

**TERRY WAREHOUSE
33,000 SQUARE FEET OF STORAGE
TERRY, MS**

Description: +/- 14 acres with a 33,000 square foot building located on Hwy 51 South of Terry, MS. Property three docks for loading and unloading with mostly all open warehouse space. About 1,500 Square Feet of Office.

Outside Parking: Most of the outside property is graveled and can be used as storage for outside trucks, cranes, mats, salvage parts, etc.

Zoning: Industrial zoning

Highest and Best Use: The best use for this property is:

Salvage Yard

Reclaimed Metals

Wood Yard

Trucking Company

Storage Company

Equipment Storage Company

Concrete Company

Pipeline Company

Just about any manufacturing facility could use the property.

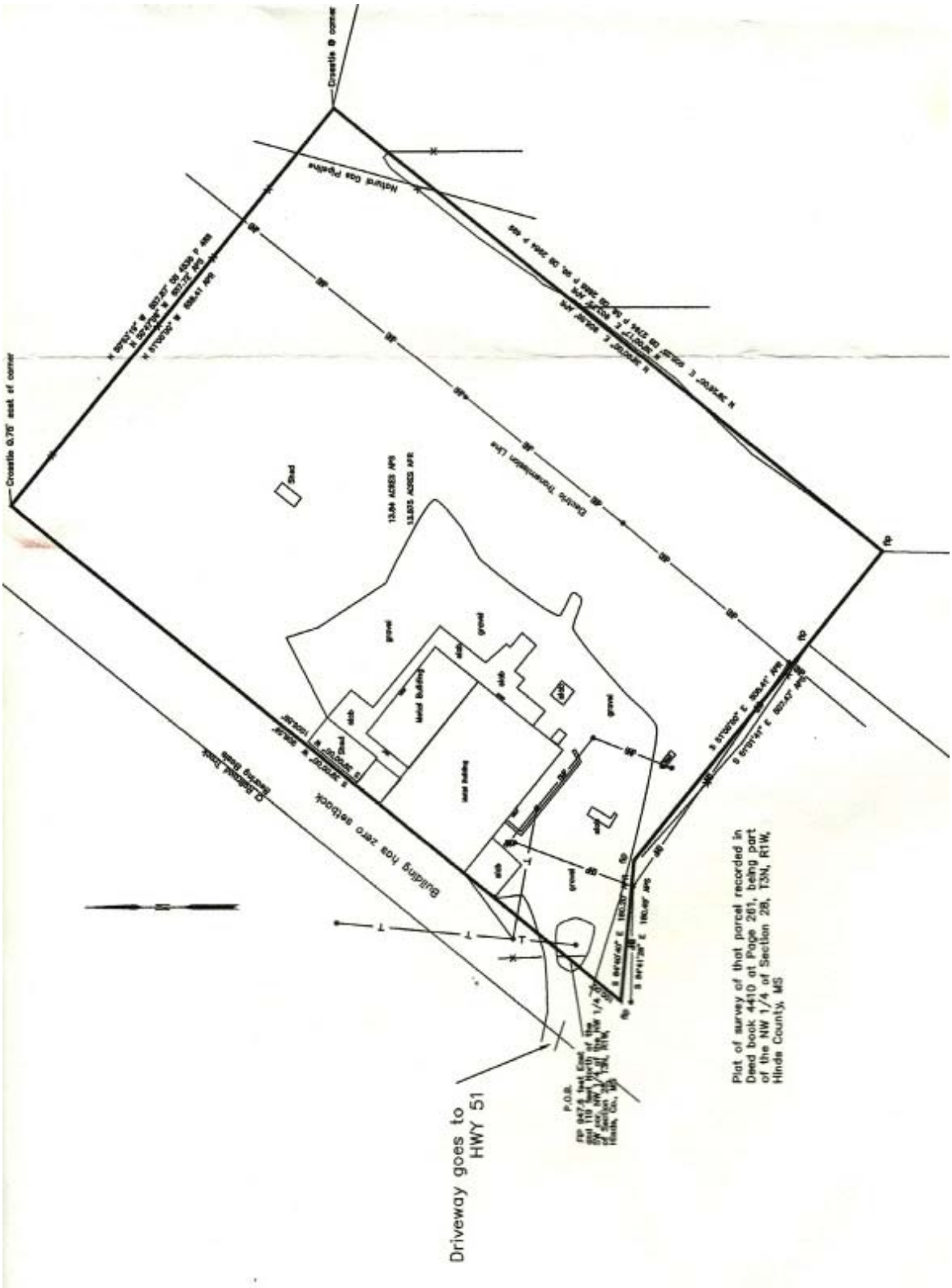
For Sale or Lease!

