



# WAYNE COUNTY

## Economic Development District



## WELLS LAMONT BUILDING

WAYNESBORO, WAYNE COUNTY, MISSISSIPPI **31.674571N -88.648778W**

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### PROPERTY ADVANTAGES:

- I. Publicly Owned
- II. 50,000 sq. ft. +
- III. Intersection of Hwy. 84 & 63
- IV. Close to Amenities
- V. Perfect for Call Center or Assembly Work



# WAYNE COUNTY

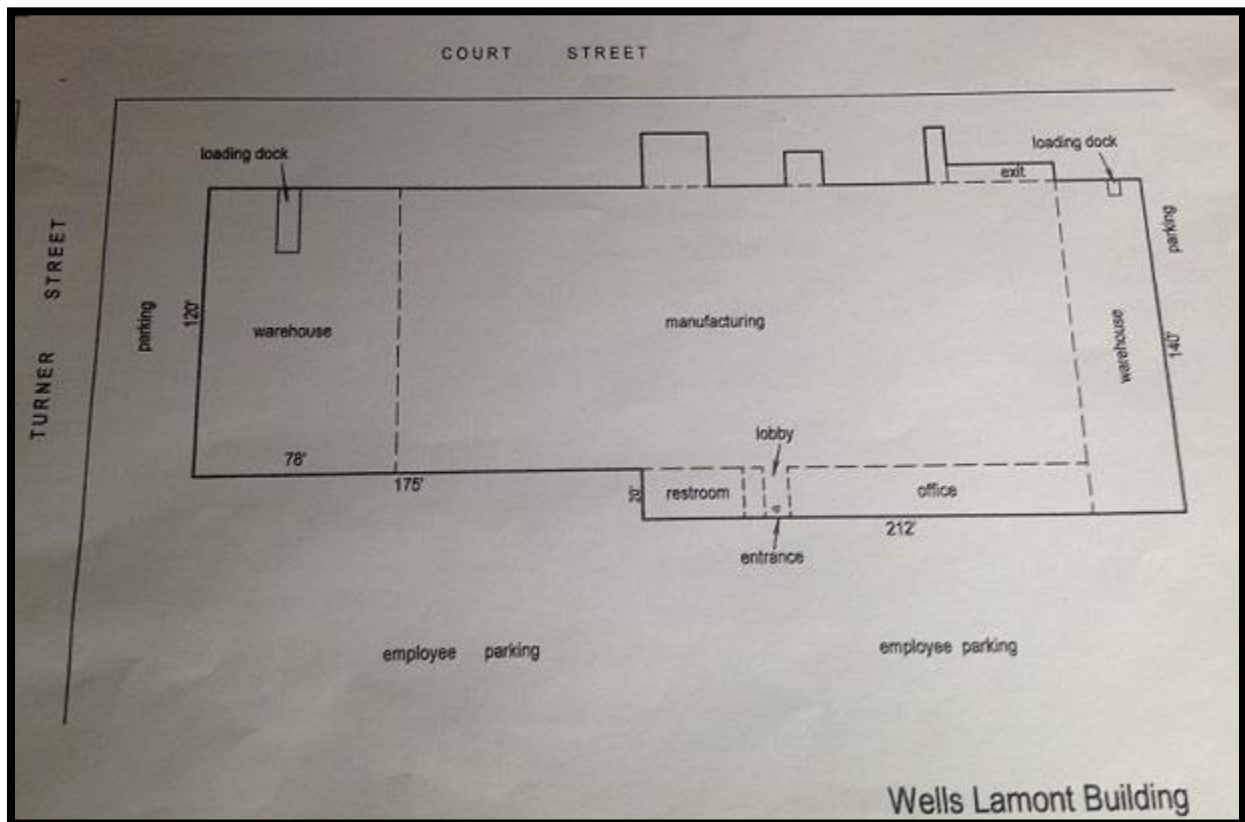
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### II. Dimensions





