PROJECT _____
INDUSTRIAL BUILDING REPORT

Piper Building
954 N. Broadway Street, Greenville, MS 38701
33°25’44.90”N/91° 2’55.63”W

Contact:
Cary Karlson
662.378.3141
ckarlson@wceams.com

PIPER BUILDING

GREENVILLE, WASHINGTON, MS 38701

42,650 Sq Ft • 33°25’44.90”N/91° 2’55.63”W

Table of Contents:

I. Cover Sheet
II. Aerial Map
III. Floor Plan
IV. Utility Map
V. Photos
VI. Photos (Cont.)
VII. Building Data
VIII. Workforce Data
IX. Regional Data

Property Advantages:

- GAP Incentive Zone
- 100% Tax Exemption on Sales Tax for Natural Gas and Electric Power used in Manufacturing Process
- New Market Tax Credit

Property Description:

- Located on Greenville’s Business Corridor, the site, with its high ceilings, spacious production area, cranes, and multi-modal transportation capability, is a prime manufacturing location. Rail spur can be reconnected to building.

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INDUSTRIAL BUILDING REPORT

WASHINGTON COUNTY ECONOMIC ALLIANCE
A Chamber & Economic Development Partnership
Mississippi, USA

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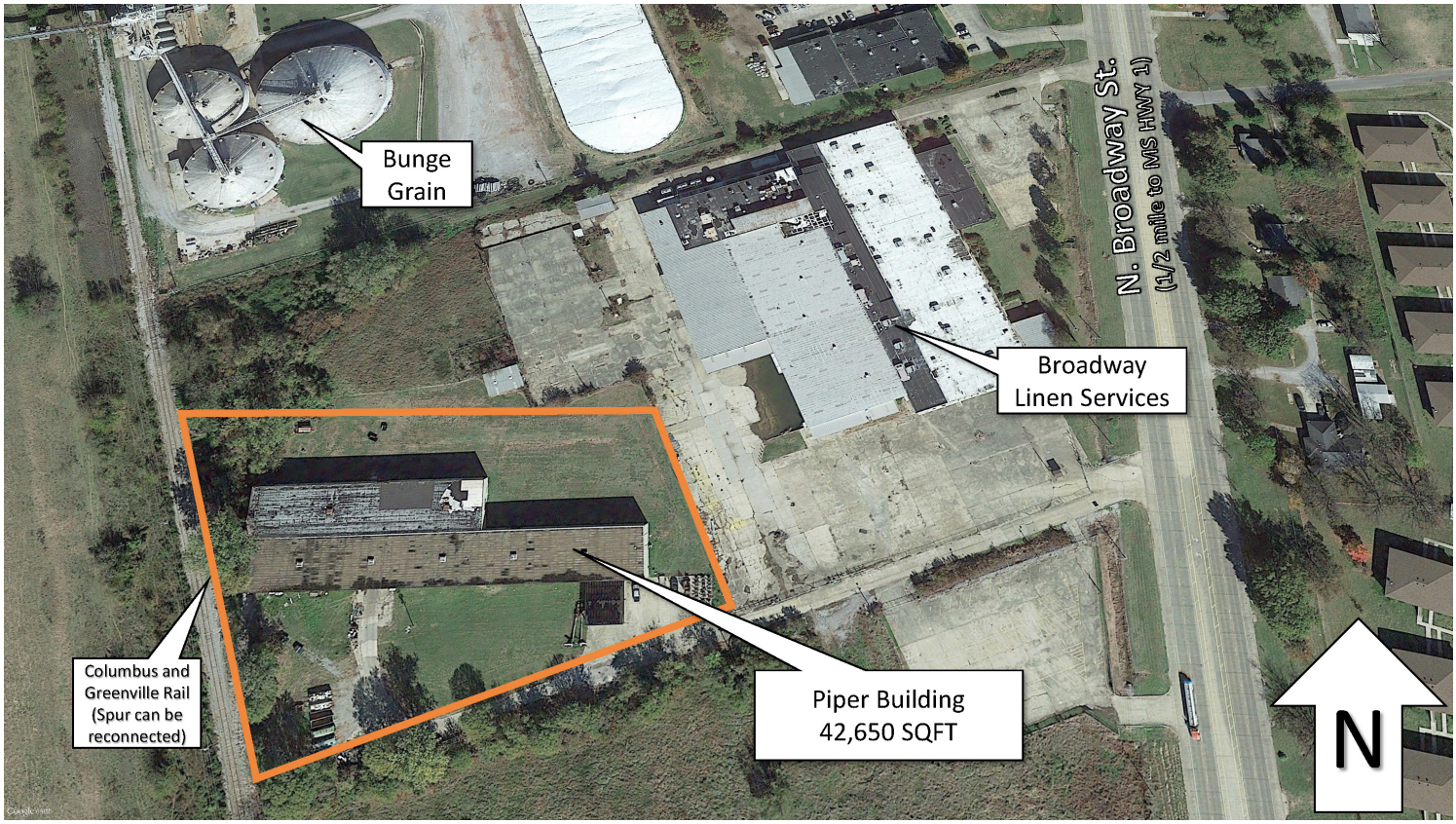
II. Aerial Map



