

FOREFRONT CENTER

FOR SALE OR LEASE

*ForeFront Center is a
192,500 Sq Ft
light manufacturing
and distribution center
located on 25 acres.*

*The facility was built in 2008
with the potential for expansion
and is located in the Gordon
Industrial Park in southern
Prentiss County, Mississippi.*

*Expansion is available
with a planned access road
to the east of the building.*



309 Robert M. Coggins Jr. Drive, Baldwin, Mississippi 38842



**PRENTISS COUNTY
DEVELOPMENT ASSOCIATION**

Leon N. Hays, Executive Director

401 West Parker

Booneville

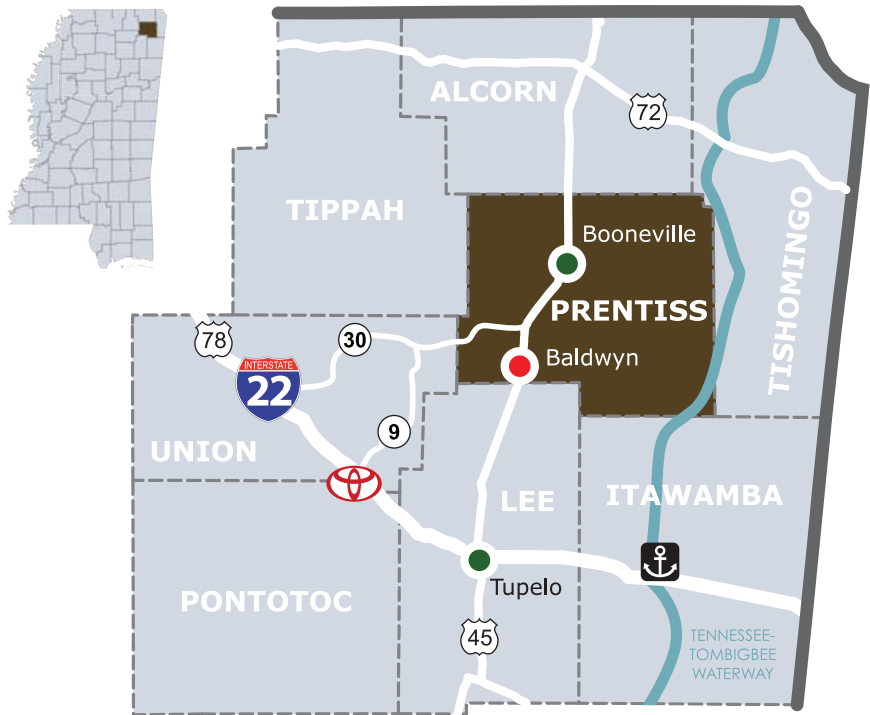
Mississippi 38829

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www.goprentiss.com



TRANSPORTATION ACCESS

- 1.75 miles to us HWY 45 (a divided 4-lane highway)
- 22 miles to us HWY 78 / Interstate 22
- 23 miles to Toyota OEM
- 24.5 miles to Tupelo Regional Airport
- 37.75 miles to Port Itawamba
- 100 miles to Memphis International Airport
- Adjacent to Kansas City Southern RR (no existing spur)



- existing conditions



- visualization with center room removed

CONCEPTUAL INTERIOR MODIFICATIONS

FOREFRONT CENTER

BUILDING INFORMATION

192,500 Sq Ft

5,000 Sq Ft Class A Office Space

67 Parking Spaces

Built in 2008

Building Constructed Material - Metal or Steel

Previous Major Tenants - Warehouse & Distribution

Reinforced Concrete Floors - 6"

Column Spacing - 50' x 50'

Ceiling Height - 24' Minimum / 34' Maximum

28 Dock Doors with Levelers

1 Drive in Door

TELECOMMUNICATIONS

AT&T

INFRASTRUCTURE INFORMATION

Zoned Industrial Heavy

Located in an Industrial Park

UTILITIES

Electric Service Provider - Prentiss Co. EPA

KVA - 500

AMP - 2000

Phase - Three

Natural Gas Service Provider - City of Baldwin

3" Gas Line

Sewer Provider - City of Baldwin

10" Sewer Line

Water Service Provider - City of Baldwin

10" Water Line Size



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