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### III. Aerial Map





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#### IV. Exterior Photo







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#### V. Interior Photo





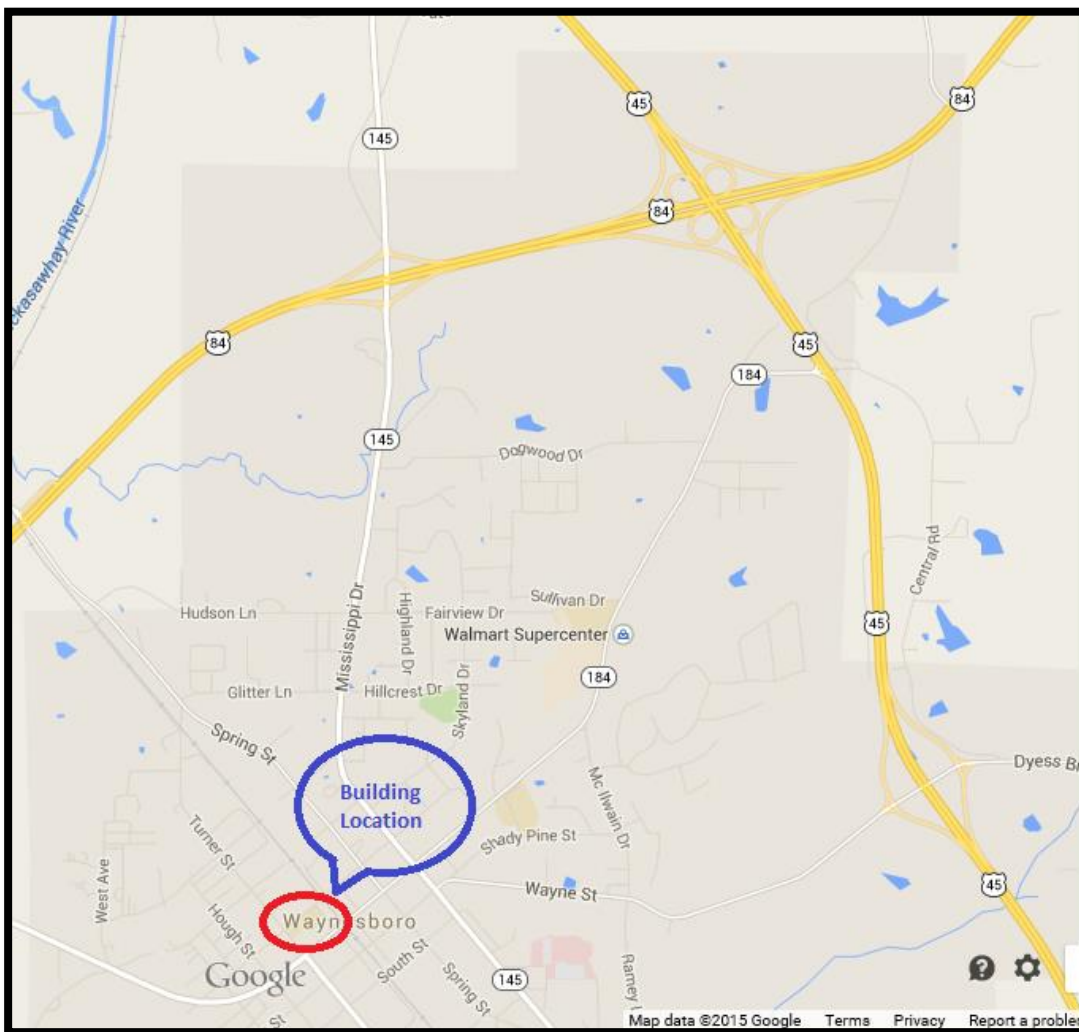
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#### VI. Local Map