Transportation

- Highway Access: 1 mile to MS HWY 1; 2 miles to US HWY 82/278 (4-lane), and 80 miles to I-55, via US HWY 82
- Distance to Regional Airport: 7 Miles to Greenville Mid-Delta Airport (GLH). Non-stop service to Dallas, TX and Nashville, TN
- Distance to Nearest Port: 7 Miles to the Port of Greenville by rail and road
- Distance to Nearest Rail line: The Columbus and Greenville (Class III) rail runs directly adjacent to the western property line. Rail spur can be reconnected to site.

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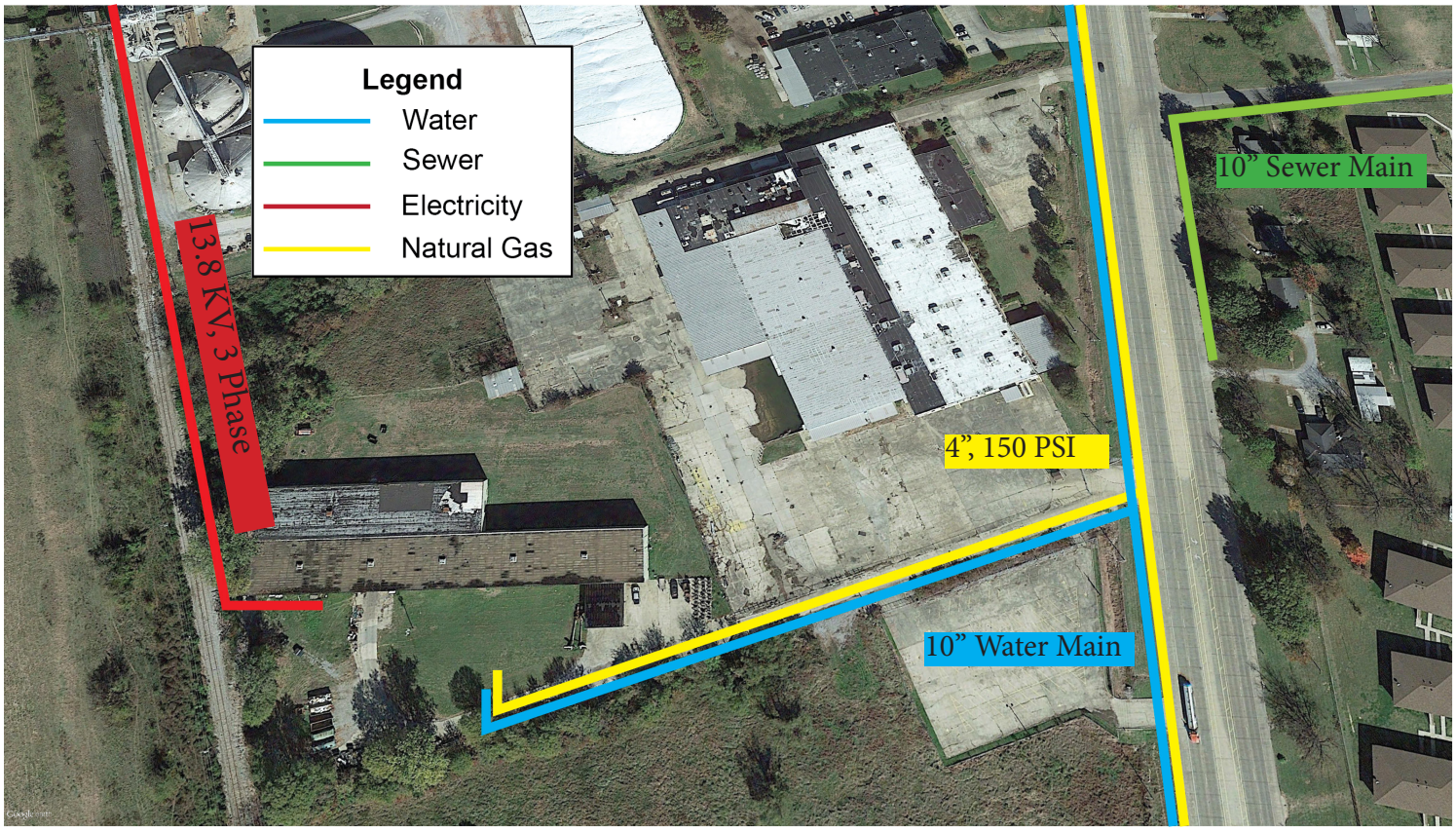
IV. Utility Map



