

Metal Masters
 4646 U.S. Highway 49
 Mount Olive, MS 39119



The building is a 20,000-square foot newly constructed warehouse on 11.3 acres with 3,000 square feet of office space. The warehouse is approximately 100 feet by 170 feet totaling 17,000 square feet. The warehouse area has six ground level doors that are 12 feet wide x 14 feet tall. The warehouse has 16-foot eaves and 20-foot center. Other features include 20 skylights for reduced lighting expenses, halogen lights, three phase electrical and a mezzanine with partially built out office or apartment. The concrete parking area in front has approximately 2,300 square feet.

ED Contact

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 Mississippi Development Authority
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Building Information			
Building Types:	Industrial	Ceiling Height:	16-16
Property ID:	486	Primary Construction Material:	Metal or Steel
Building Size:	20,000	Previous Use:	Metal works
Total Available (sq ft):	20,000	Updated:	12/1/2015
Expandable:	Yes	Number of Stories:	1
Site Size (acres):	11.3	Number of Truck Docks:	6
Zoning:	Unknown	Sprinkler Type:	None
Year Built:	2010	Warehouse (sq ft):	17,000
Office Area (sq ft):	3,000	Number Of Parking Spaces:	40
Number of Drive In Doors:	6		

Pricing Terms			
For Sale:	Yes	For Lease:	Yes
Sale Price:	\$600,000.00	Lease Type:	Unknown

Geographic/Transportation Information			
Latitude:	31.716101	Distance to Airport:	38
Longitude:	-89.626425	Airport Name 2:	Magee Municipal Airport
County:	Covington	Distance to Airport 2:	9.5
Rail Access:	Possible	Port Name:	Port of Gulfport
Phase 1 Environmental Rpt:	U	Distance to Port:	115
Highway Name:	U.S. Highway 49	Port Name 2:	Port of Gulfport
Distance to Highway:	0.1	Distance to Port 2:	115
Interstate Name:	Interstate 20	Rail Name:	Canadian National Railway
Distance to Interstate:	40	Distance to Rail:	0.25
Airport Name:	Hattiesburg-Laurel Regional Airport		

Utility Information

Electric Provider:	Southern Pine EPA	Telecom Provider:	AT&T
Electric Voltage:	0	Water Provider:	City of Mt. Olive
Gas Provider:	Center Point Energy	Sewer Provider:	City of Mt. Olive

Additional Information	
New Market Tax Credit Area:	Yes



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