

# Warehouse/Distribution/Manufacturing Building

81 Braswell Road

HATTIESBURG, Mississippi 39401

58,462± SF Divisible



## BUILDING SUMMARY

## AREA HIGHLIGHTS

- **Available Building Area** 40,282 SF
- **Ceiling Heights** 24'-28'
- **Cranes** (1) 5-ton
- **Floors** 6' reinforced concrete
- **Roof** Standing seam metal roof in excellent condition
- **Lighting** New, motion-activated LED lighting throughout

The Hattiesburg Distribution Center (HDC) building is located in North Hattiesburg at the new and improved Evelyn Gandy Parkway Interchange on I-55 with easy on, easy off from North or South. Hattiesburg is a pro-business, progressive community with unparalleled access to utility, communications and other infrastructure that a multitude of companies might need in an expanding economy. This beautiful, suburban setting is home to such diverse companies as Howard Industries, Kohler Co., Sofidel, Walmart, Sam's and many other successful and growing companies. There are several post-high school educational institutions in the Hattiesburg Area including the University of Southern Mississippi, Jones County Community College, Pearl River Community College and many others offering students a diversity of degree programs nearby. Hattiesburg offers a multitude of recreational activities to meet the needs of the local residents as well as visitors.

This business-friendly Hattiesburg location provides convenient access to Hattiesburg Laurel Regional Airport as well as Bobbie Chain Airport located just south of the building in Forrest County. The building is served by Mississippi Power and provides ample power that is upgradeable as necessary.



# SITE AERIAL



## SITE / BUILDING CHARACTERISTICS

- New, motion-activated LED lighting throughout
- Newly-renovated space with ample office or build-to-suit
- Two access points for truck loading reducing or eliminating bottlenecks and providing smooth and efficient loading and unloading
- Ample trailer parking on site
- Great signage opportunities and visibility from heavily traveled I-59
- Immediate access to I-59 via full diamond interchange at Evelyn Gandy Parkway, north side of Hattiesburg
- Ample lighting providing 25 Fc at 30" above finished floor



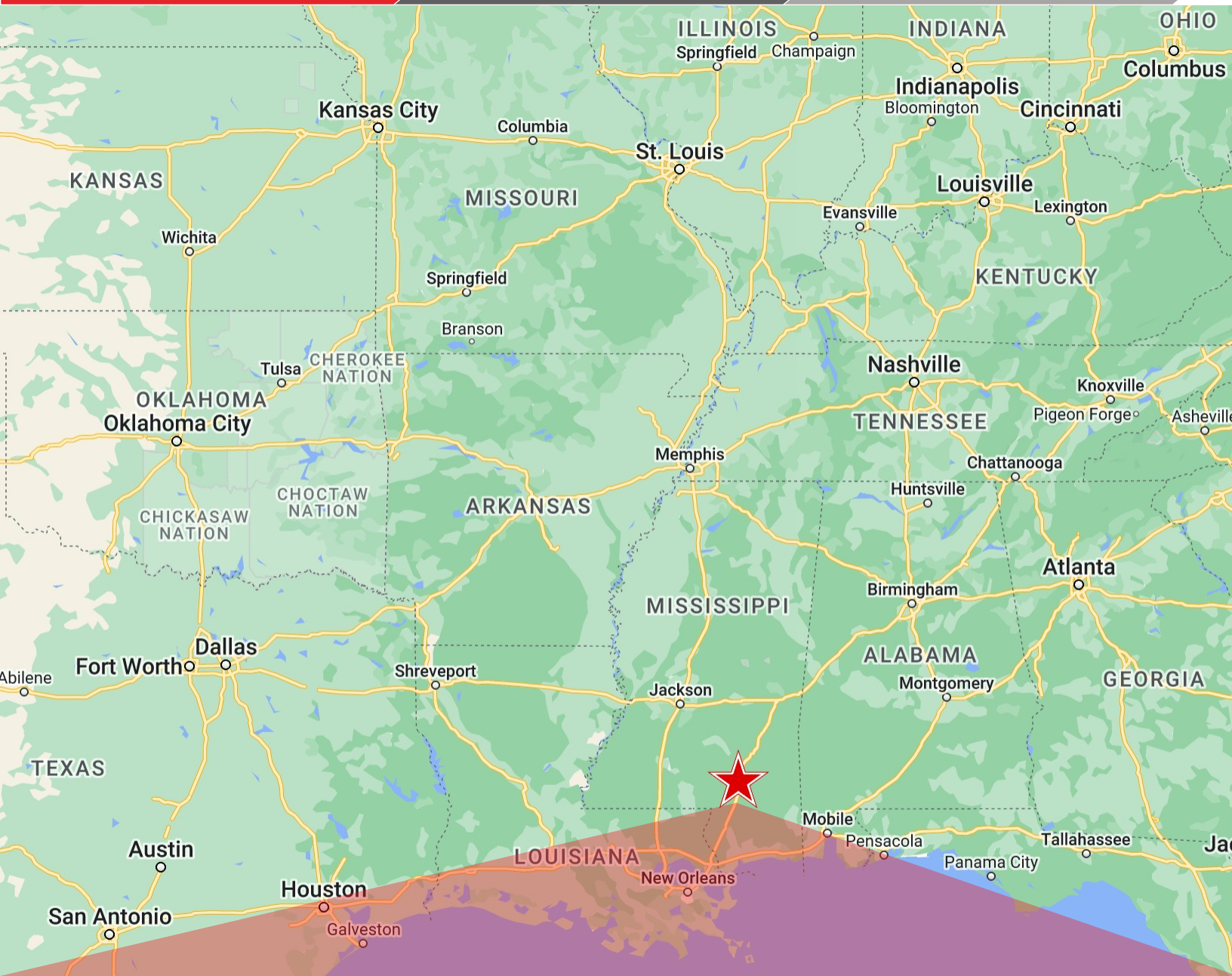
## SITE IMPROVEMENTS

This functional and contemporary building sits at a prominent new interchange and is visible from I-59 North and South. Our renovations typically include a complete and thorough cleaning which include interior/exterior walls, ceilings, offices and restrooms, and fresh new paint on surfaces as necessary to add an “almost new” feel to the building. In addition, significant effort to update, cleanup and freshen all landscaped areas of the site, grounds cleanup, fence repair, the removal of any overgrowth or excessive tree growth, and many more steps to ensure a setting of which you can be proud. Specifically to include the following activities/improvements:

- General clean-up, power washing & painting throughout interior and exterior as necessary
- New interior and exterior lighting fixtures and bulbs as necessary to achieve an average of 25Fc of light
- Replace/repair dock levelers & shelters.
- Thorough electrical & plumbing inspection
- Floor patching & repair
- Parking lot & asphalt repair
- New building hardscaping
- Tree and debris removal and appropriately landscaped and planted areas
- General site clean-up to include grounds, fencing, exterior lighting (pole and building wall packs), paved surfaces and cracks filled as necessary

# LOCATION

81 Braswell Road, Hattiesburg, Mississippi





For more information, please contact:

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