

Kellwood Building

120 Pellano Drive Calhoun City, MS
33.52.302 N 089.18.648 W

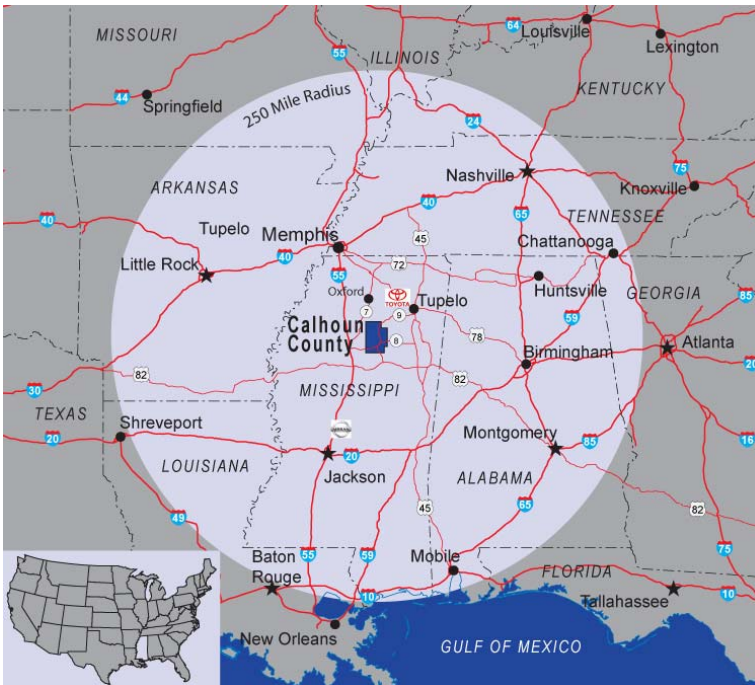
In order to meet your project needs, Calhoun County, Mississippi offers the Kellwood Building consisting of 57,900 square feet with 33' ceiling height and a population base of 380,750 within a 50-mile radius.

BUILDING ATTRIBUTES

- ◆ 57,900 square feet (300'x180')
- ◆ 15-acre site
- ◆ Owned by Calhoun City
- ◆ Zoned Industrial
- ◆ Metal building with 8' concrete floors
- ◆ 33' ceiling height
- ◆ Column spacing of 60'x180'
- ◆ Office space 3,900 square feet
- ◆ 6 dock doors with levelers
- ◆ 3 dock doors without levelers
- ◆ 80 parking spaces
- ◆ 2-inch gas line to building
- ◆ 8-inch sewer line to building
- ◆ 10-inch water line to building
- ◆ 40 contiguous acres for expansion



MARKET ACCESS



- ✓ Adjacent to State Highway 8 and State Highway 9
- ✓ 25 miles to Highway 82 (four-lane)
- ✓ 28 miles to I-55
- ✓ 60 miles to Toyota Wellsprings Site
- ✓ 120 miles to Nissan Canton Facility
- ✓ 40 miles to the University of Mississippi Japanese Saturday School
- ✓ 50 miles to Tupelo Regional Airport
- ✓ Population base of 380,750 within a 50-mile radius
- ✓ Labor force base of 177,542 within a 50-mile radius
- ✓ Within 50 miles of 2 universities and 3 community college campuses



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