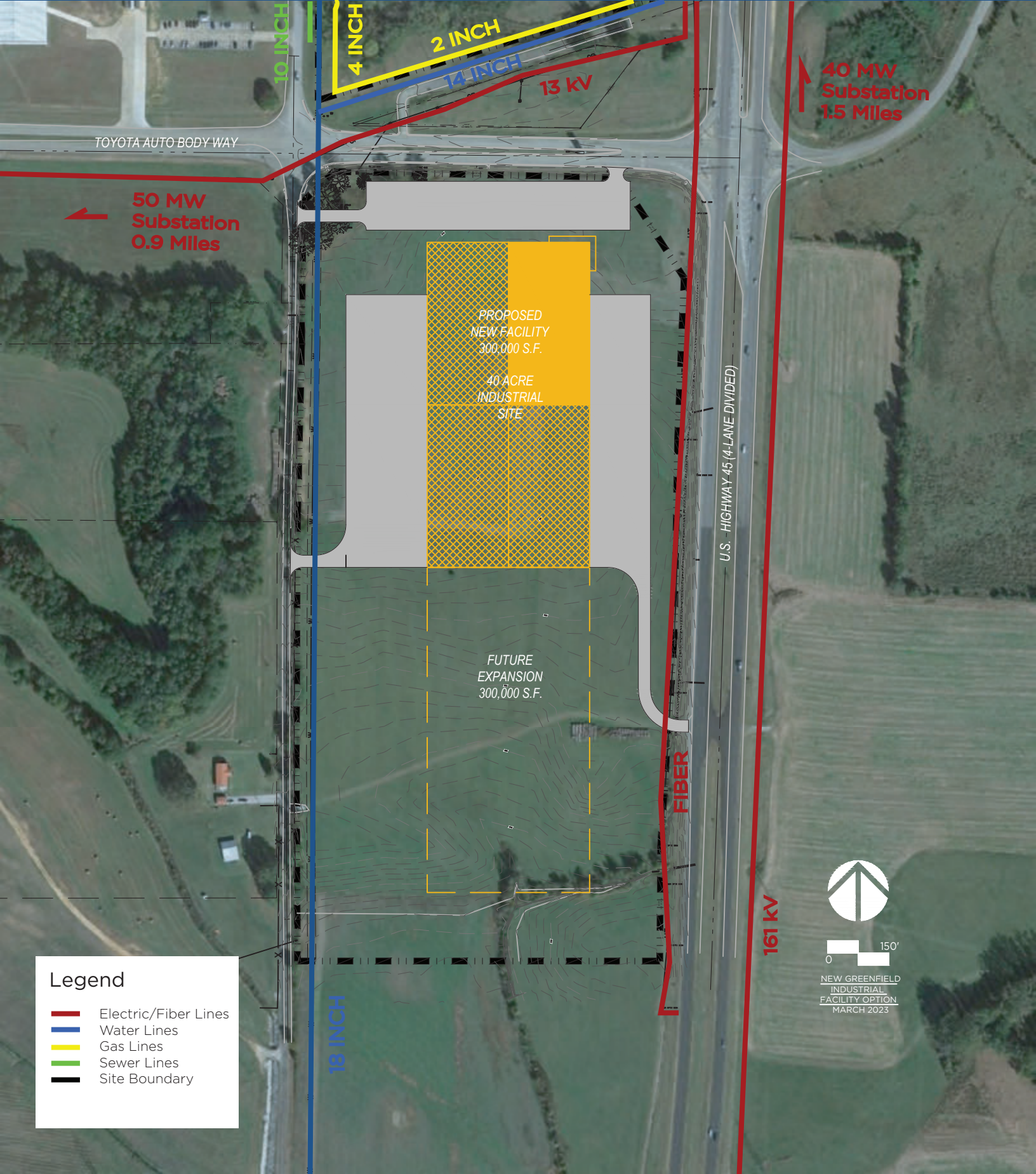
17 TAB Way
Guntown, MS 38849

COORD.

34.476968, -88.664356



CDFMS.ORG
662-842-4521



50 MW
Substation
0.9 Miles

40 MW
Substation
1.5 Miles

PROPOSED
NEW FACILITY
300,000 S.F.
40 ACRE
INDUSTRIAL
SITE

FUTURE
EXPANSION
300,000 S.F.

U.S. HIGHWAY 45 (4-LANE DIVIDED)

FIBER

161 kV

18 INCH

10 INCH

4 INCH

2 INCH

14 INCH

13 KV

TOYOTA AUTO BODY WAY

Legend

- Electric/Fiber Lines
- Water Lines
- Gas Lines
- Sewer Lines
- - - Site Boundary



0 150'

NEW GREENFIELD
INDUSTRIAL
FACILITY OPTION
MARCH 2023