

Property Offering:

Oil Service Yard- Lay down yard-

Office Location- Man camp site

Adams/ Wardlaw Road

McComb, MS

PROPERTY SUMMARY

14 acre site improved with a 2,400 sf office building, 200 sf scale/guard house, with 60' truck scale, 700 sf parts storage building, 5 acres of paved parking with perimeter fencing, sewage lagoon and surface water pond, two water wells, quick access to I-55 and Highway 98.

The office and additional land can be leased separately, as well as the rear parking lot and fenced area.

The rights to the lagoon, water wells and surface water lake can be leased separately.

LOCATION:

McComb, Pike County, MS

AMENITIES

2,400 sf professional office building

14 acres with perimeter fencing, security gates

Guard shack/ parts storage building

5 minutes to I-55

5 minutes from McComb

25 minutes to Liberty

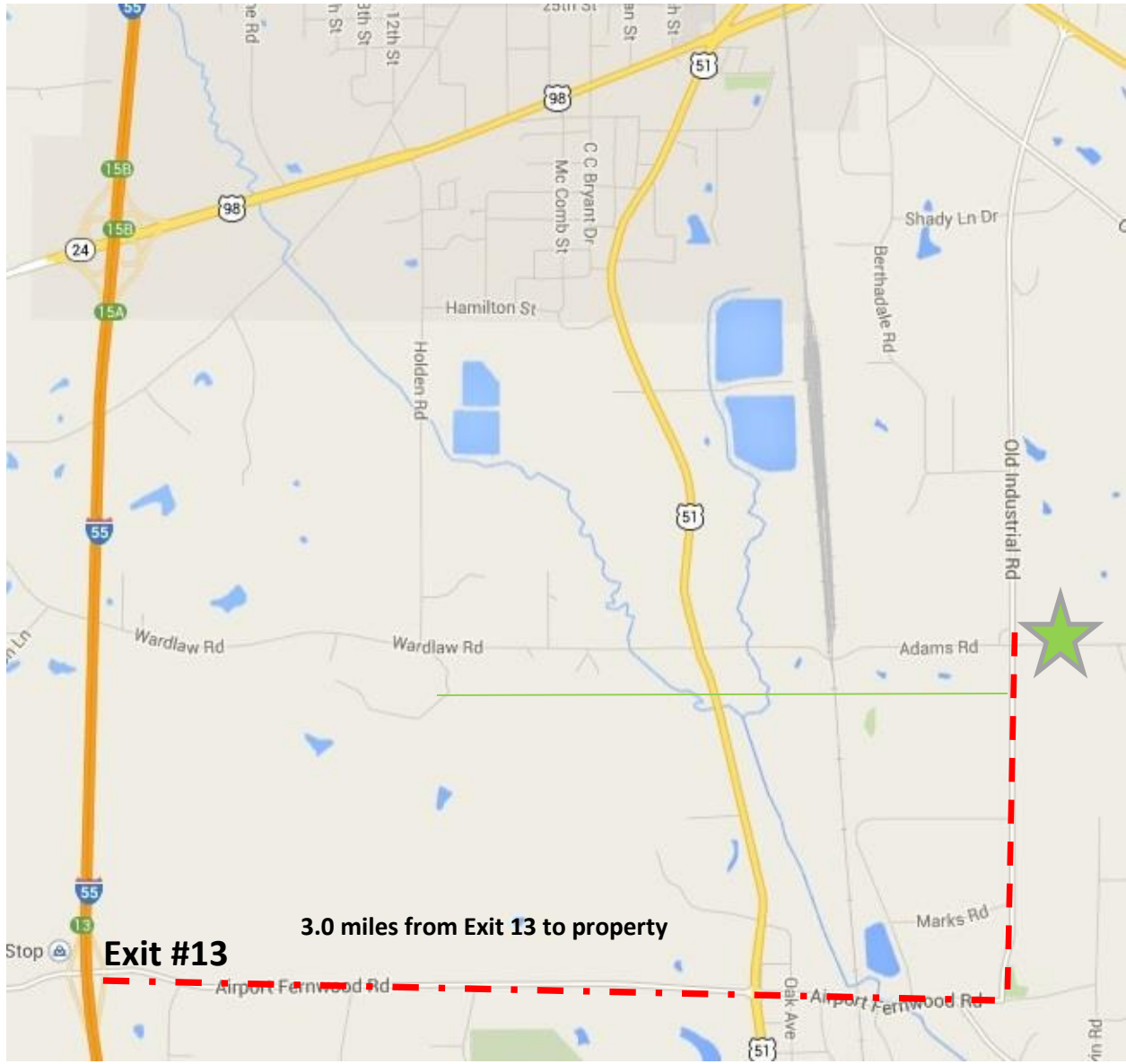
Freshwater pond / water wells/ sewage lagoon (inactive)



