



# HIGHWAY 6 & LOMAX STREET



**483 HIGHWAY 6 W, BATESVILLE, PANOLA, MS, 38606**

112,271 Sq Ft • 34.3112, -89.9551

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## Highway 6 & Lomax Street

483 Highway 6 W, Batesville, Panola, MS, 38606



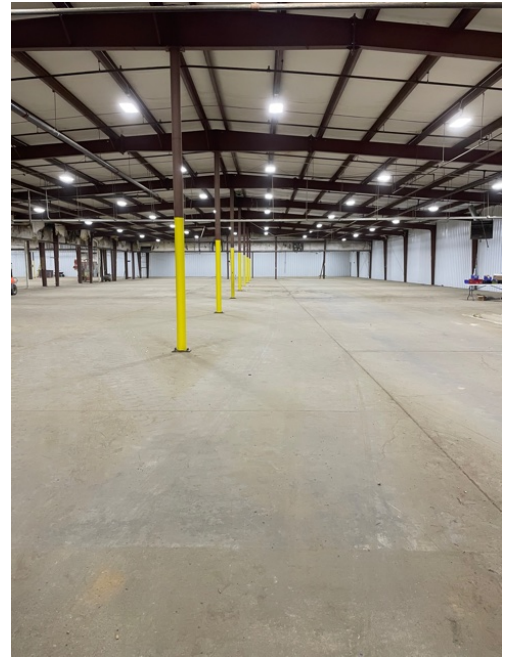
### II. Loden Industrial Properties





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### VIII. Data

#### Identity

<b>Building Name:</b>	Highway 6 & Lomax Street
<b>Owner / Broker:</b>	485 Highway 6 W, Batesville, Panola, MS, 38606
<b>Owner / Broker:</b>	Woody Loden
<b>Contact:</b>	Joe Azar
<b>Phone:</b>	662-609-9333
<b>Publicly or Privately Owned:</b>	Privately Owned
<b>Prior Use:</b>	Manufacturing/Warehouse

#### Zoning/Acreage/Topography

<b>Zoning Classification:</b>	Industrial
<b>Acreage:</b>	14.4
<b>100 Year Floodplain:</b>	No
<b>Description of Site's Topography:</b>	Flat

#### Building Specifications

<b>Construction Type:</b>	Block / Steel
<b>Construction Date:</b>	1960-1988
<b>Total Sq. Footage:</b>	112271
<b>Ceiling Height (Peak):</b>	16-18
<b>Ceiling Height (Eaves):</b>	12-14
<b># of Tailgate Loading Docks:</b>	5+

#### Transportation

<b>Description of Highway Access:</b>	On US Highway 278 and MS Highway 6
<b>Distance to Regional Airport in Miles:</b>	7 miles to Panola County Airport
<b>Distance to National / International Airport in Miles:</b>	55 Miles to Memphis International Airport
<b>Name of Nearest Port:</b>	Port of Memphis
<b>Distance in Miles to Nearest Port:</b>	65 miles to Port of Memphis, 315 miles to Port of Gulfport
<b>Has Rail Access:</b>	No
<b>Rail Service Carrier:</b>	Grenada Railroad
<b>Main Line or Short Line Rail?:</b>	Short Line
<b>Distance to Rail Line:</b>	.1
<b>Has Maritime Access?:</b>	No
<b>Are There Dock Facilities at Site?:</b>	No

#### Electric

<b>Electricity Provider:</b>	Tallahatchie Valley EPA
<b>Phase 3 Power Available:</b>	Yes

#### Natural Gas

<b>Gas Provider:</b>	City of Batesville
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#### Water

<b>Water Provider:</b>	City of Batesville
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#### Waste Water

<b>Sewer Provider:</b>	City of Batesville
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#### Telecommunications

<b>Telecom Provider:</b>	TVfiber, AT&T, Sparklight, Complete Computers, CSpire
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#### Lease/Sales

<b>Sales Price:</b>	Pre-renovation Rate Negotiable
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