AGRACEL, INC.
Industrial Developers

50,000 SF SPECULATIVE FACILITY

Brookhaven Spec Building • 660 Saints Trail Way • Brookhaven, Mississippi 39601

FOR LEASE OR SALE

For More Information Contact:

Clayton McKinnon - Regional Dev. Director
Agracel, Inc.
P.O. Box 660864
Birmingham, AL 35266
cmckinnon@agracel.com
Cell: 205.447.0784
www.agracel.com

Garrick Combs - Executive Director
Brookhaven - Lincoln County Chamber of Commerce
230 S. Whitworth Ave.
Brookhaven, MS 39601
gcombs@brookhavenchamber.com
1.601.833.1411

AGRACEL, INC.
Industrial Developers

property highlights

The Brookhaven Speculative Building is located within the Linbrook Industrial Park in Lincoln County, Mississippi. The second speculative building follows the occupancy of the first spec building in 2020 by Keystone Electrical Manufacturing Company. Spec Building #2 is expandable to 150,000 sf and a 100,000 sf pad is in place. All utilities are located within the industrial park, including a carbon dioxide pipeline which can be accessed for manufacturing use. Located just outside of the capital city metro area, the building provides a location with immediate access without the elevated cost of doing business.

Building

Building Size:	50,000 sf expandable to 150,000 sf
	Pad ready for 100,000 sf
Bays:	125′ x 50′
Floors:	No Floor to Allow for Maximum Flexibility
Windows:	Natural Daylight Windows

Truck Court

Docks:	9 potential dock positions
Drive-In Door:	1

Utilities

Electric Provider:	Cooperative Energy/Southwest Electric Power Association
Gas on Site:	Yes
Natural Gas Provider:	CenterPointe Energy
Size of Gas Main:	2″
Water on Site:	Yes
Water Provider:	City of Brookhaven
Water Main Size:	12″
Sewer on Site:	Yes
Sewer Provider:	City of Brookhaven
Sewer Main Size:	8″
Telecommunications Provider:	AT&T
Carbon Dioxide:	Denbury Operated Pipeline with Industrial Park

Transportation Accessibility

Interstate Name:	I-55 (0.6 miles)
Highway Name:	U.S. Hwy 84 (2.2 miles)
Airports:	Jackson Medgar-Wiley Evers International Airport (60 miles)
Port:	Port of New Orleans (130 miles)
Rail:	Canadian National Railway (adjacent)