Features of the site:

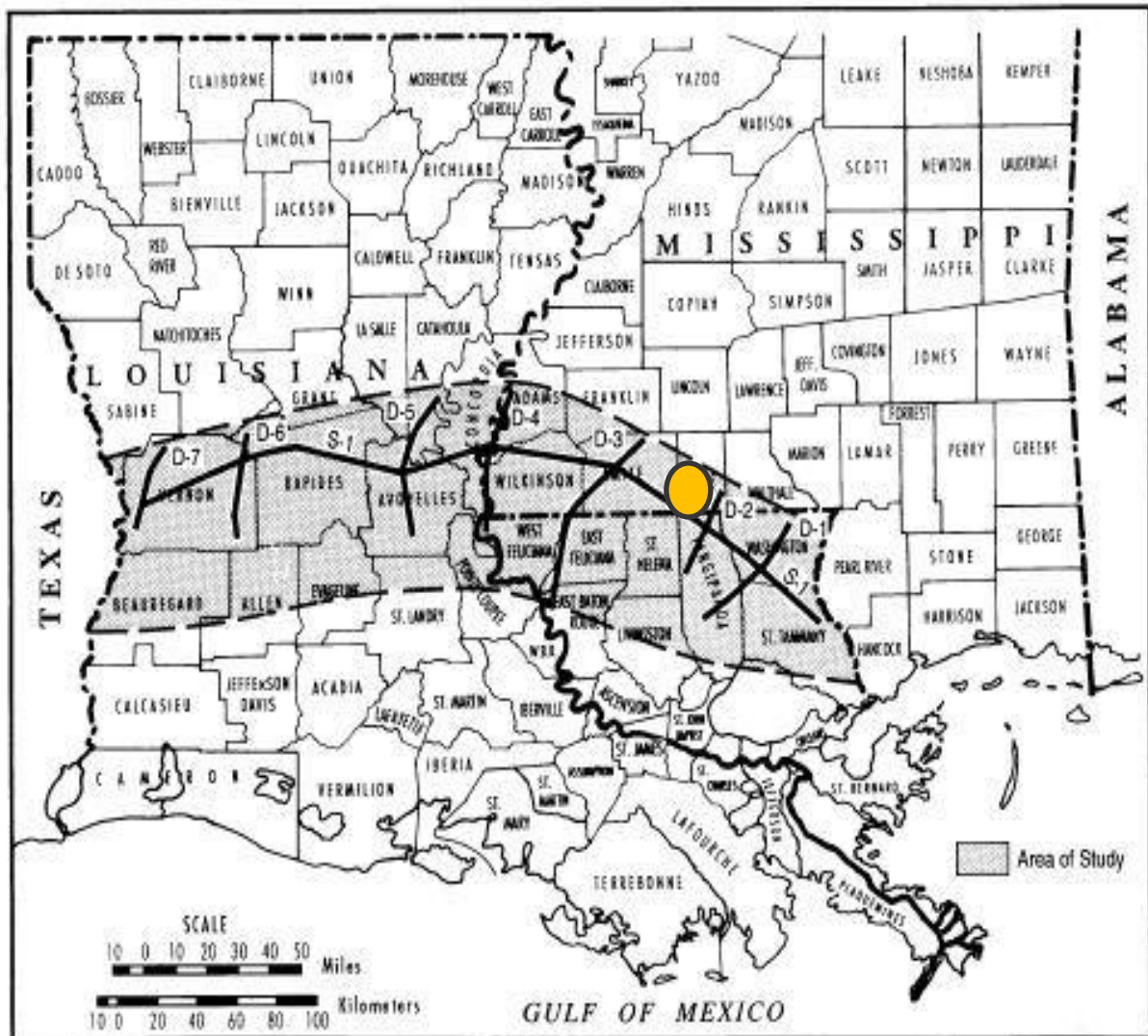
- 1) 2,400 sf professional office- Built 1996- 7 offices, 2 restrooms with shower, reception area
- 2) 250 sf Scale / Guard House- with truck scales
- 3) +/- 700 sf parts storage building
- 4) 2 water wells on site- 10" 700' deep + 8" 688' deep
- 5) Large slab (former warehouse) behind office with dock height loading ramps, sloped forklift access ramps, several stairs, flat storage area. This area could be enclosed for parts storage, equipment storage, etc.
- 6) 4-5 acres of asphalt paving with 6' perimeter fencing
- 7) 52,000 sf lake- 17' max depth (inactive lagoon)
- 8) 43,000 sf lake- 7' depth

