

## HWY 45 BUILDING

SALE/LEASE

367,000 SF BLDG  
PRODUCTION/DISTRIBUTION



2100 W. CHAMBERS DRIVE, BOONEVILLE, MS 38829

### BUILDING SPECIFICATIONS

Available Size:	367,000+ SF
Site Size:	43.24 Acres
Office:	6,600 SF
Floor:	6"
Dock Doors:	60
Ceiling Height:	25' Max 12' Min
Power:	-2000 KVA 1200 AMP - (2)2000 AMP Panels
Water:	2" service
Sewer:	4" service
Gas:	4" Main adjacent

### SITE SPECIFICATIONS

#### -LOCATION

Located on 43+ acres, in the manufacturing region of northeast Mississippi, the Hwy 45 Building provides a logistical advantage for distributing goods throughout North America. The facility is located in the West Prentiss Industrial Park. The facility is also 5 minutes from Northeast MS Community College which provides customizable workforce training assistance. Located only 30 minutes from Tupelo, MS, the regional retail hub of NE Mississippi.

#### -LOGISTICS

The facility is located on US Hwy 45, which provides 4-lane connection to I-22 (25 mins) and to US Hwy 72 (15 mins). Within 50 miles of two inland ports. 100 miles to Memphis International Airport. 38 miles to Tupelo Regional Airport. Regional access to key manufacturing sectors such as furniture, automotive, metal processing, and other advanced manufacturing.

**LEON HAYS**  
Executive Director  
lhpcda@bellsouth.net



401 W. PARKER DR.  
BOONEVILLE, MS 38829  
662.728.3505  
GOPRENTISS.COM