



**MID-MISSISSIPPI
DEVELOPMENT
DISTRICT**

Peavey Electronics Building

Morton, Mississippi

Rusty McMillan

Mid-Mississippi Development District

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Table of Contents

Building Information

Site Map	4
Floor Plan.....	5
Building Specifications	6
Photos	7 thru 10

Transportation

Location Maps	12
Mississippi Highways	13
Mid-Mississippi Region	14
Site Location in Morton	15
Railroads	16
Airports	17

Other Maps

500 Mile Radius	19
Senior Colleges	20
Community Colleges	21

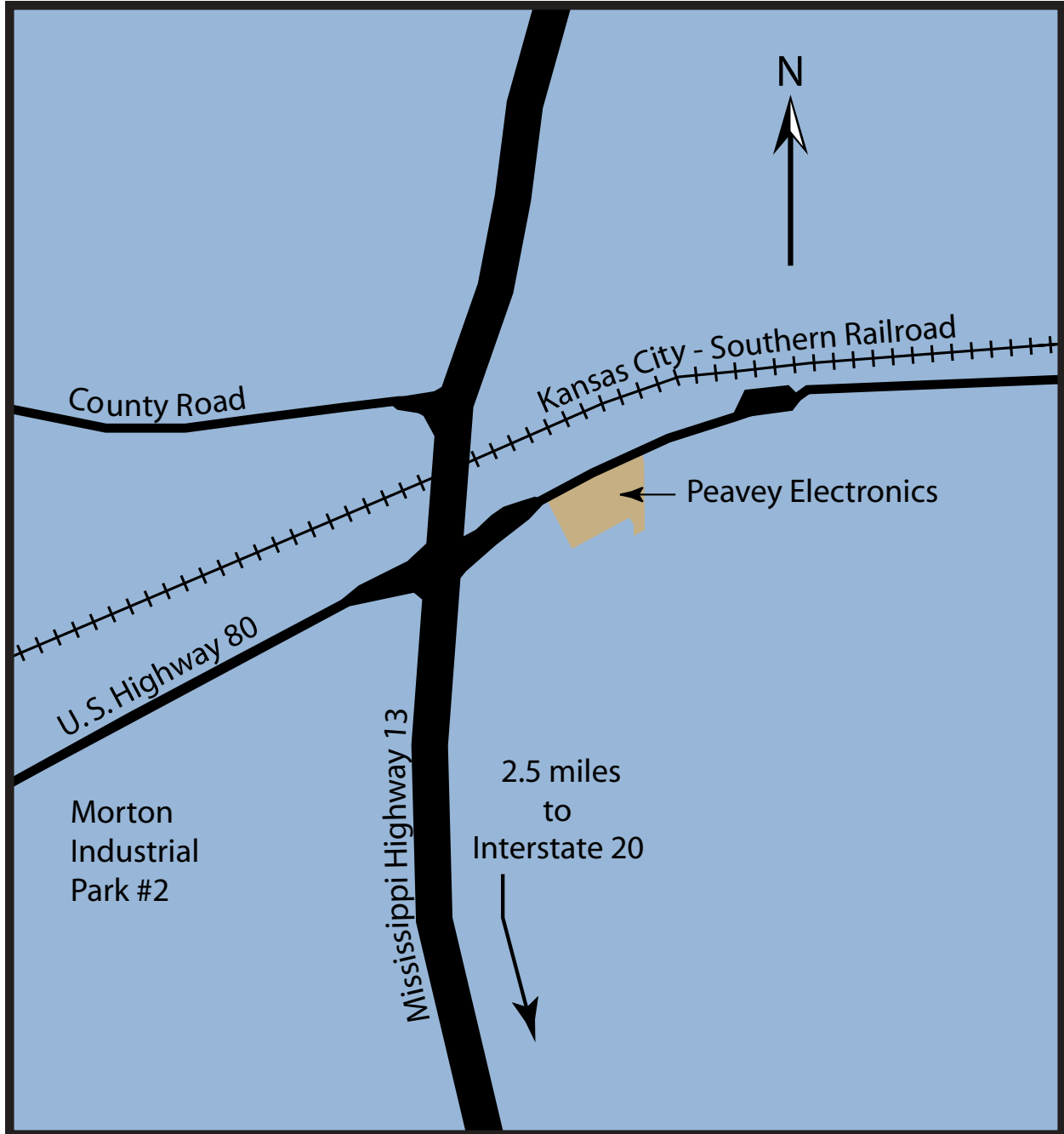
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Building Information

