



## Music City Armature - 45,476 Square Feet

### Location

213 Cottonwood Avenue  
Heidelberg, MS 39439  
(Jasper County)



### Property and Area Description

This building is located in the Heidelberg Industrial Park in Heidelberg, Mississippi. The building has a total of 45,476 square feet divided into 20,112 square feet of manufacturing space, 23,264 square feet of warehouse space, and a 2,100 square foot area for office. Heidelberg is located in east central Mississippi approximately three miles from Interstate 59.



### Building Details

Total Sq. Ft.: 45,476	Former Use:
Number of Stories: 1	Automotive Armatures
Ceiling Peak (ft.): 20	Building Type: Industrial
Ceiling Eaves (ft.): 16	Year Built: 1975
Expandable: Yes	Can Subdivide: Yes
Construction Type: Metal	Zoning: Heavy Industrial
Site Size (Acres): 7.0	Within City Limits: Yes

### Owner

Burns & Alexander

### Transportation

Nearest Interstate: Interstate 59 - 3 miles  
Nearest 4-Lane Highway: Interstate 59 - 3 miles  
Nearest Commercial Airport:  
Hattiesburg/Laurel Regional Airport - 30 miles  
Rail Served: No

### Contact

Newt Ishee  
Mid-Mississippi Development District  
P. O. Box 119  
Newton, MS 39345  
Phone: 601-683-2091  
Fax: 601-683-2092  
Email: newt@mmdd.org  
Website: www.mmdd.org

### Utilities

Electric Distribution: Mississippi Power Company  
Gas Distribution: CenterPoint Energy  
Telecommunications Local Service Provider:  
AT&T - dominant provider.  
Infrastructure to building in place.  
Sewer: Town of Heidelberg  
Water: Town of Heidelberg