

Keystone Building



ECONOMIC
DEVELOPMENT

702 Saints Trail Way, Brookhaven, MS (Lincoln County)
31.576471, -90.488269

PROPERTY OVERVIEW

The Keystone Building was constructed in 2017 and is 54,000 SF expandable to 200,000 SF. Keystone Electrical Manufacturing Co. purchased the building in 2020 and invested nearly \$1 million in the building amenities including a new parking lot, installation of an overhead door, the build out of office space, a breakroom, conference rooms, and bathrooms. HVAC was installed in the entire building, new lighting, and refinished floors. The building became available in 2021 after only a few months of occupancy, after Keystone was acquired by Systems Control. Located in Linbrook Business Park, the Keystone Building has all utilities in place and is adjacent to the Canadian National Railway. The total site size is 12 acres.



Square Footage

54,000 SF
Expandable to 200,000 SF



Property Type

Industrial Building



Ownership

Private; for sale or
lease



Year Built

2017

Building Information

- **Total Square Footage:** 54,000 SF; Pad ready for 100,000 SF; Expandable to 200,000 SF
- **Office Space:** 2,573 SF
- **Site Size:** 12 Acres
- **Year Built:** 2017
- **Building Dimensions:** 200' x 270'
- **Ceiling Height:** 28' clear height
- **Floors:** 6" concrete
- **Column Spacing:** 30' x 50'
- **Docks:** 4
- **Fire Suppression:** Yes



Transportation

- **Interstate Name:** I-55 (0.6 miles)
- **Highway Name:** U.S. Hwy 84 (2.2 miles)
- **Airports:** Jackson Medgar-Wiley Evers International Airport (60 miles)
- **Port:** Port of New Orleans (130 miles)
- **Rail:** Canadian National Railway (adjacent)



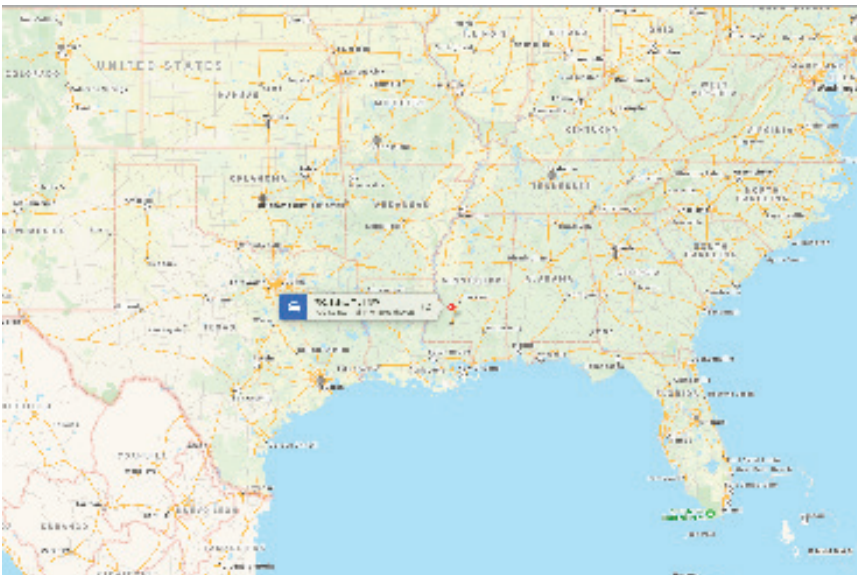
Utilities

- **Electric Provider:** Cooperative Energy/Southwest Electric Power Association
- **Gas on Site:** Yes
- **Natural Gas Provider:** CenterPoint Energy
- **Size of Gas Main:** 2"
- **Water on Site:** Yes
- **Water Provider:** City of Brookhaven
- **Water Main Size:** 12 inch
- **Sewer on Site:** Yes
- **Sewer Provider:** City of Brookhaven
- **Sewer Main Size:** 8"
- **Telecommunications Provider:** AT&T
- **Carbon Dioxide:** Denbury Operated Pipeline within Industrial Park



Documents and Links

- **Economic Overview: [Keystone Building 45 minute drive-time](#)**



Contact

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