



MOSSY OAK PROPERTIES

**BIG PRICE REDUCTION - BELOW \$11/foot - 5.2 +/- Acre
Commercial Development Site with 20,000 +/- Square Foot Metal
Building Fronting MS Highway 43 in Leake County (Thomastown),
MS**

\$219,000 / 5.20+/- Acres

About This Property



**Mossy Oak Properties Howell &
Howell Est. & Land**

128 West Franklin Street
Carthage, MS 39051

Phone: (601) 267-5141

Fax: (601) 715-1866

Link: <http://www.mossyoakproperties.com/land/36835>



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5.2 +/- Acre Commercial Development Site with 20,000 +/- Square Foot Metal Building Fronting MS Highway 43 in Leake County (Thomastown), MS

Site Features:

- 20,000 Total Square Feet
- 15-25 Parking Spaces
- Metal Roof & Exterior
- Insulated Walls & Roof
- Ceiling Clearances Ranging From 10.4 ft at Sides to 15.7 ft Center
- Truck Well X 1
- Dock High Door X 1
- Reinforced Concrete Floors
- Partially Heated (20%) Main Building
- Three-phase Electric Service (CEPA)
- Natural Gas Onsite (2 inch main, 30 PSI)
- Water Onsite (Thomastown Community Water Assn)
- Sewer (private septic)
- Solid Waster (Waste Management & BFI)
- Original Construction in 1981

LOCATION:

- 40 Miles to I-20 at Forest
- 25 Miles to I-55 at Durant
- 38 Miles to I-55 at Vaiden
- 90 Miles to I-59 at Meridian
- 10 Miles to MS-25 at Carthage

- 13 Miles to Carthage-Leake County Airport (3,000')
- 65 Miles to Jackson International Airport
- 90 Miles to Meridian Regional Airport
- 88 Miles to Golden Triangle Regional Airport
- 153 Miles to Memphis International Airport

- 98 Miles to Port of Vicksburg, MS
- 102 Miles to Port of Columbus - Tenn-Tomm Waterway
- 190 Miles to Port of Gulfport, MS

23 Miles to Canadian National Railway - Canton, MS

Call or text Kerry Howell at 601.562.0590 or email khowell@mossyoakproperties.com for more detail.

tags: mixed use commercial, development;5 acre property;Kosciusko, MS 39090;Commercial Building;road frontage;