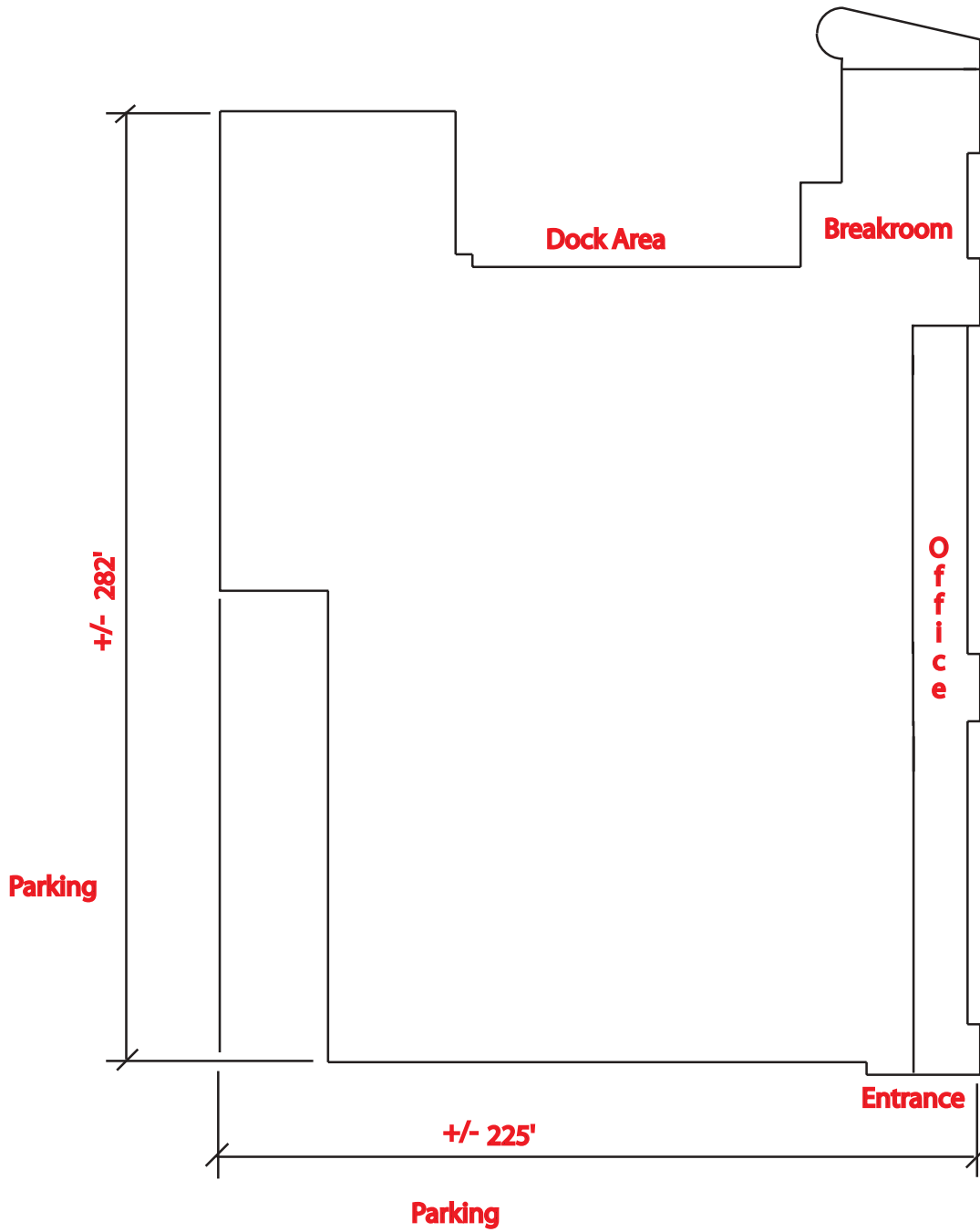


Site Map





Floor Plan





Peavey Electronics Building

4013 Highway 80 • Morton, MS 39117 • Owned by: Peavey Electronics

Total sq. ft. in building 48,900
 Manufacturing sq. ft. 46,650
 Office sq. ft. 2,250
 Acres included with building 9
 Number of paved parking spaces 140
 Latitude N 32.3498°
 Longitude W 89.6673°

Complex Information

General

Date of original construction 1960+/-
 Is main building air conditioned? Yes
 Is main building heated? Yes
 Is the building sprinklered? Yes
 Exterior construction type concrete and metal
 Roof construction type metal

Ceiling

Height minimum 12'
 maximum 14'

Columns

Type steel
 Spacing bldg. length 35', bldg. width 20'

Cranes

Can building support cranes? No

Shipping/Receiving

Number of dock high doors 7
 Number of floor level doors 1

Transportation

Roadway adjacent to bldg. U. S. Highway 80
 Interstate 20 2 miles
 Nearest commercial airport
 25 miles to Jackson International
 Nearest aviation airport
 12 miles to Montgomery Field, Forest
 Nearest deepwater port 154 miles to Port of Gulfport
 Nearest inland port 75 miles to Port of Vicksburg
 Nearest railroad
 1/4 mile to Kansas City Southern Railroad
 Is there a rail spur to the building No

Utilities

Natural Gas

Is available to building Yes
 Name of gas company Reliant Energy-Entex
 Diameter of main 2"
 Pressure 35 psi

Electricity

Name of power company Entergy
 Transformer rating 1000 kva
 Type of service to meter 277/480 volt Y service

Water

Type of water supplier Municipal
 Water source Well
 Diameter of main 8"
 Pressure 85 psi
 Water tank capacity
 2 tanks - 625,000 gallons total capacity

Sanitary Sewer

Type of sewer supplier Municipal
 Wastewater treatment Activated sludge
 Diameter of main 8"

General Information

Former firm name Peavey Electronics
 Sale price of building Negotiable
 Lease price of building Negotiable

Special Features

Dust collection system
 Air compressors (2)



Building Entrance



Loading Docks





West Entrance with Cafeteria Access



Cafeteria and Breakroom





Dust Collection System • Exterior



Dust Collection System • Interior





Interior



Interior





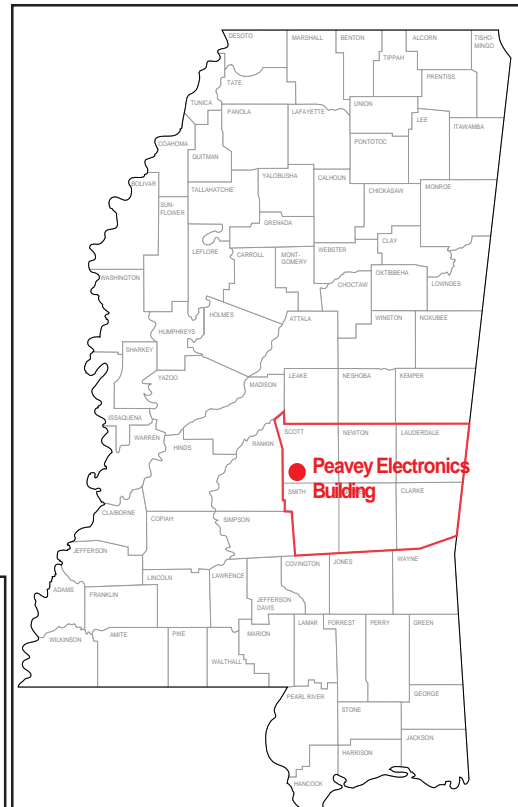
Transportation



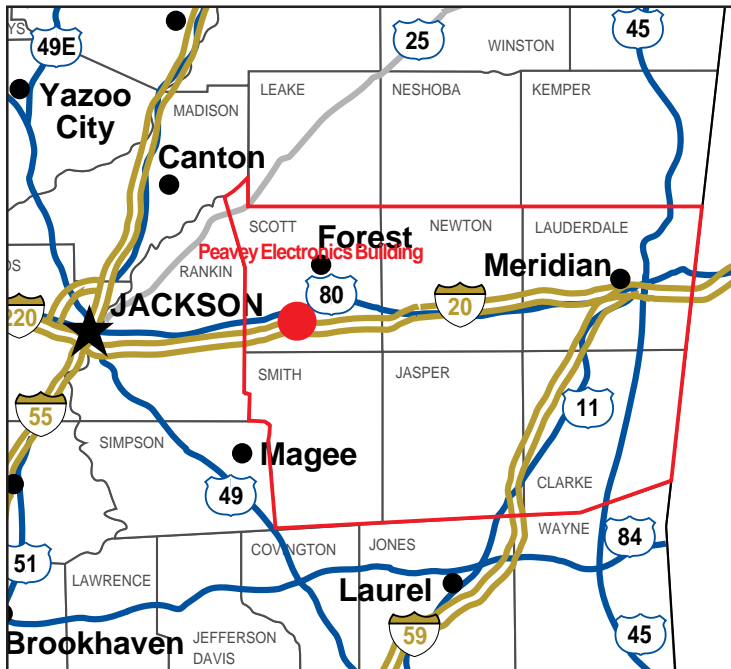
Location Maps



500 mile Radius



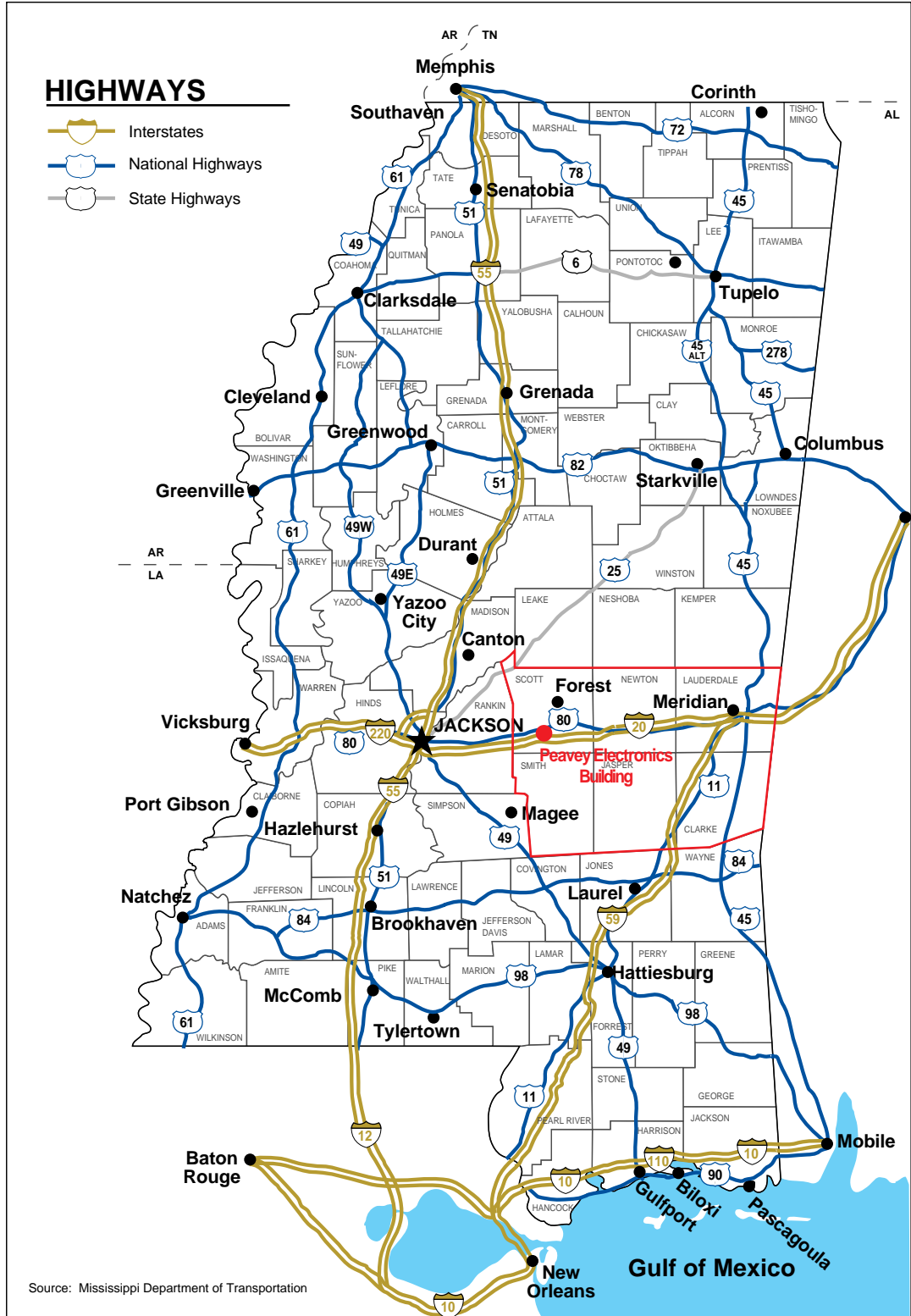
Mid-Mississippi Development District



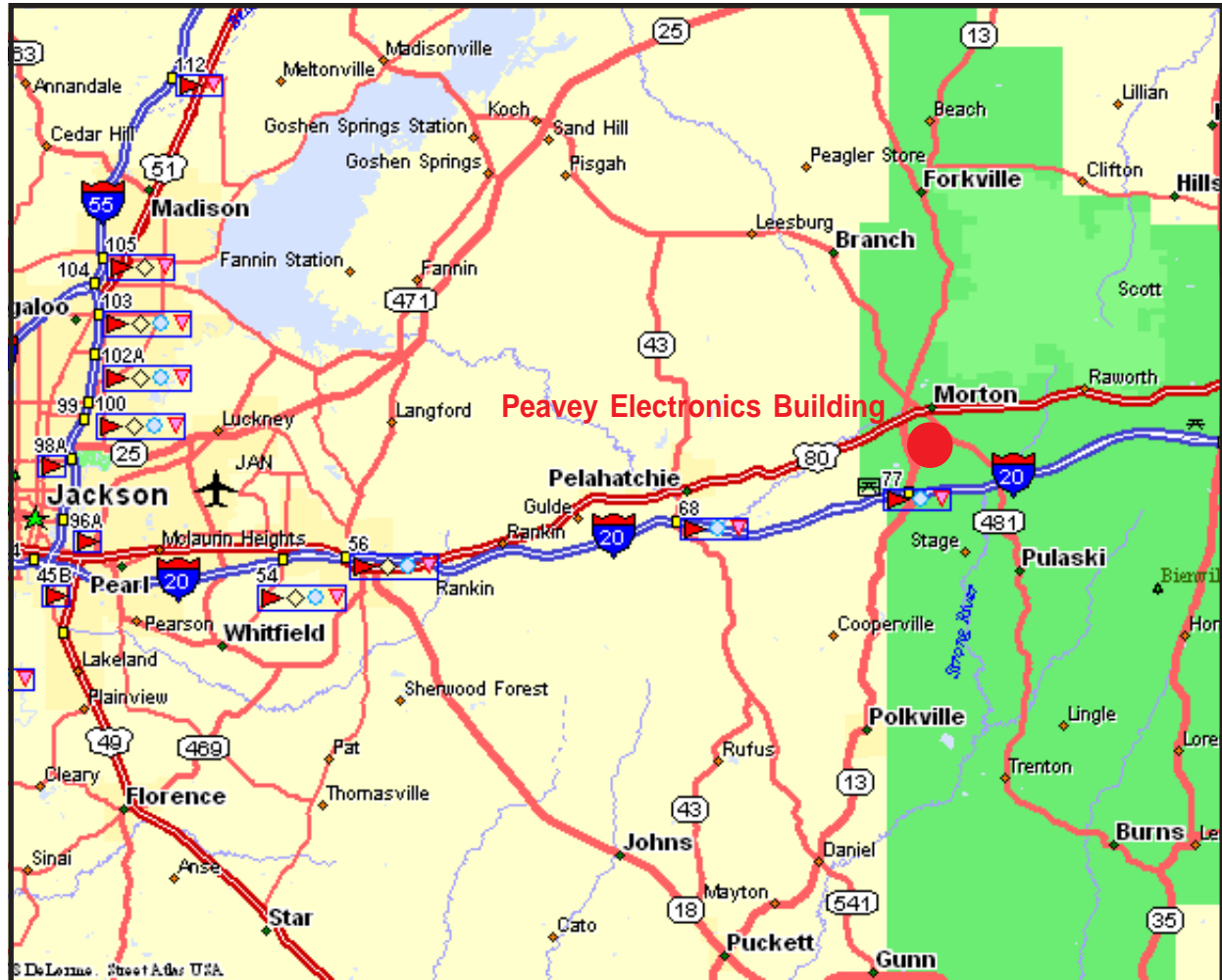
Peavey Electronics Building
in Mid-Mississippi Development District



Mississippi Highways



Site Location in Morton





Railroads

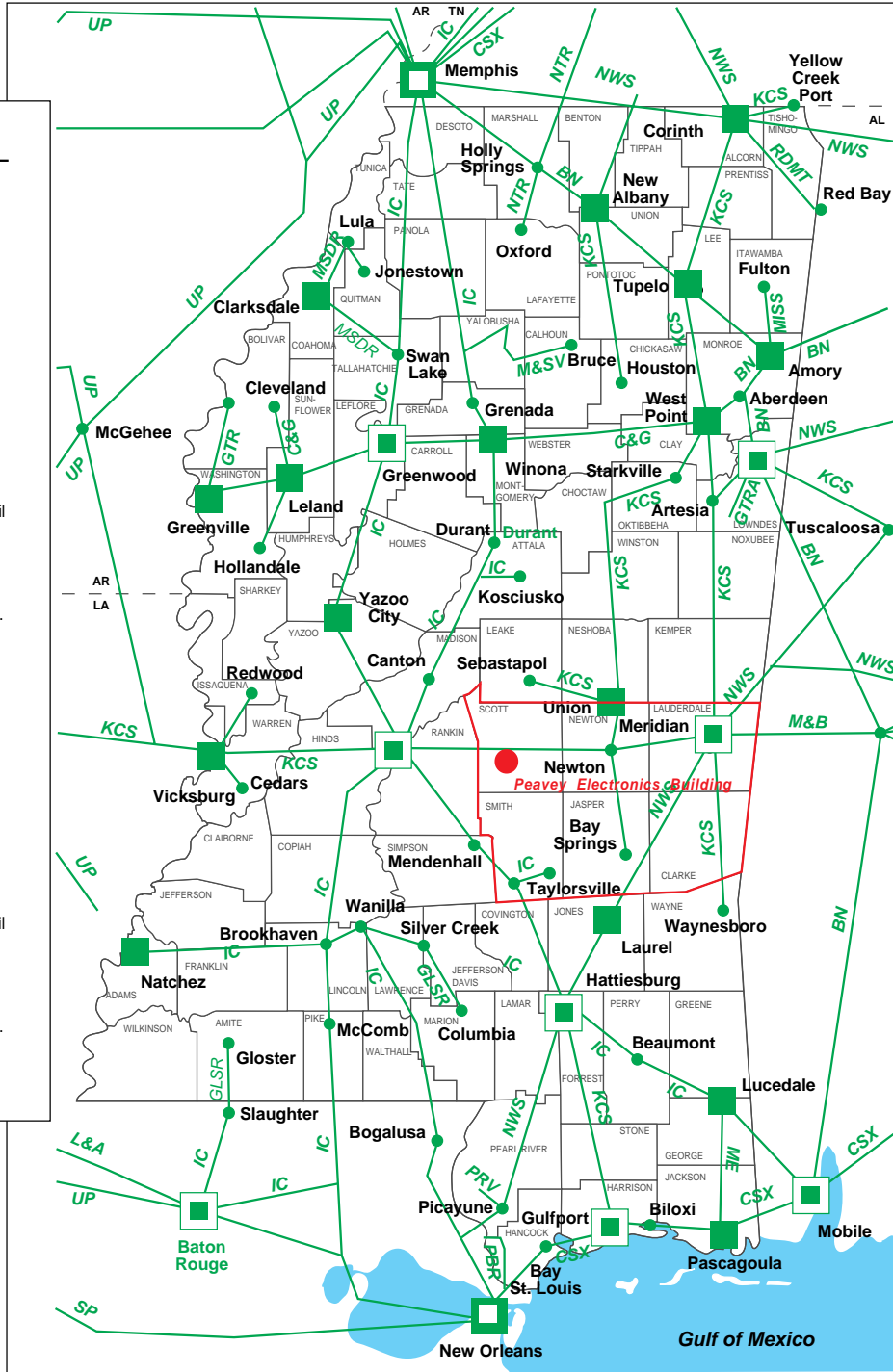
RAIL

- Railroad Gateways
- Key Rail Distribution Yards
- Marshalling Yards
- Daily Switching Service

- BN Burlington-Northern
- C&G Columbus & Greenville
- CSX CSX Transportation
- GLSR Gloster Southern
- GTRA Golden Triangle
- GTR Great River Railroad
- IC Illinois Central Railroad
- KCS Kansas City Southern
- L&A Louisiana & Arkansas Rail
- M&B Meridian & Bigbee
- MCR Mississippi Central Railroad
- M&SV Mississippi & Skuna Valley Rail
- MSDR Mississippi Delta Railroad
- ME Mississippi Export
- MISS Mississippian Railway
- NWS Norfolk Southern System
- OAR Old Augusta Railroad
- PRV Pearl River Valley Railroad Co.
- PBR Port Bienville Railroad Co.
- RMT Redmont
- SR Southern Pacific Lines
- UP Union Pacific

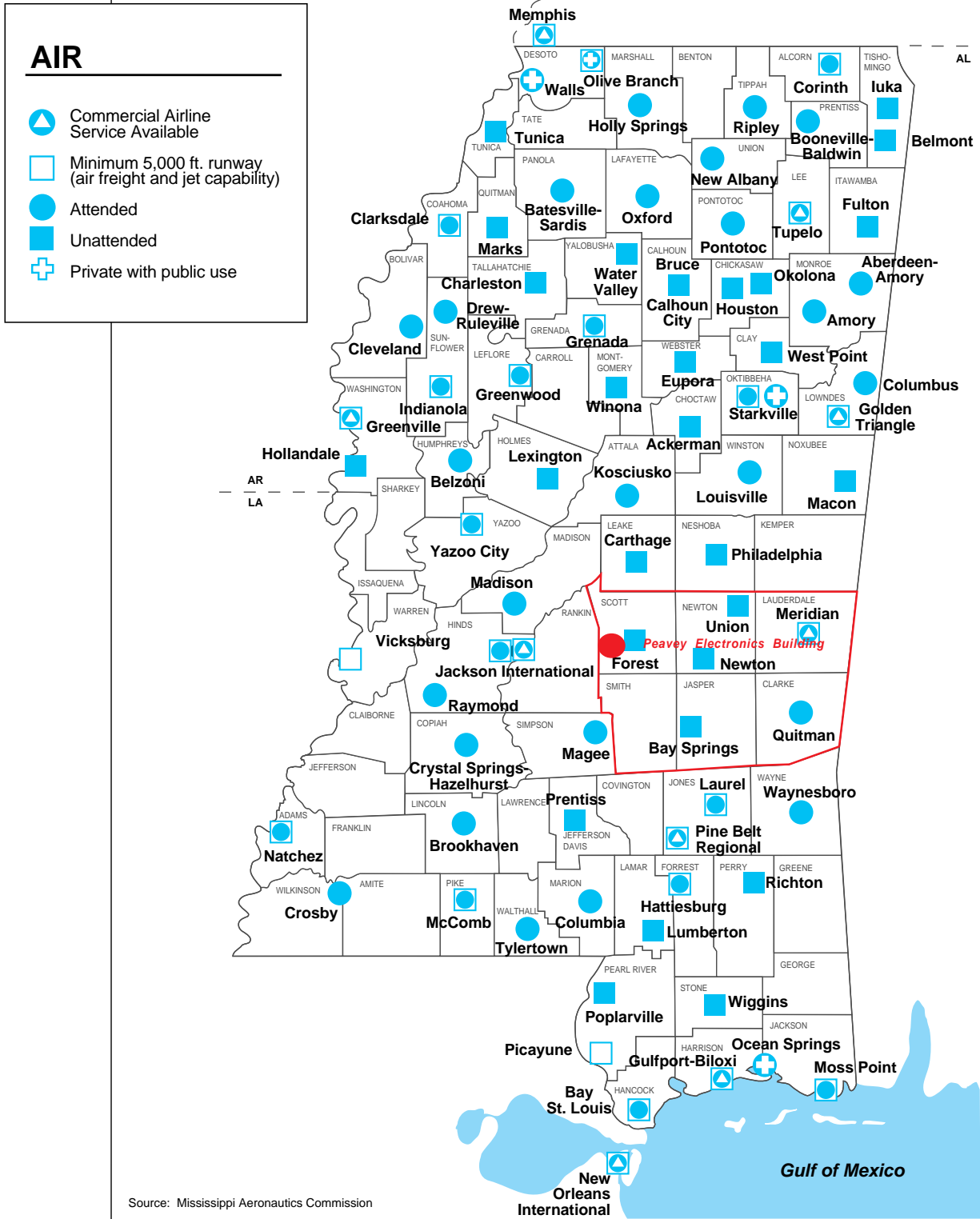
Miles of Track

- 179 Burlington-Northern
- 204 Columbus & Greenville
- 74 CSX Transportation
- 40 Gloster Southern
- 9 Golden Triangle
- 32 Great River Railroad
- 964 Illinois Central Railroad
- 842 Kansas City Southern
- 19 Meridian & Bigbee
- 51 Mississippi Central
- 21 Mississippi & Skuna Valley Rail
- 59 Mississippi Delta Railroad
- 42 Mississippi Export
- 25 Mississippian Railway
- 224 Norfolk Southern System
- 3 Old Augusta Railroad
- 5 Pearl River Valley Railroad Co.
- 9 Port Bienville Railroad Co.
- 39 Redmont
- 2,841 TOTAL MILES



Sources: MS Dept. of Transportation

Airports





Other Maps

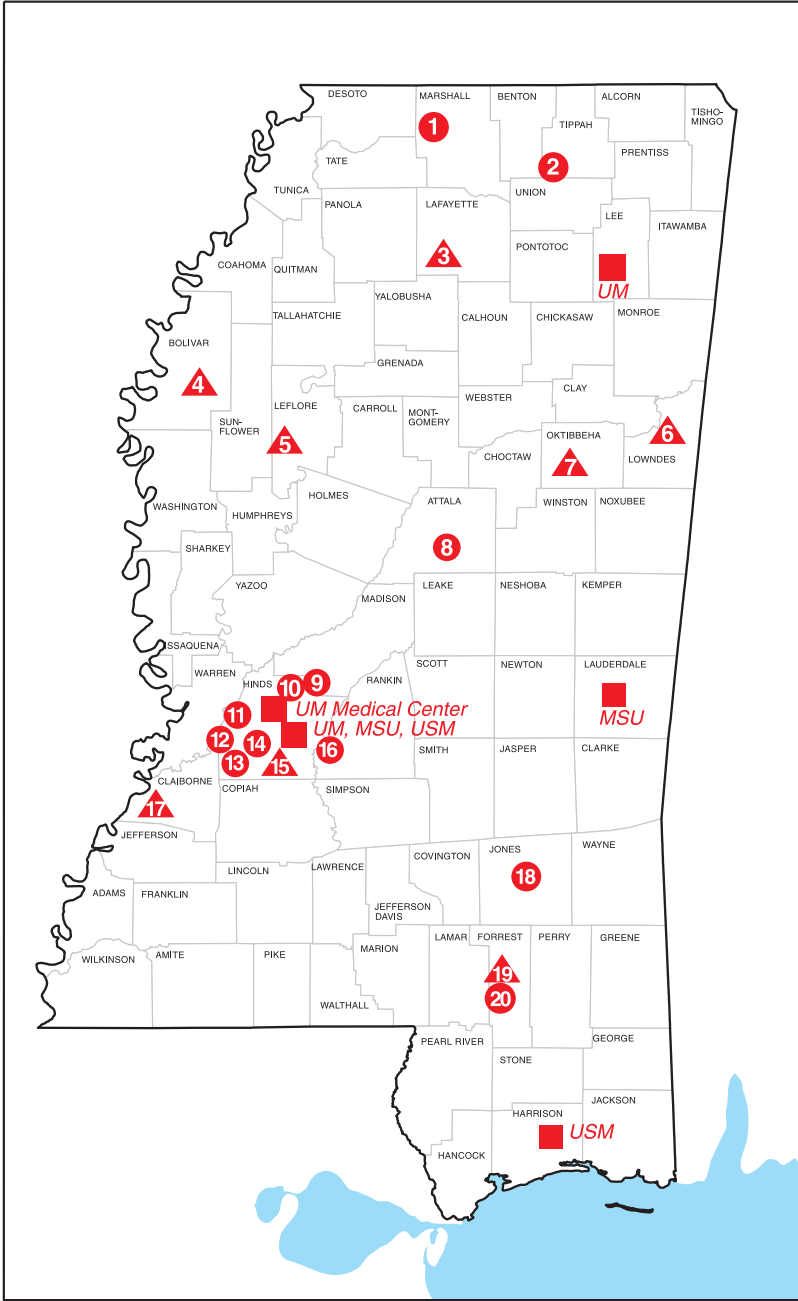


500 Mile Radius





Senior Colleges



1. **Rust College**
Holly Springs
2. **Blue Mountain College**
Blue Mountain
3. **University of Mississippi**
University
4. **Delta State University**
Cleveland
5. **Mississippi Valley State University**
Itta Bena
6. **Mississippi University for Women**
Columbus
7. **Mississippi State University**
Mississippi State
8. **Magnolia Bible College**
Kosciusko
9. **Tougaloo College**
Tougaloo
10. **Wesley Biblical Seminary**
Jackson
11. **Reformed Theological Seminary**
Jackson
12. **Mississippi College**
Clinton
13. **Millsaps College**
Jackson
14. **Belhaven College**
Jackson
15. **Jackson State University**
Jackson
16. **Wesley College**
Florence
17. **Alcorn State University**
Lorman
18. **Southeastern Baptist College**
Laurel
19. **University of Southern Mississippi**
Hattiesburg
20. **William Carey College**
Hattiesburg

● Private ▲ Public ■ Degree-Granting Branches

Source: State Institutions of Higher Learning



Community Colleges

Northwest Mississippi Community College

- 1. Senatobia
- 2. Southaven
- 3. Ashland
- 4. Oxford
- 5. Olive Branch

Coahoma Community College

- 1. Clarksdale

Mississippi Delta Community College

- 2. Moorhead

Holmes Community College

- 1. Goodman
- 2. Grenada
- 3. Ridgeland

Wood Junior College

- 4. Mathiston

Hinds Community College

- 1. Raymond
- 2. Vicksburg
- 3. Jackson
- 4. Utica
- 5. Pearl

Copiah-Lincoln Community College

- 1. Wesson
- 2. Natchez

Natchez Junior College

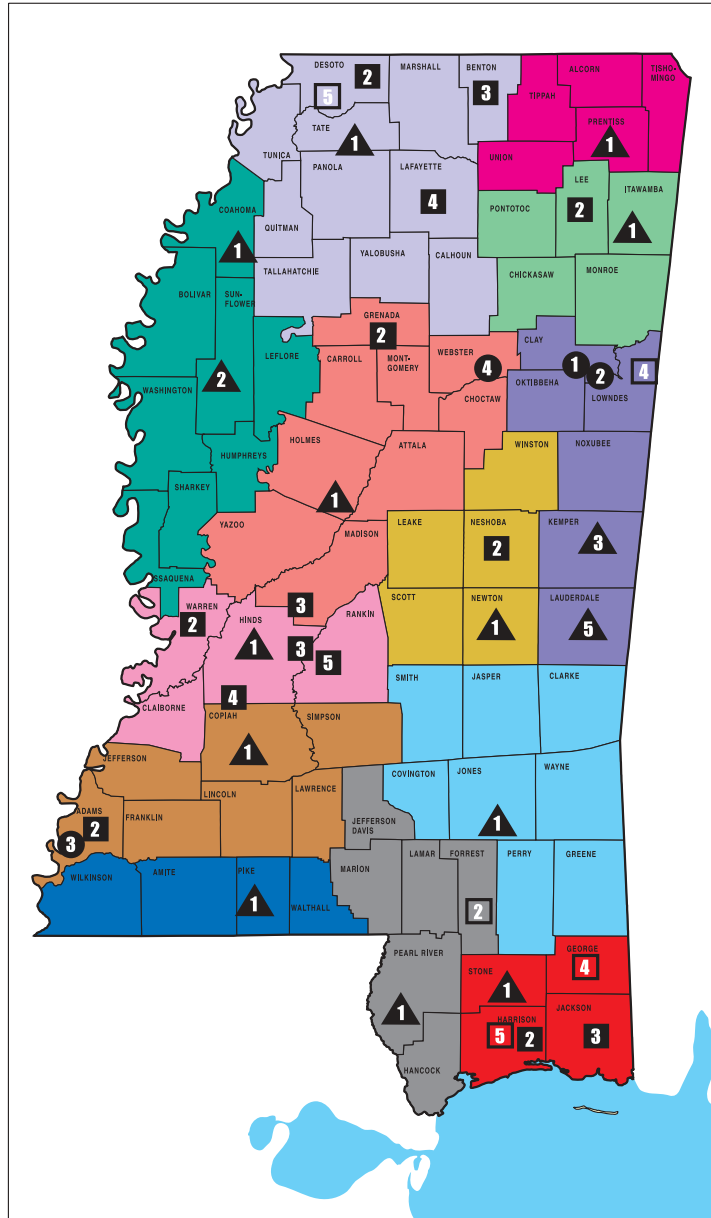
- 3. Natchez

Southwest Mississippi Community College

- 1. Summit

Pearl River Community College

- 1. Poplarville
- 2. Hattiesburg



Northeast Mississippi Community College

- 1. Booneville

Itawamba Community College

- 1. Fulton
- 2. Tupelo

Mary Holmes Junior College

- 1. West Point

Ministerial Institute and College

- 2. West Point

East Mississippi Community College

- 3. Scooba
- 4. Mayhew

Meridian Community College

- 5. Meridian

East Central Community College

- 1. Decatur
- 2. Philadelphia

Jones Junior College

- 1. Ellisville

Mississippi Gulf Coast Community College

- 1. Perkinston
- 2. Gulfport
- 3. Gautier
- 4. Lucedale
- 5. Long Beach

- Private
- Branch of Public Community College
- Public
- Branch of Public Community College/Vocational-Technical Educational Only

Source: State Board of Community Colleges