Close Proximity to Interstate 59/ McComb/ Liberty

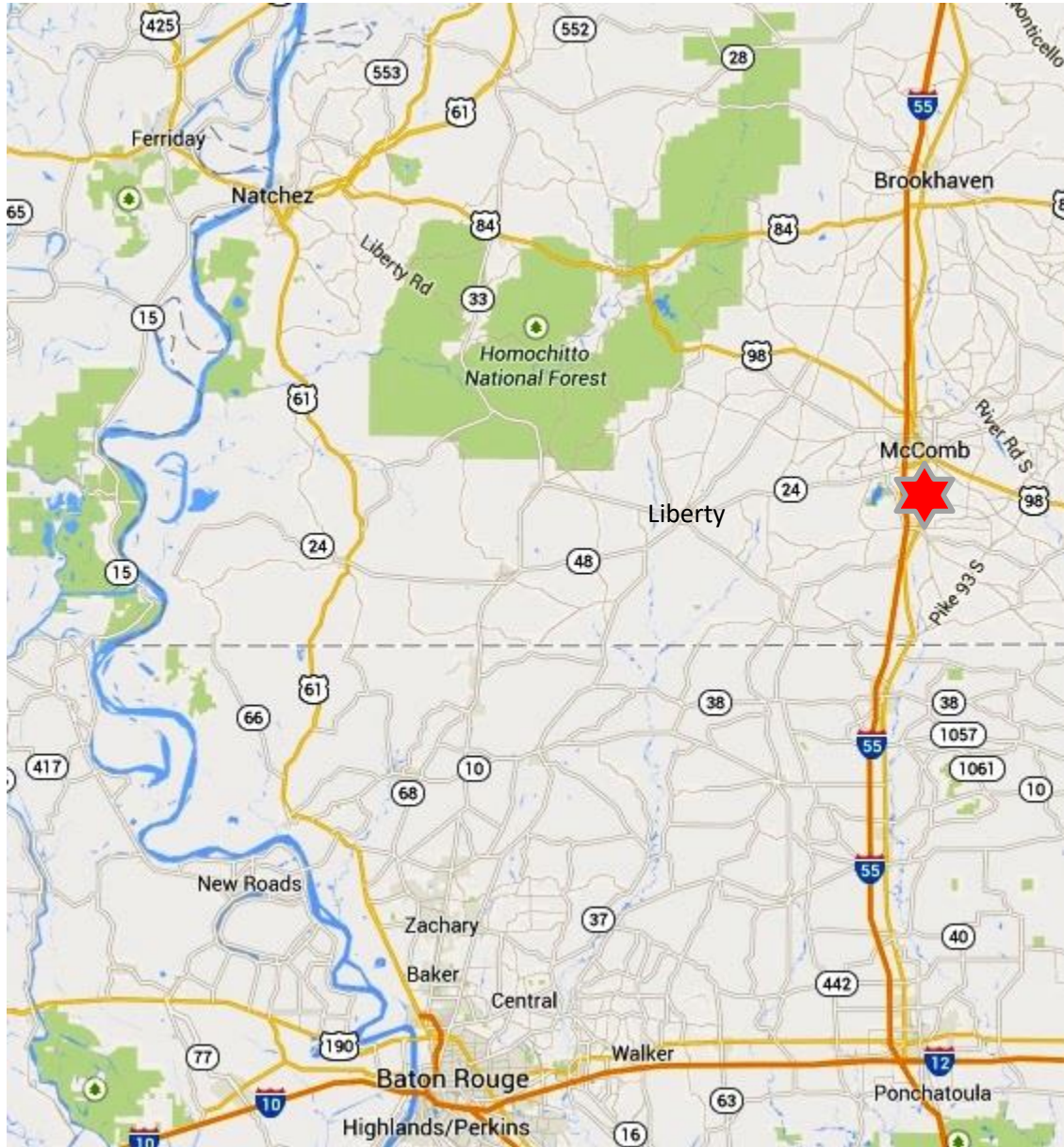


3.70 miles from Interstate 59

LOCATED IN THE TUSCALOOSA MARINE SHALE PLAY



REGIONAL ACCESS TO INTERSTATE 55- BATON ROUGE- THE MS GULF COAST





View of front of office and front parking lot



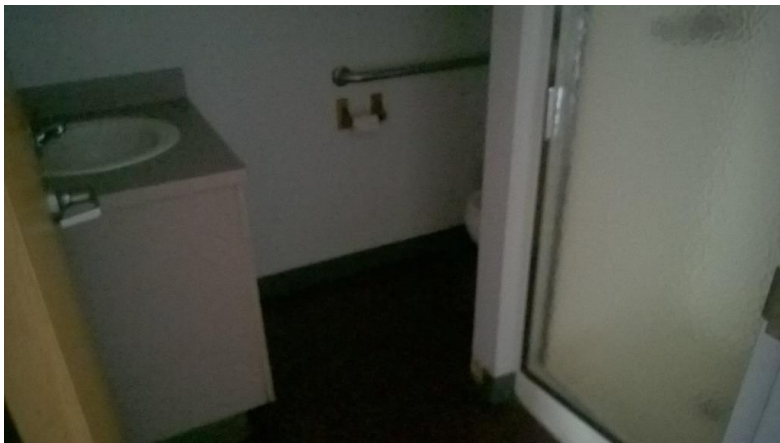
Professional office building with 8 offices, 2 restrooms, reception area, paved parking, security fencing



