

FOR SALE

140 Matthews Drive
Senatobia, MS 38668

115,000 SF on 11.88 acres



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Investment SUMMARY

JLL's Industrial Services Team has been retained on an exclusive basis to arrange the sale of the 115,000 SF industrial facility situated on 11.88 acres in Senatobia, MS in the Tate County submarket. Located at 140 Matthews Drive, this is an excellent opportunity for an owner/user or investment.

Located 25 minutes south of Memphis, Tennessee, Tate County is strategically located for manufacturing and distribution. 75% of the United States, Canada and Mexico markets can be accessed within a 20-hour truck drive. Senatobia is positioned on Interstate 55 and is approximately a 30 –minute drive to Memphis International Airport and the FedEx World Hub. Memphis boasts 5 intermodal rail facilities and the International Port of Memphis. Tate County is served by the Grenada Railway, a subsidiary of Rail USA.

Site visits will be allowed on Thursdays from 12pm-6pm Central Time for the month of November. The buyer will be selected in the first week of December.

OFFERING SUMMARY

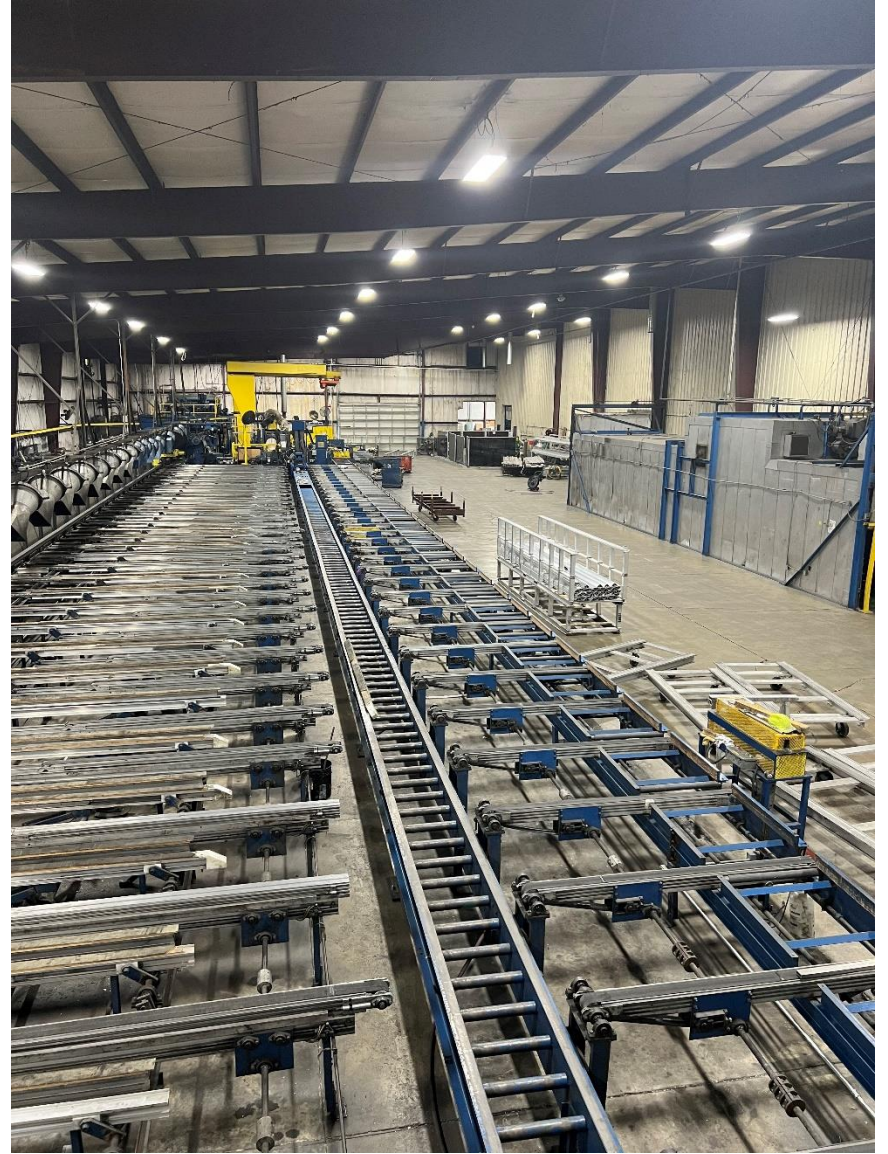
PRICE	\$2,255,000
PRICE PSF	\$20.50

Property highlights

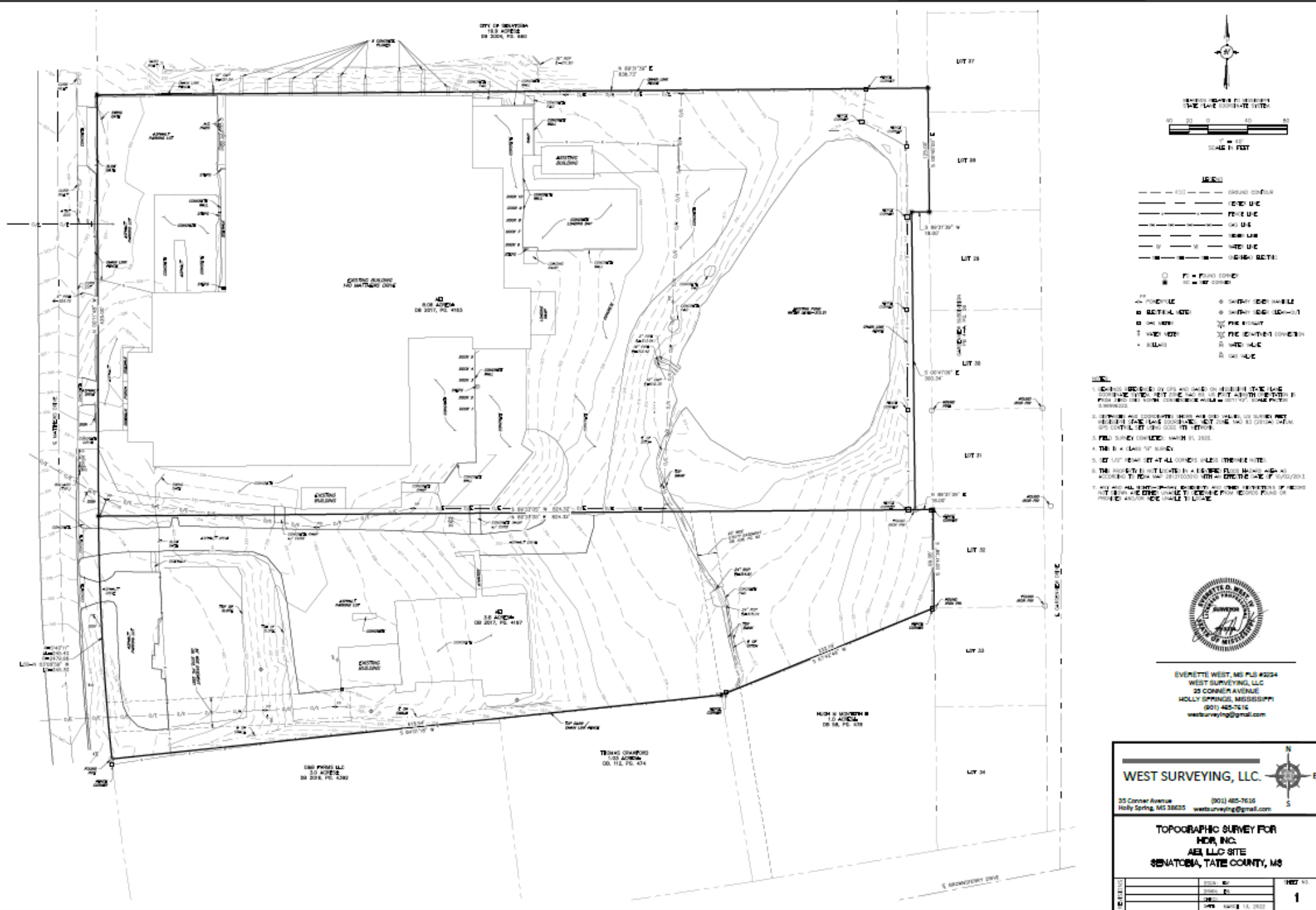
Address	140 Matthews Dr Senatobia, MS 38668
Location	Tate County
Land Size	11.88 acres
Zoning	M-1 (Light industrial)
Building Size	115,000 SF
Office Size	TBD (2 story office)
Year Built	1989 – Expansion 2003
Roof	Metal
Walls	Metal frame
Clear Height	12'7" – 31'4"
Docks Doors	5 internal dock doors 5 outdoor docks
Drive-in Doors	9
Power (3 separate switch gears)	480V 3PH 3000 AMP 480V 3PH 1200 AMP 480V 3PH 800 AMP
Crane	4 Stewart 5-ton overhead cranes
Car Parking	+/- 55
Unique Offerings:	<ul style="list-style-type: none">• Three (3) aluminum extrusion presses for 6" and 7" billet, producing high precision shapes.• B&O Extrusion Saw recently installed for better accuracy and efficiency.• New custom B&O Saw specifically designed to be installed on the 2200-ton press.• Wet paint line utilizes two booths and can paint material up to 20' long.

