



PROPERTY ATTRIBUTES
101 Superior Dr., Booneville, MS 38829

*(*This is not an all inclusive list, but is meant to highlight most of the property attributes. All information is deemed accurate & correct, but IS NOT guaranteed by the Broker or Seller)*

Property Overview

- Lot Size: Approximately 10 acres
- Building Size: Approximately 42,000 sq.ft.
- Zoning: "I-1" Light Industrial
- Asking Price: \$2,200,000
- Occupancy: Current occupant will require 90-day post closing possession

Interior Features

- Office Space:

- Top Level: 24' x 59' (floored)
- Bottom Level: 18' x 59'
- Paper/Print Room: 18' x 24'
- Office area is heated and cooled

- Manufacturing Areas:

- Office/retail Area: +/-2,500 sq.ft.
- Light Manufacturing Area +/-39,500 sq.ft.
- Light Manufacturing Ceiling Heights:
 - Center: +/-21.5 feet to bottom of steel beams
 - Sidewalls: +/-16 feet

Loading & Access

- Loading Docks:

- 4 docks for freight trailers (8' W x 10' H doors complete w/ pickup liftgates for tow motors)
- 1 large drive-up dock (20' W x 12' H door) – many uses, including use by parcel delivery services

Utilities

- Natural gas
- 3-phase electricity
- City water
- City sewer
- High speed fiber optic internet

Mechanical & Building Systems

- HVAC Units: 9 total (entire building can be heated and cooled)
- Exhaust Fans: 4
- Sprinkler System: Full industrial system throughout building
- Security System: Installed and can be transferred including cameras
- Lighting: Fully updated to LED
- Compressed Air: Lines run throughout building
- Natural Gas: Runs the full length of the building
- Air Compressors:
 - One original air compressor conveys with sale
 - Quincy compressor DOES NOT convey

Restrooms

- 3 ct. private/office bathrooms
- 2 ct. large warehouse/industrial floor restrooms (7 toilets & 2 urinals b/t both restrooms)

Extra income production

- Fenced Yard: Entire back lot is fenced and currently rented on a month to month tenancy
- Trailer Parking Income for back gravel lot:
 - \$2,250 minimum per month up to 30 trailers
 - \$55/trailer over 30 trailers
 - Historically generates \$2,250 to \$4,000/month
 - Has been month-to-month terms for over 3 years