

Bruce Furniture/Klaussner Building

Highway 32 West Bruce, MS

33° 59' 34" N 89° 21' 37" W

In order to meet your project needs, Calhoun County, Mississippi offers the Bruce Furniture/Klaussner Building consisting of 188,000 square feet with 14' to 29' ceiling heights and a population base of 390,241 within a 50-mile radius.

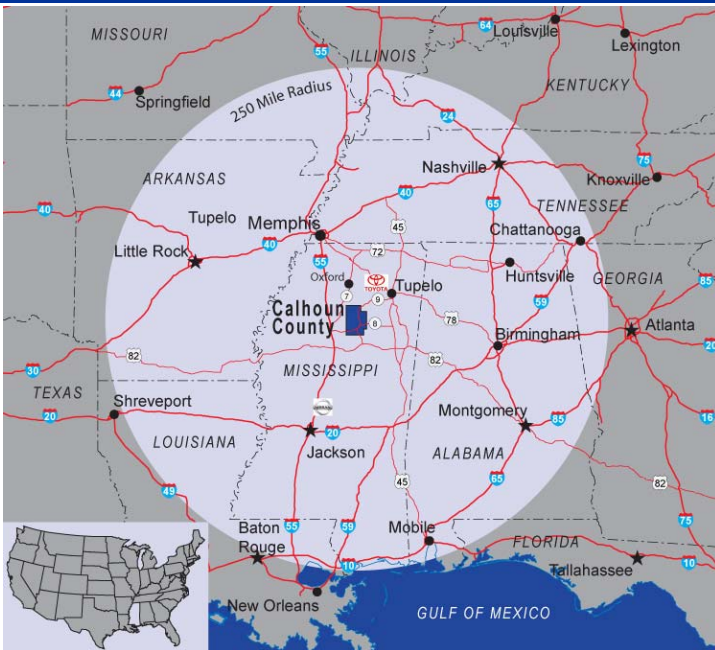
BUILDING ATTRIBUTES

- ◆ 188,000 square feet (250'x725')
- ◆ 28.37-acre site
- ◆ Zoned Light Industrial
- ◆ Built in 2000 and in excellent condition
- ◆ Metal building with 6" concrete floors
- ◆ 14' to 29' ceiling heights/ fully sprinklered
- ◆ Column spacing of 83'x25'
- ◆ Office space 5,290 square feet
- ◆ 50 dock doors with levelers/1 drive-in door
- ◆ 300 parking spaces
- ◆ 2-inch gas line to building
- ◆ 6-inch sewer line to building
- ◆ 10-inch water line to building
- ◆ 30 contiguous acres for expansion



MARKET ACCESS

- ✓ 1/4 mile to State Highway 9 West
- ✓ 30 miles to Highway 6 (four-lane)
- ✓ 35 miles to I-55
- ✓ 45 miles to Toyota Wellsprings Site
- ✓ 125 miles to Nissan Canton Facility
- ✓ 30 miles to the University of Mississippi Japanese Saturday School
- ✓ 50 miles to Tupelo Regional Airport
- ✓ Population base of 390,241 within a 50-mile radius
- ✓ Labor force base of 182,605 within a 50-mile radius
- ✓ Within 50 miles of 1 university and 4 community college campuses



Terry Fales, Director
Calhoun Economic Development Association
P. O. Box 8 Pittsboro, MS 38951
Office - (662) 412-3193 Cell - (662) 414-8163
ceda@tycom.net