1) Front entrance with reception area



2) Built in desk and reception area



3) Restroom with shower



4) Scale House and front parking lot



5) Rear parking lot with perimeter security fencing

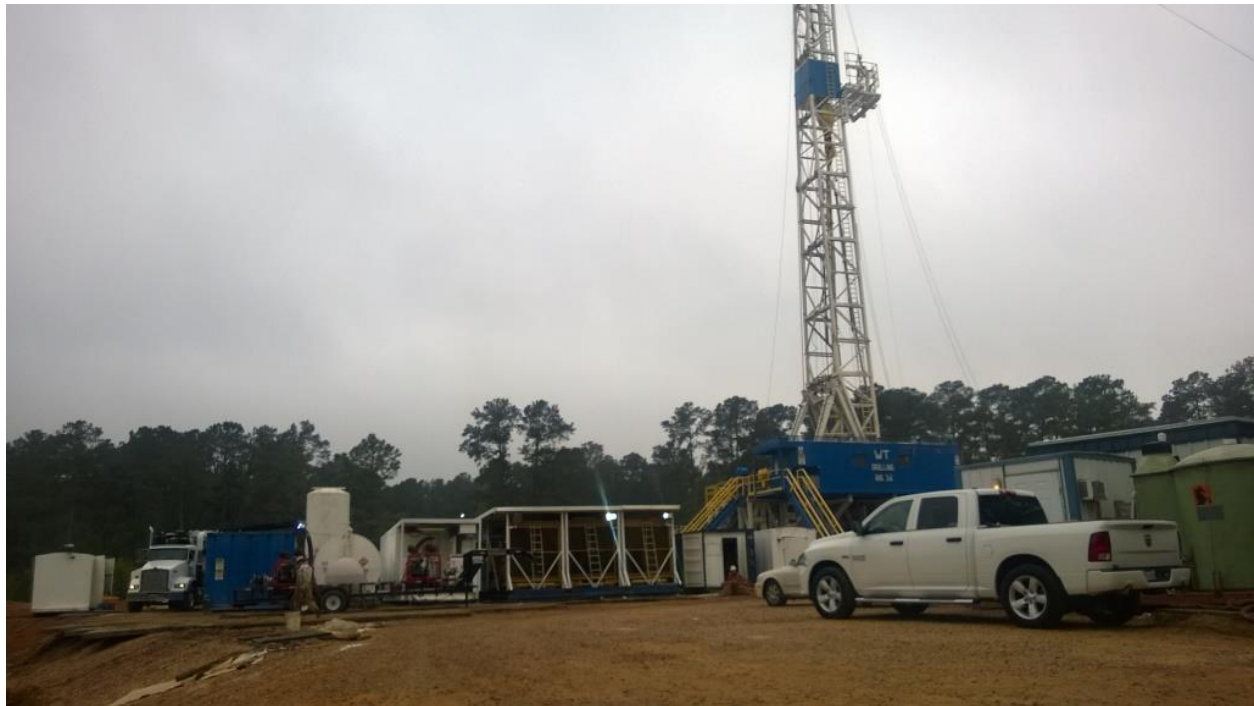


6) Dock height loading for chemical/ parts storage





7) Guard house and security fencing



8) Active drilling 5 minutes from the site