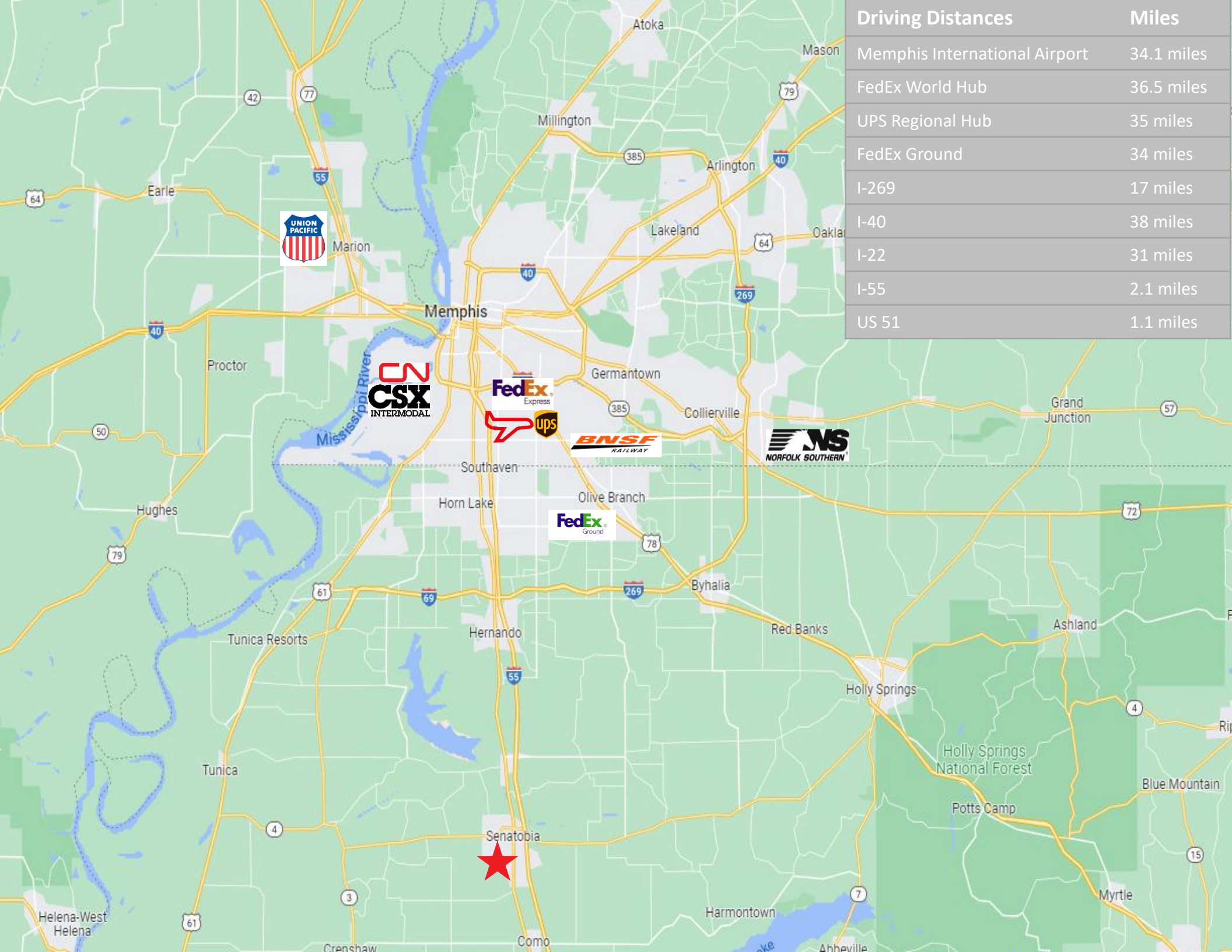


Facility **PHOTOS**



140 Matthews Dr **TOPO**





Driving Distances	Miles
Memphis International Airport	34.1 miles
FedEx World Hub	36.5 miles
UPS Regional Hub	35 miles
FedEx Ground	34 miles
I-269	17 miles
I-40	38 miles
I-22	31 miles
I-55	2.1 miles
US 51	1.1 miles