Electric
- Provider: Entergy
- Transmission Voltage to Location: 13.8 KV
- Is 3 Phase Power Available?: Yes

Natural Gas
- Provider: Atmos
- Gas Main Size: 4 inch
- Gas Pressure: 150 psi

Telecommunications
- Provider: AT&T
- Fiber Available: Yes

Sewer
- Currently, site is on septic system; site can be connected to city sewer system.
- Provider: City of Greenville
- Sewer Main Size: 10 inch

Water
- Provider: City of Greenville
- Water Main Size: 10 inch

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V. Photos

Additional Office Space
- 6,200 sqft

Parking Lot
- 60,800 sqft, paved

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VI. Photos (Cont.)

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VII. Building Data

Identity
- Building Name: Piper Building
- Address: 954 N. Broadway Street, Greenville, MS 38703
- Broker: Washington County Economic Alliance
- Contact: Cary Karlson
- Phone: 662-378-3141
- Publicly or Privately Owned: Privately Owned
- Prior Use: Heavy Manufacturing
- Other Tenants Around Site: Atlanta Bonded Warehouse, Mars Food North America, Greenville Steel

Zoning/Acreage/Topography
- Zoning Classifications: Industrial
- Acreage: 4.3
- Acres Available for Growth/Expansion: Yes
- 100 Year Floodplain: No
- Site's Topography: Flat

Building Specifications*
- Construction Type: Steel
- Construction Date: 1965
- Total Sq. Footage: 42,650 SQFT
- Cranes: 2
- Ceiling Height (Peak): 35'
- Ceiling Heaight (Cranes): 30'
- # of Tailgate Loading Docks: 3
- # of Drive-In Dock Doors: 3

Electric
- Provider: Entergy
- Transmission Voltage to Location: 13.8 KV
- Is 3 Phase Power Available?: Yes

