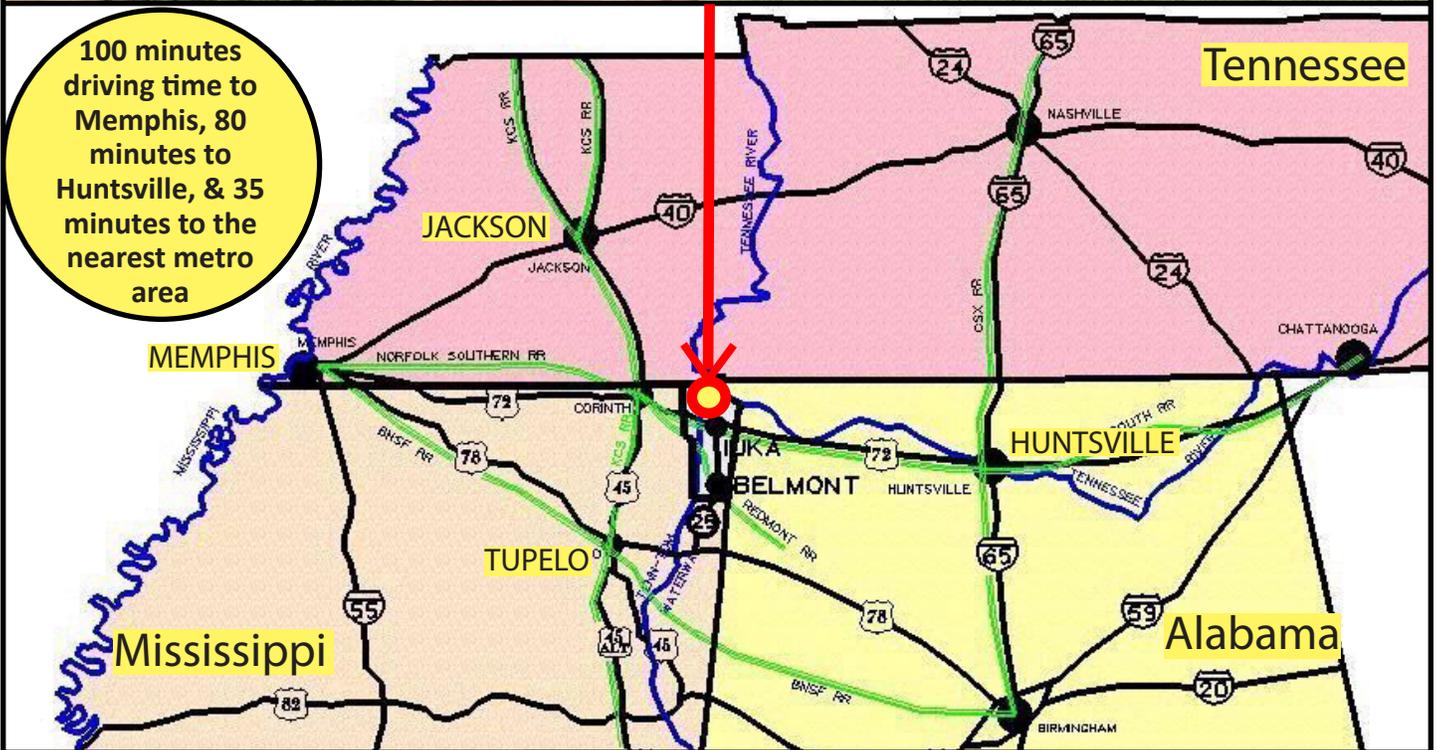


# Data, Call, & Security Monitoring Center

751 CR 989, Iuka, Mississippi, USA



The 169,000 SF/15,700 SQM former NASA office complex has 100,000 SF/9,290 SQM available for immediate occupancy.



\$1.25/SF/YR first 5 years;  
\$1.50/SF second 5 years; and  
\$2.25/SF thereafter

3,500 acre complex with 24-7 security. Surrounded by water on three sides

Top rated school system --student ACT scores above the national average

Community college job training center within the building

The building offers up to 3 OC-48 capable Internet connection to AT&T fiber optic. Wireless Internet company is also onsite. C-Spire has purchased two fiber optic conduits so three fiber optic lines are feasible. A communications transmission tower is located adjacent to the building.





**Communications tower.**



**Typical private office. The building has 80 private offices.**



**Typical cubicle office. The building has 400 cubicle offices.**



**Cafeteria.**



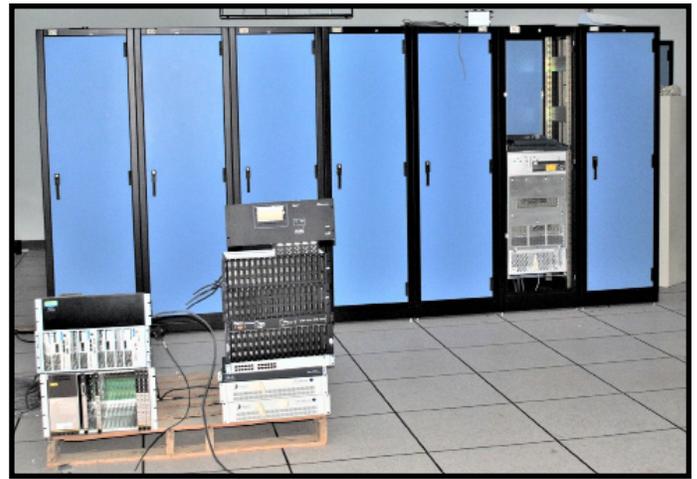
**Commercial kitchen facility.**



**500 KW backup generator and HVAC.**

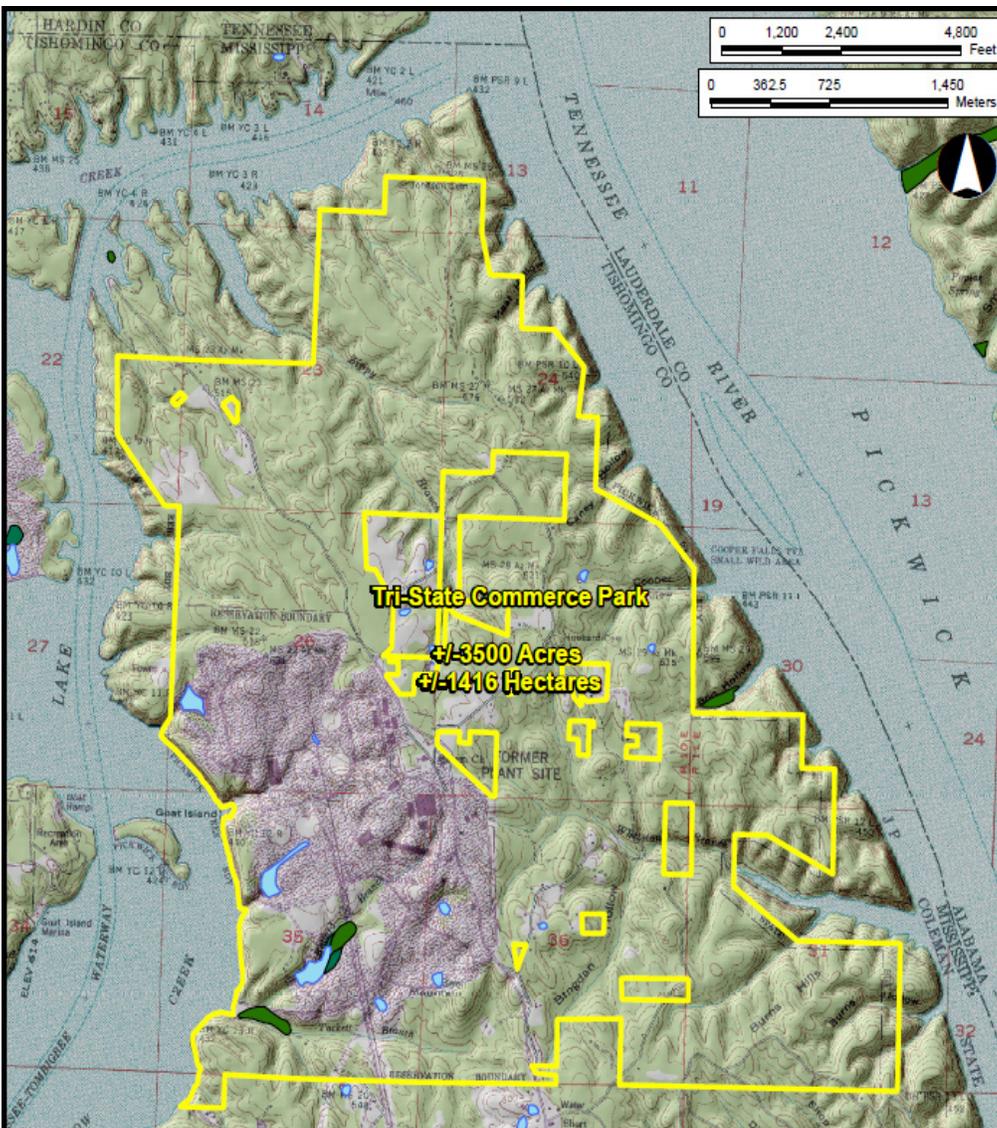


One of several conference rooms.



Computer room.

