

## *Spec Building*



## **A Golden Opportunity**

Agracel, Inc. is thrilled to announce the completion of a new speculative building in the Golden Triangle Industrial Park. Business is booming in Northern Mississippi thus making it the perfect time to build this facility. The 100,000 sf building is situated in the center of manufacturing giants PACCAR, Severstal, American Eurocopter and Stark Aerospace.

### **General Building Features**

**Size:** 100,000 sf total, expandable to 200,000 sf

**Structure:** Pre-engineered metal, 26' eave height

**Roof:** Single sloped pitch

**Docks:** 8

**Other:** Unique upscale facade, located in the Golden Triangle Industrial Park, direct access to 4 lane Hwy 82