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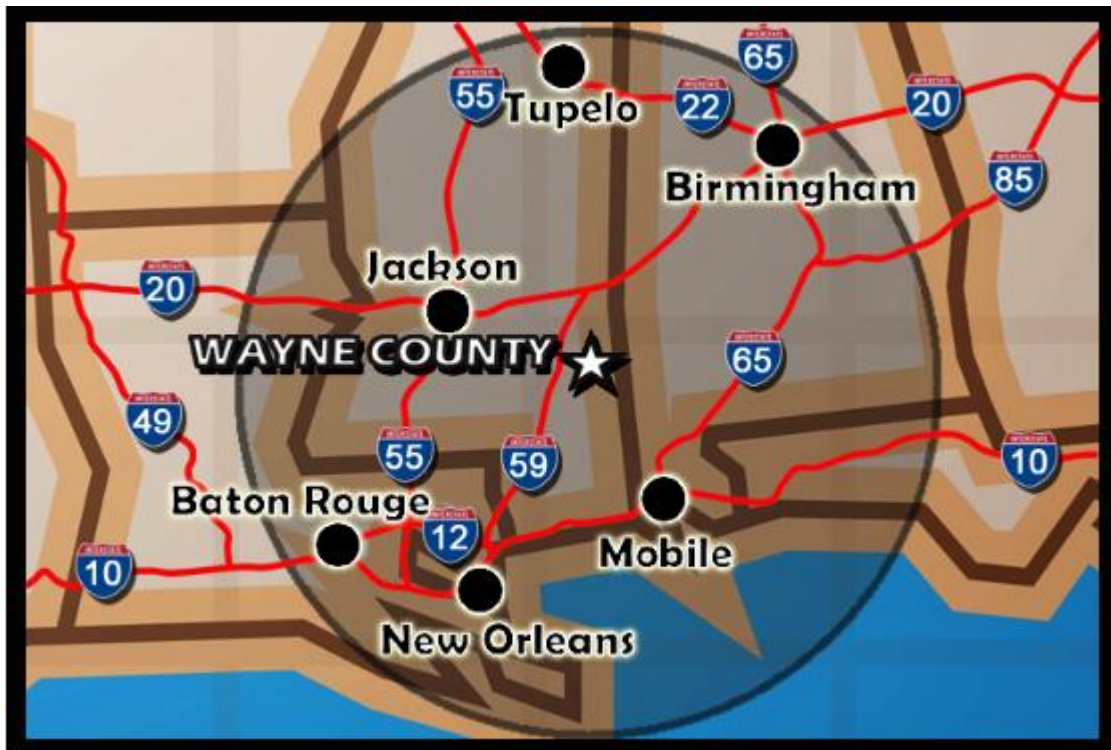
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### VII. Regional Map





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#### IX. Data

##### **Identity**

**Building Name:** Wells Lamont Building  
**Address:** 602 Court Street  
**Owner Broker:** Wayne County  
**Contact:** Sean Dunlap  
**Phone:** 601-735-6056  
**Publicly or Privately Owned:** Publicly Owned  
**Prior Use:** Glove Manufacturing Plant

##### **Zoning/Acreage/Topography**

**Zoning Classifications:** C-2  
**Acreage:** 3  
**100 Year Floodplain:** No  
**Total Property Taxes Paid Last Year:** None, county owned  
**Phase 1 Environmental Complete:** No

##### **Building Specifications**

**Construction Type:** Block  
**Construction Date:** 1951  
**Previous Use:** Glove Manufacturing Plant  
**Total Sq. Footage:** 50,612  
**Manufacturing/Warehouse Sq. Footage:** 46,762  
**Office Square Footage:** 3,850  
**Ceiling Height (Peak):** 10'2"  
**Ceiling Height (Eaves):** 8'8"  
**Floor Thickness:** 4"  
**Column Spacing:** 22' x 24'  
**# of Tailgate Loading Docks:** 3  
**# of Drive in Dock Doors:** 1

##### **Electric**

**Provider:** Mississippi Power  
**Transmission Voltage To Location:** 3 Phase 220  
**Is Dual Feed Available from 1 Substation?:** No  
**Is Dual Feed Available from 2 Substation?:** No

##### **Natural Gas**

**Provider:** Chickasawhay Gas  
**Gas Main Size:** 4"

##### **Telecommunications**

**Local Exchange Carrier:** AT&T  
**ADSL available from C.O. (Analog or Digital):** No  
**C.O. on a Fiber Ring:** No  
**Can Dual Service Be Provided from 2 Central Offices:** No  
**Fiber Available:** No  
**ISDN Available from C.O.:** No

##### **Sewer**

**Provider:** City of Waynesboro  
**Sewer Main Size:** 8"  
**Is Use of Lift Required?:** No  
**Treatment Plant Type:** Activated Sludge

##### **Water**

**Provider:** City of Waynesboro  
**Water Main Size:** 6"  
**Static Pressure:** 40 psi  
**Is a Booster Pump Required?:** Unspecified  
**Is an Elevated Water Storage Tank onsite?:** Unspecified

##### **Transportation**

**Describe Highway Access:** Located on the corner of US Highway 84 and Mississippi Highway 63  
**Has Rail Access:** No  
**Main Line or Short Line Rail?:** Unspecified  
**Has River Access:** No

##### **Protective Services**

**Distance to Nearest Police Station:** 1/2 Mile  
**Distance to Nearest Fire Station:** Adjacent to Property  
**Distance to Nearest Hospital:** 2 miles

##### **Lease/Sales**

**Lease Price:** Negotiable based on number of jobs  
**Sales Price:** Negotiable based on number of jobs