Natural Gas
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- Gas Main Size: 4 inch
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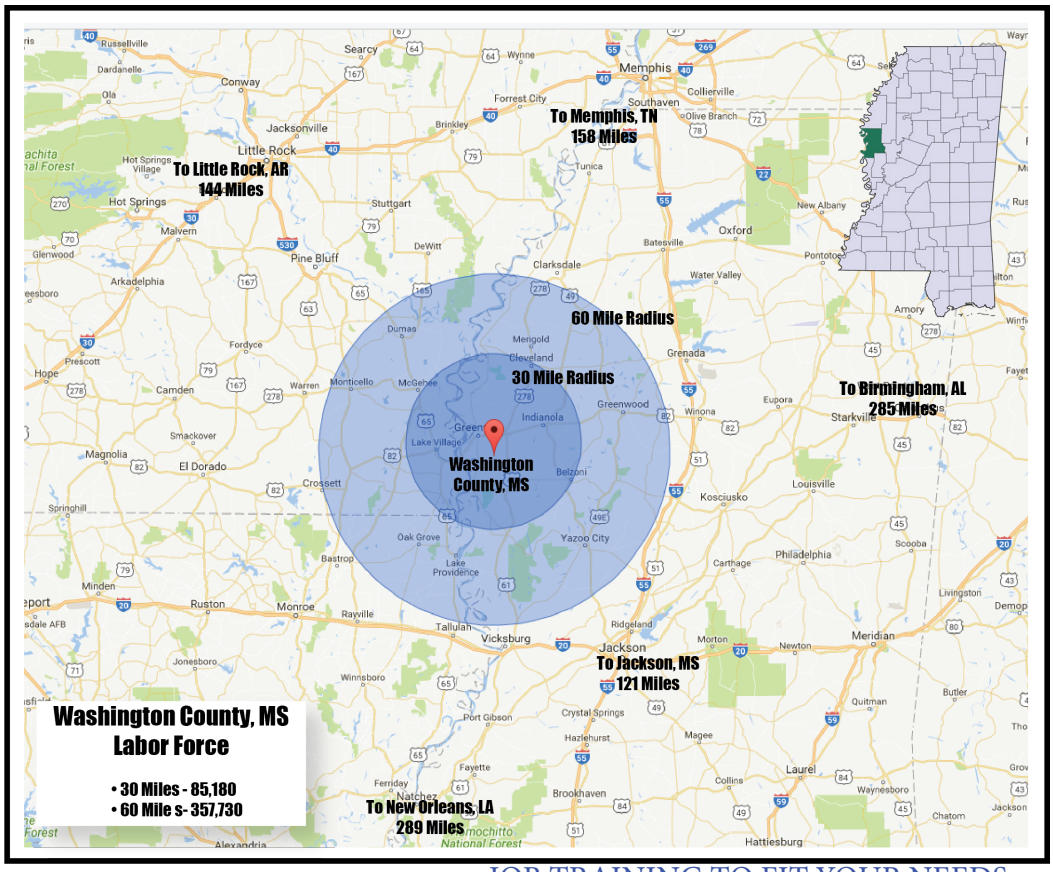
VIII. Workforce Data



DELTA Work Ready Community

DELTASTRONG

JOB TRAINING TO FIT YOUR NEEDS

While Mississippi ranks #1 in competitive cost for labor, quality is what brings industry to our state and to our county. Here in Washington County, your operation will reap the gains of the powerhouse partnership between the Washington County's Workfroce Investment Network (WIN) Jobs Center and Mississippi Delta Community College (MDCC) Charles C. Capps Technology Center.

From CDL's and PLC programming to Customer Service and Craft skills, the Workforce Education Division of MDCC, the Capps Technology Center is another tool in your arsenal of overcoming the demands and obstacles that you face. Working alongside the WIN Center, the Capps Center will provide rapid responses in the form of customized, quick turn-around training that can result in nationally recognized certifications and other job readiness skills that you require. Should you not know the solution; the Capps Center can consult with you and formulate one.

Whether you have a well vetted curriculum or need one located or developed, your specifications are the driving force behind the Capps Center training. When Mars Foods expanded its production lines with new, cutting-edge equipment in 2007 and 2011, MDCC and Capps made the difference. As Renea M. Weathington, Mars Foods North America human resources manager noted, MDCC and Capps training "has positively impacted machine/process downtime, improved production capabilities, quality, and reduced waste." Furthermore, in October 2014, Mars Foods announced its third expansion, a $31 million project which increased capacity and included a state-of-the-art Research and Development Application Center to support the company's global innovation efforts.

Should you want to start anew or expand, our workforce development professionals will help your operation achieve breakthrough performance. In a short period of time you will become aware of one fact; it is not that you can afford to do business here, but that you can't afford not to!

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IX. Regional Data

REGIONAL MAP - DISTANCE TO MAJOR CITIES

City	Distance	Population
Atlanta, GA	428 Miles	432,427
Baton Rouge, LA	239 Miles	230,136
Birmingham, AL	285 Miles	212,413
Dallas, TX	386 Miles	1.2 Million
Houston, TX	440 Miles	2.1 Million
Jackson, MS	121 Miles	175,561
Little Rock, AR	144 Miles	195,314
Memphis, TN	158 Miles	652,050
Mobile, AL	309 Miles	194,914
New Orleans, LA	289 Miles	360,740
Shreveport, LA	201 Miles	200,975