**DATA, CALL, OR SECURITY MONITORING CENTER.** The office complex has a 10,000 SF/929 SQM raised floor computer center, inhouse 500 KW diesel backup generator, phone switcher that supports over 900 lines, and teleconference room for up to 250 persons. The complex has over 400 cubicles, 80 private offices, conference rooms, cafeteria, etc., all fully furnished. Space is easily divisible. Part of the building has been wired with fiber optic cable. Truck dock, loading, and storage space are available. The parking lot has space for up to 800 vehicles.



**TRI-STATE COMMERCE PARK.** The office complex is located in a 3,500 acre/1,416 hectare industrial park with reliable dual-feed Tennessee Valley Authority electrical power. Barge dock & rail yard.

This industrial complex has a rail spur, rail yard, and barge dock with water connections to the Mississippi-Ohio-Missouri-Great Lakes-St. Lawrence Navigation System and the Gulf of Mexico at the Port of Mobile.

Companies located within this industrial complex include Northrop Grumman; General Atomics; G&G Steel; National Oil Well VARCO; Waterway, Inc.; Dynetics; National Salvage & Service Corporation; and Tri-State Profile.

The labor force region has a population of 187,137 and a prime age labor force of 51,352. Demographic profile, employment trends, wage trends, cost of living index, industry snapshot, occupation snapshot, industry clusters, education levels, and other information can be found at <http://tishomingo.org/PDFs/Econ-OverviewTri-State%20Comm%20Pk.pdf>.

## AVAILABLE INDUSTRIAL BUILDINGS AND SITES IN TISHOMINGO COUNTY, MISSISSIPPI, USA



**30,000 SF/2,787 SQM & 5,000 SF/465 SQM PUBLICLY OWNED INDUSTRIAL BUILDINGS.** Located at 1253 Main Street, Tishomingo, Mississippi, USA, the main building is 30,000 SF/2,787 SQM with 22,000 SF/2,044 SQM of production, warehousing, or display space; 2,000 SF/186 SQM break room/dining area; and 2,200 SF/204 SQM of office space. Ceiling clearance is 10 FT/3 M. Two truck docks and fenced truck parking area. Air conditioned and heated. The other building is a 5,000 SF/465 SQM warehouse with 16 FT/5 M ceiling clearance, two truck docks, and connected by a forklift breezeway to the larger building.



**16,864 SF/1,567 SQM PUBLICLY OWNED INDUSTRIAL BUILDING.** Located at 5 Murphy Street in Paden, Mississippi, USA, this property has two buildings, one for manufacturing and the other a dome office building. The buildings are located on a five acre/2 hectare site. The manufacturing building has minimum 12 FT/4 M ceiling clearance at the sides and 17 FT/5 M in the middle with two truck docks and three floor level doors. 1,120 SF/104 SQM of office space is on site. The building has been used for the manufacture of fiberglass and composite structures. The building needs some maintenance.



**7,500 SF/697 SQM PUBLICLY OWNED INDUSTRIAL BUILDING.** Currently being renovated, this building has 30'/9.1m ceiling clearance, ten truck doors, and a 20 ton bridge crane. The building is located in Tri-State Commerce Park, a 3,500 acre/1,416 hectare industrial complex with over US\$4 billion in infrastructure in place. The park features dual feed electric power, backup electrical generator, backup fire protection, 24/7 security, rail spur, barge dock, buffer zone, and several available buildings.



**13.1 ACRE/5.3 HECTARE PRIVATELY OWNED INDUSTRIAL SITE ON RAIL.** Located at 30 Red Bay Road, Golden, Mississippi, USA, this 13.1 acre/5.3 hectare industrial site is located on Highway 366 between Red Bay, Alabama, and Belmont, Mississippi. A 110,000 SF/10,219 SQM reinforced concrete slab is located on the site along with underground utility connections, two paved parking lots, six loading docks, partial fencing, and rail spur. The site was used for manufacturing fiberglass/composite bath fixtures. Building burned.

### AVAILABLE INDUSTRIAL SITES (some sites are located in a Federal Opportunity Zone):

- 3,500 acre/1,416 hectare county owned industrial complex with dual electric power from Tennessee Valley Authority, rail spur, barge dock. 24/7 security, buffer zone;
- 1,100 acre/445 hectare port owned industrial park with rail and near port facilities;
- 900 acre/364 hectare port owned industrial park with barge dock, four lane highway, & rail spur;
- 307 acres/124 hectares of publicly owned municipal & county industrial parks;
- 90 & 70 acre/36 & 19 hectare sites on waterway owned by Cooper Marine & Timberlands; &
- 13 acre privately owned industrial site with 110,000 SF/10,219 SQM concrete slab and rail siding.



### TISHOMINGO COUNTY DEVELOPMENT FOUNDATION

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