Sale Price \$ 400,000

Lease Rate: \$4,000 a month

For information or a showing:

Contact: Ronnie Richardson
601-668-7231



Plot of survey of that parcel recorded in Deed book 4410 at Page 281, being part of the NW 1/4 of Section 28, T3N, R1W, Hinds County, MS.

Driveway goes to HWY 51

P.O.B.
 1/4 NW 1/4, Sec. 28, T3N, R1W, Hinds Co., MS.
 1/4 NW 1/4, Sec. 28, T3N, R1W, Hinds Co., MS.
 1/4 NW 1/4, Sec. 28, T3N, R1W, Hinds Co., MS.

SITE DESCRIPTION

Location:	ES Old Highway 51, Hinds County, MS
Size:	13.875 ± acres
Shape:	Generally Rectangular
Zoning:	I-2, Heavy Industrial District
Topography:	Generally Level
Floodplain:	None
Drainage:	Appears Adequate
Frontage:	Old Highway 51
Utilities:	Water, Electric, Telephone
Easements:	No adverse easements noted
Nuisances:	There were no obvious signs noted during the site inspection or the inspection of the subject neighborhood which would indicate that an environmentally hazardous condition exists. However, the appraiser is not an expert at detecting environmentally hazardous conditions. Thus, the final value estimate is based on the assumption that no such condition exists on or near the subject site.

In conclusion, the shape, access, topography, and the availability of utilities of the subject site are favorable for sustaining small to large commercial developments including the existing improvements. Also, the zoning for the site is considered to be complimentary to surrounding land uses and is not expected to change in the near future. The use is also compatible to those land uses in the immediate vicinity of the subject site.

IMPROVEMENT DESCRIPTION

Improvements to the subject site include a single story metal and brick exterior office/warehouse building constructed on a concrete slab in 1970. According to tax records, the gross building area is approximately 33,960 square feet. The building has a small office area estimated to comprise 5% to 7% of the total space. The office area interior finish out is centrally heated and cooled and is in average condition. The office area is framed with concrete block inside of the main building. Warehouse areas consist of steel framed with steel exterior panels although the area in front of the office has brick siding. The warehouse areas consist of a concrete floor, skylights, and fluorescent lighting. This area is accessible via two or three dock high bay doors and several sliding metal doors. The warehouse portion of the building is in fair condition, however, portions of the warehouse are in need of demolition. A brief summary of the building characteristics based on the plans provided to the appraiser is provided below.

General Building Characteristics

Gross Building Area:	33,960 ± square feet
Exterior Walls:	Metal, Concrete Block
Foundation	Concrete Slab
Frame:	Steel
Roof:	Metal
Insulation:	Unknown; none in warehouse area
Heating/Cooling:	Central HVAC in Office Area; none in warehouse area
Flooring:	Asbestos Tile and Carpet
Walls:	Paneling
Lighting:	Fluorescent
Restrooms:	Adequate number; adequately equipped

Site Improvements

Site improvements include a gravel parking area, minimal landscaping and no signage.

In conclusion, the improvements appear to have been well designed. Portions of the building are functional while other portions are in need of demolition. The improvements are affected by external obsolescence and significant physical deterioration. Overall, the improvements are in fair condition with a fair overall market appeal.

**CALL RONNIE RICHARDSON FOR DETAILS ON THIS
GREAT LOCATION**

601-668-7231