

BONNETTE AUCTIONS · VIDALIA, LOUISIANA · CONCORDIA PARISH

VIDALIA MILLS

Former Fruit of the Loom — Denim Manufacturing Complex

A once-in-a-generation industrial legacy — now available.

870K±

SQ FT UNDER ROOF

52

LOADING DOCKS

\$150–200M

EST. REPLACEMENT COST

ACTIVE

WATER TREATMENT PLANT

3-PHASE

POWER INFRASTRUCTURE

FACILITY OVERVIEW

Vidalia Mills is one of the most significant industrial liquidation opportunities in the American South — a massive former Fruit of the Loom denim manufacturing campus offering world-class infrastructure and a footprint that accommodates virtually any large-scale industrial or commercial vision.

ELECTRICAL INFRASTRUCTURE

- Industrial-grade 3-phase power throughout
- Multiple Motor Control Centers — 100+ circuit positions
- Transformer banks with multi-level voltage step-down
- Extensive conduit runs & cable trays facility-wide
- Emergency lighting & fire suppression systems
- Built for 24/7 heavy manufacturing operations

LOADING & LOGISTICS

- 52 dock-high loading doors — roll-up overhead style
- Dock levelers & full interior truck staging corridor
- Yellow bollard protection system throughout
- Heavy-duty reinforced concrete slab flooring
- External paved apron with full truck turning radius
- Direct access to I-84 / US-84 highway corridor

LOCATION

Vidalia, Louisiana — near the Mississippi River, directly across from Natchez, MS. Exceptional access to river transport corridors, regional rail, and interstate highways.

PRIVATE WATER TREATMENT PLANT - LOOP SYSTEM

An irreplaceable on-site asset — a fully operational, permitted industrial water treatment facility that would cost millions and potentially a decade of environmental approvals to replicate.

- Multi-stage primary & secondary clarifiers
- Rectangular settling & aeration basins
- Secondary clarifier with surface skimmer arm
- Dedicated pump house on adjacent green-field site
- Fully permitted for industrial discharge

EXECUTIVE OFFICE COMPLEX

- Dramatic executive lounge with theatrical track lighting
- Full commercial kitchen — stainless appliances throughout
- Louisiana-themed lobby with fleur-de-lis feature wall
- Multiple private offices — turnkey & move-in ready
- Engineering plan room & workstation areas
- Facility-wide PA & intercom communication system

POTENTIAL USES

Distribution · Advanced Manufacturing · Food Processing · Cold Storage · Data Center · Pharmaceutical · Automotive · Film Production · Vertical Agriculture · E-Commerce Fulfillment · Defense / Government

ESTIMATED REPLACEMENT COST

\$150,000,000 — \$200,000,000+

REAL ESTATE PROFESSIONALS · A COOPERATING BROKER COMMISSION IS AVAILABLE ON THIS PROPERTY

Offers Considered Until: SEPTEMBER 10, 2026

Pre-auction offers welcome — contact us today to submit an offer or schedule a site visit.

BONNETTE AUCTIONS

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