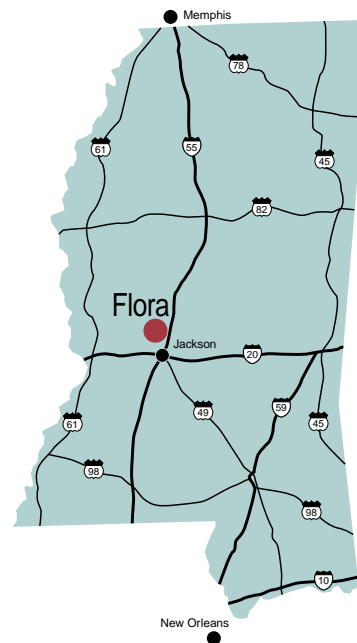




## Pickens Brothers Building – Flora, Mississippi

This building is located in the Kearney Industrial Park in Flora, Mississippi. The building has 30,000 total square feet situated on 3.5 acres. Additional features of the building include an 8 inch thick reinforced concrete floor and a 24 foot eave height. These features make this building a desirable choice for a variety of manufacturing operations.

Flora is located in central Mississippi on U S Highway 49 approximately 12 miles north of Jackson, the state capitol.



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## Specifications

### COMMON BUILDING NAME

Pickens Brothers Building

### LOCATION

County ..... Madison  
 City ..... Flora  
 Street address ..... Livingston Vernon Road

### COMPLEX

Total number of buildings ..... 1  
 Total square feet in complex ..... 30,000  
 Year main building constructed ..... N/A  
 Manufacturing square feet ..... 30,000  
 Warehousing square feet ..... N/A  
 Office square feet ..... N/A  
 Number acres included ..... 3.5  
 Number adjacent acres available ..... N/A  
 Exterior construction of building ..... Metal  
 Exterior wall insulation ..... Yes  
 Roof insulation ..... N/A  
 Roof type ..... Metal  
 Ceiling clearance at side under beam ..... 24'  
 Ceiling clearance at center between beam ..... N/A  
 Column spacing along building length ..... N/A  
 Column spacing along building width ..... N/A  
 Floor type in main building ..... Reinforced concrete  
 Floor thickness in main building ..... 8"  
 Main building air conditioned ..... No  
 Main building heated ..... No  
 Can building support cranes ..... No

Largest crane capacity in tons ..... N/A  
 Fire Insurance rating class ..... N/A  
 Type of sprinkler system ..... N/A

### SHIPPING/RECEIVING

Number of truck wells (truck capacity) ..... N/A  
 Number of dock high doors ..... N/A  
 Number of floor level doors ..... N/A  
 Number of rail doors ..... N/A

### TRANSPORTATION MILEAGE

Miles to interstate ..... 16  
 Miles to a 4 lane highway ..... N/A  
 Miles to nearest commercial airport ..... 40  
 Miles to nearest general aviation airport ..... 22  
 Miles to nearest deepwater port ..... 185  
 Miles to nearest inland port ..... 40  
 Miles to nearest railroad ..... N/A  
 Name of nearest railroad ..... Illinois Central  
 Rail spur ..... No

### PARKING

Number of paved parking spaces ..... N/A  
 Number of gravel parking spaces ..... N/A

### WATER

Type of water supplier ..... Municipal  
 Water source ..... Well  
 Diameter of water main in inches ..... N/A  
 Water pressure in psi ..... N/A  
 Elevated water tank on site ..... No  
 Water tank capacity in gallons ..... N/A

### SEWER

Sewer type ..... Municipal  
 Waste water treatment ..... N/A  
 Diameter of sewer main in inches ..... N/A

### GAS

Supplier ..... N/A  
 Diameter of gas main in inches ..... N/A  
 Gas pressure in psi ..... N/A

### ELECTRICITY

Supplier ..... Entergy

### BUILDING STATUS

Former use ..... N/A  
 Building number ..... 20729wcregion  
 For sale ..... Yes/Negotiable  
 For lease ..... Yes/Negotiable

*The information contained on this sheet and furnished to the Mississippi Development Authority is from sources deemed reliable. No warranty or representation is made by this department as to the accuracy thereof.*

### Alternate Contact: