



KOSCIUSKO ATTALA
PARTNERSHIP



Elm Street Facility

Excellent condition, Ideal warehouse/distribution space

Address: 306 Elm St. Kosciusko, MS 39090
 Broker: Cook Commercial Properties
 Contact: Kel McDowell, Kosciusko Attala Partnership
 Phone: (662) 289-2981
 Email: kel@kapartnership.org
 Asking Price: \$300,000
 Prior Use: Distribution

Building Specifications

Total Sq. Footage: 20,000
 Office Square Footage: 2,000
 Ceiling Height (Peak): 18'
 # of Tailgate Loading Docks: 2
 # of Drive in Dock Doors: 1

Zoning/Acreage/Topography

Acreage: 4.68
 100-Year Floodplain: No
 Site's Topography: Flat

Electric Provider: Kosciusko Water & Light
 Natural Gas Provider: Atmos Energy
 Local Telecommunications Exchange Carriers:
 AT&T and MaxxSouth
 Sewer Provider: City of Kosciusko
 Water Provider: Kosciusko Water & Light

Protective Services

Distance to Nearest Police Station:
 Two stations within 0.5 miles.
 Distance to Nearest Fire Station:
 Two stations within 0.6 miles.
 Distance to Nearest Hospital:
 Baptist Medical Center-Attala, 0.4 miles

