

# For Sale Large Crane-Served Fabrication Facility

## 3310 Port & Harbor Drive, Pearlington, MS



**Legal:** Portion of Lot 8, Port Bienville Subdivision, County of Hancock, State of Mississippi (located in Port Bienville Industrial Park)

**Building Description:** An approximately 72,000 square foot steel and metal fabrication facility with heavy duty concrete slab, served by eight (8) overhead cranes (four 5-ton cranes in lower bay, two (2) 10-ton and two (2) 15-ton cranes in higher bay). Two bays of approximately 50' x 560' (covered by 5-ton cranes) and 70' x 560' (10 and 15 ton crane coverage). Two (2), 2-ton jib cranes in place on center column line. Building also equipped with 10-ton exterior gantry crane with 70' width and 560' rail. Crane hook heights ranging from 19' to 30'. Two (2) separate 2,400 sq. ft. office suites with restrooms and a lunchroom (one has additional mezzanine storage area of 2,400 sq. ft.). Floorplan on reverse.

**Land Area:** 9.693 acres +/-

**Loading:** Ground level with several electrically powered overhead doors and two (2) larger double sliding doors as follows:

<u>Lower bay side:</u> (26' +/- side eave):	<u>Higher bay side:</u> (42' side eave):
Two (2) 20' x 20' (end walls)	One (1) 20' x 25' (end wall)
Two (2) 14' x 18' (side wall)	One (1) 20' x 20' (end wall)
One (1) 16' x 19' (side wall)	Two (2) 14' x 18' (side wall)
One (1) 38' x 20' double sliding door (side)	One (1) 38' x 30' double sliding door (side)

**Electrical Service:** 3-phase, 480v, 400 amps (potential for 800 amps)

**Additional:**

- \*Nearby access to water via Port Bienville's shallow draft port w/600 feet of dock space, 4 berths and turning basin.
- \*Port Bienville Shortline Railroad service (which connects to CSX) adjacent to site. Switching & line-haul to, from and within industrial park.
- \*Close proximally to I-10, I-12, I-59 and US Highways 49 & 59
- \*Subject forms part of 3,600 acre industrial park
- \*Foreign Trade Zone State (FTZ #92)
- \*Possible state & local tax incentives for new and expanding businesses within Port Bienville Industrial park

**Sale Price:** \$2,650,000.00 (just reduced from \$2,950,000)

**Note:** Subject property is co-listed with NAI Sawyer Commercial Real Estate of Gulfport, MS



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