Equipment LIST

Age	Description	Comments	
Unknown	Security Camera System		
Unknown	60' Art Manlift w/ Jib	Diesel	
2015	Paint Line		
Unknown	1250/1400 Watson Stillman Extrusion Press – parts only		
Unknown	Cold Jet Model Aero 40 FP	Elec/Air	120V
Unknown	Stewart 5-ton Overhead Crane with Wright Hoist	Elec	480V 3PH
Unknown	Stewart 5-ton Overhead Crane with Wright Hoist	Elec	480V 3PH
Unknown	7.5-ton Abel-Howe Jib Crane with Saturn Hoist	Elec	480V 3PH
Unknown	Stewart 5-ton Overhead Crane with Yale Hoist	Elec	480V 3PH
Unknown	Stewart 5-ton Overhead Crane with Yale Hoist	Elec	480V 3PH
Unknown	Elumatec Double Head Miter Saw	Elec/Air	480V 3PH
Unknown	Hyomech Billet/Miter Saw	Elec	480V 3PH
Unknown	Marvel Billet Saw	Elec	480V 3PH
Installed 2005	2200-ton Wean United Extrusion Press	Elec/Hydraulic/Air	480V 3PH
1952	1400-ton Watson Stillman Extrusion Press - 1952	Elec/Hydraulic/Air	480V 3PH
1953	1250-ton Watson Stillman Extrusion Press	Elec/Hydraulic/Air	480V 3PH
2013	Sullivan Palatek Compressor 100HP	Elec	480V 3PH
2013	Sullivan Palatek Compressor 75 HP	Elec	480V 3PH
Unknown	Tennant Floor Sweeper	Propane	
2014	2014 Volvo D13XE	Diesel	
Unknown	53 foot Fona 1FT Flatbed/Platform Trailer - 2007		
Unknown	Hamech Forklift	Propane	
2006	Belco Oven 2200 Age Oven	Elec/Natural Gas	480V 3PH
Unknown	Belco Oven 1400 Age Oven	Elec/Natural Gas	480V 3PH
2021	Pollution Control Over Burn Off	Elec/Natural Gas	120V
Unknown	Belco Oven 1250 Age Oven	Elec/Natural Gas	480V 3PH
2021	Treatment Plan Pump Systems	Elec	120V
Unknown	Red Laser Technology (Plant Security Cameras)	Elec/Air	120V

Equipment LIST

Age	Description	Comments	
2021	Overflow prevention system in caustic house	Elec	120V
Unknown	Supermaxx Mill SRL#VC-1 1/2 VS	Elec	480V 3PH
Unknown	Ridged 535 Pipe Threader SRL#30471	Elec	120V
2021	Kaka Band Saw SRL#KA190892	Elec	240V 3PH
2022	Metabo Chopsaw 10"	Elec	120V
2022	Metabo Chopsaw 10"	Elec	120V
2005	Granco Clark Billet Heater 2200 SRL#13900-05	Elec/Natural Gas/Air	480V 3PH
2005	Granco Clark Die Box 2200 SRL#147555-OVEN2	Elec	480V 3PH
Unknown	Granco Clark Die Box 1250	Elec	480V 3PH
Unknown	Granco Clark Die Box 1400	Elec	480V 3PH
2020	Thermika Hot Box 2200 SRL#10023X2	Elec	480V 3PH
2020	Thermika Hot Box 1250	Elec	480V 3PH
2022	Brilex Die Press 2200	Elec/Hydraulic	120V
2022	Brilex Die Press 1250/1400	Elec/Hydraulic	120V
Unknown	Econoline Sand Blaster 2200	Elec/Air	120V
Unknown	Econoline Sand Blaster 1250	Elec/Air	120V
Unknown	Bridgeport Mill 2200 Die Shop SRL#J-117166	Elec	480V 3PH
Unknown	Paqua Compactor	Elec	480V 3PH
Unknown	Vestil Spirial Wrap Machine	Elec	120V
2021	Dewalt 12" Wood Saw and Table Packing	Elec	120V
Unknown	Supermax Mill 1250 Die Shop	Elec	480V 3PH
2006	Belco Billet Heater 1250 SRL#41740-06	Elec/Natural Gas/Air	480V 3PH
2000	Belco Billet Heater 1400 SRL#30157-00	Elec/Natural Gas/Air	480V 3PH
Unknown	Marley Cooling Tower 1250/1400 SRL#47150-5-888-80e	Elec	480V 3PH
2005	Marley Cooling Tower 2200	Elec	480V 3PH
Unknown	Tennant Floor Scrubber 7400	Propane	

The above list is for general review purposes only. Please note that Seller has not verified if each of the above items remain at the applicable site (or if other equipment or fixtures remain on the site) and a buyer shall be responsible for verifying the equipment and fixtures located on the site. Seller reserves the right to remove equipment from the site at any time prior to the sale of the applicable site and reserves the right to modify the above list. Such equipment shall be provided in its as-is condition and Seller does not warrant that such equipment is operational. To be further discussed in definitive agreement.



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