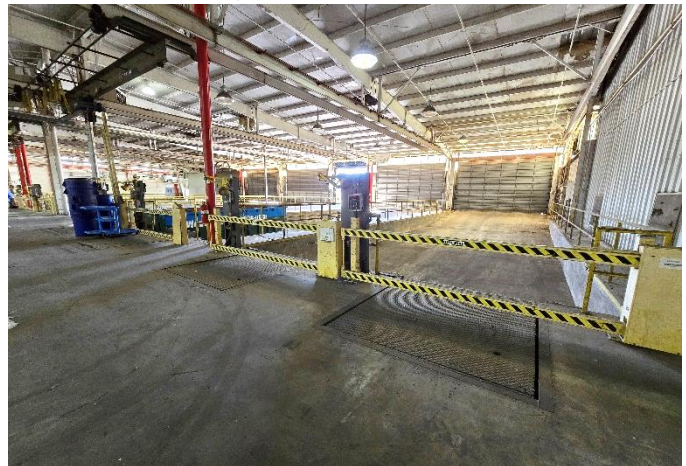


FOR SALE 363,844 Sq. Ft. Manufacturing/Warehouse Facility



2785 McCracken Rd . Hernando, MS 38632



Property Features:

Total Sq. Ft: 363,844 Sq. Ft.
 Warehouse/Manufacturing: 350,000 Sq. Ft.
 Total Office: 13,844 Sq. Ft.
 Dock Doors: 12 (interior docks w/ levers) - 3 (Exterior platform)
 Grade Door: 9 (16'x14')
 Ceiling Clear: 18' - 50'
 Sprinklers: Wet
 Electricity: 3 Phase, 480V 2,000 amps

Miscellaneous:

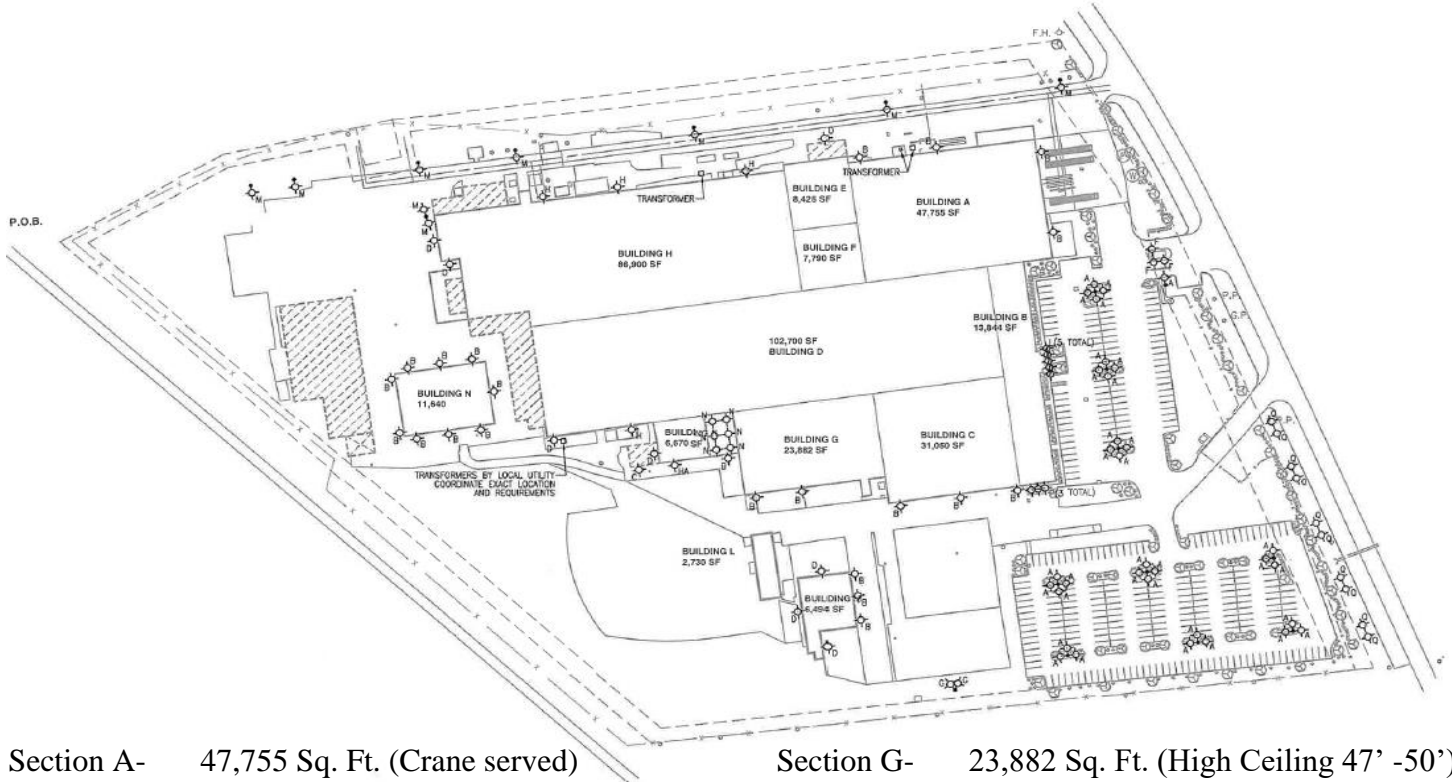
- 28.63 acres site; Zoned M2 (Heavy Ind.)
- Substantial outside storage; 4 Acres Drop lot
- Overhead cranes over dock doors 1.5-2 tons
- Two 20 ton & two 10 ton O/H cranes
- 2 x 5 ton Gantry Crane in Section N
- Fully fenced; Driveways around the facility
- Controlled access with truck scale in place
- Multiple metal out buildings
- Originally an aluminum extrusion plant

Memphis Commercial & Industrial

Exclusive Agent

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 Memphis, TN 38118
 Phone 901-375-4300
 Fax 901-375-9689

Ed Larkin: Ed@memphisci.com
 Cell: (901)-351-3961
 Stefan Feick: Stefan@memphisci.com
 Cell: (901)-415-9812



Section A- 47,755 Sq. Ft. (Crane served)
 Section B- 13,844 Sq. Ft. (Office space)
 Section C- 31,050 Sq. Ft. (Dock served)
 Section D- 102,700 Sq. Ft.
 Section E- 8,425 Sq. Ft.
 Section F- 7,789 Sq. Ft.

Section G- 23,882 Sq. Ft. (High Ceiling 47' -50')
 Section H- 90,409 Sq. Ft.
 Section K- 7,843 Sq. Ft.
 Section L- 2,728 Sq. Ft.
 Section M- 6,494 Sq. Ft.
 Section N- 11,640 Sq. Ft. (Crane served building)