Property Facts & Features



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Main Structure

- No Structure

Other Structures

- Commercial Building

Rights

- N/A

Water Access

- N/A

Fishing

- N/A

Wildlife

- N/A

Recreation

- N/A

Other

- Road Frontage



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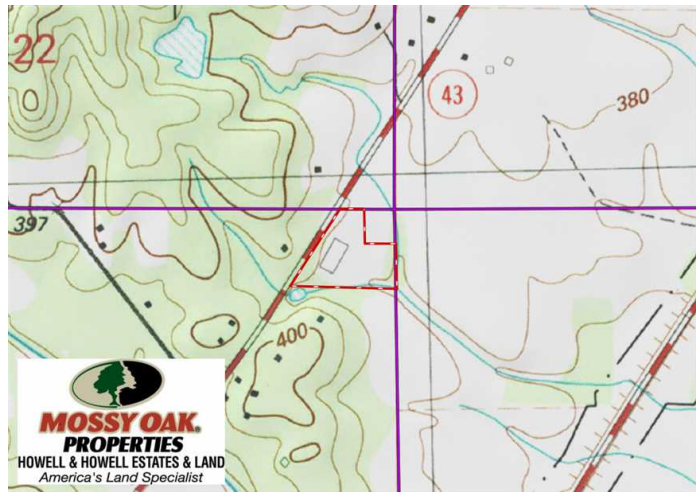
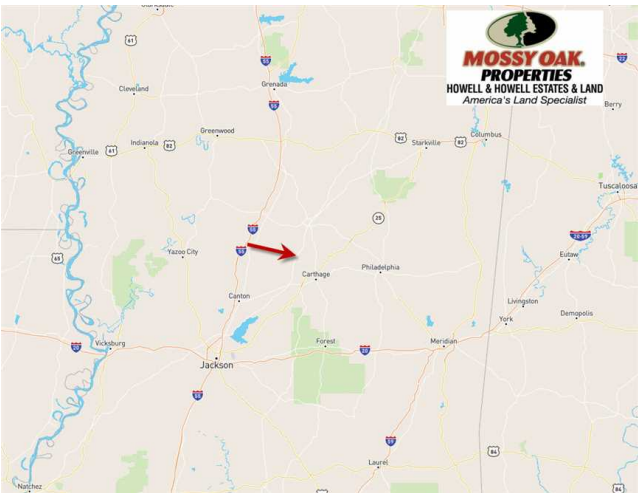
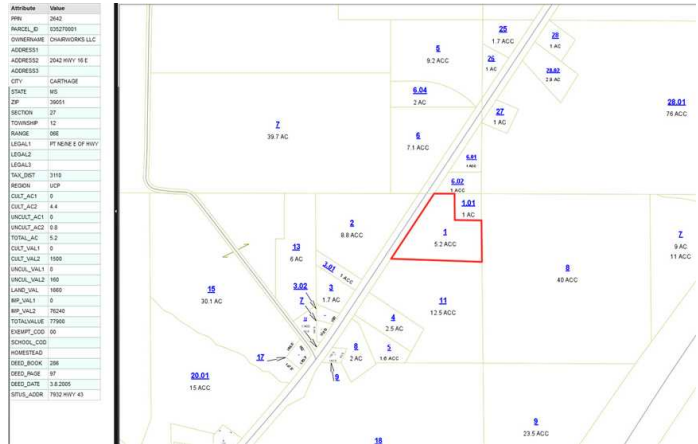
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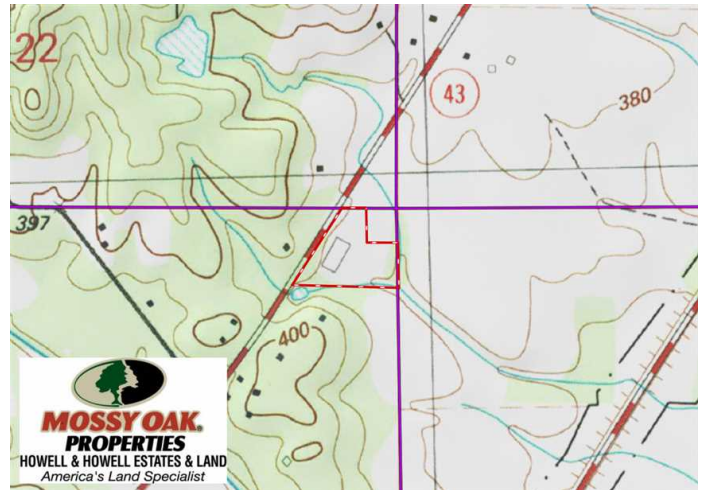
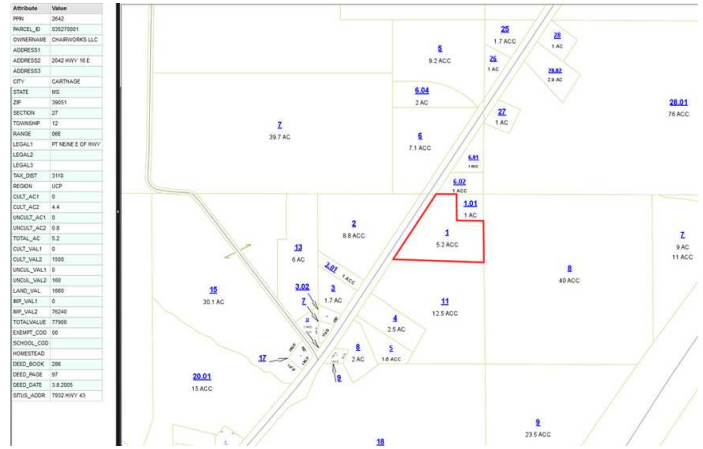
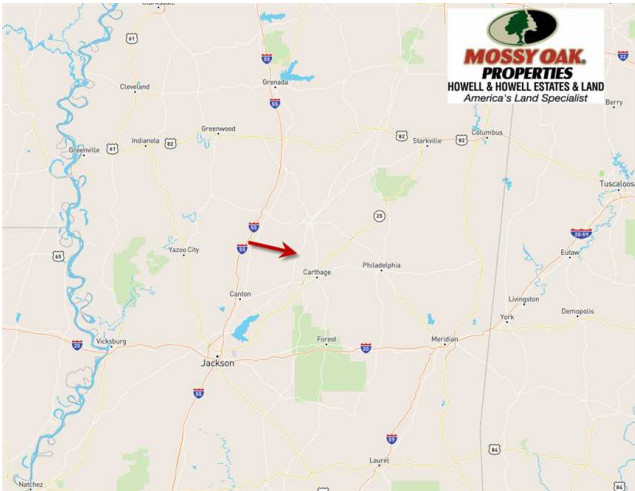

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