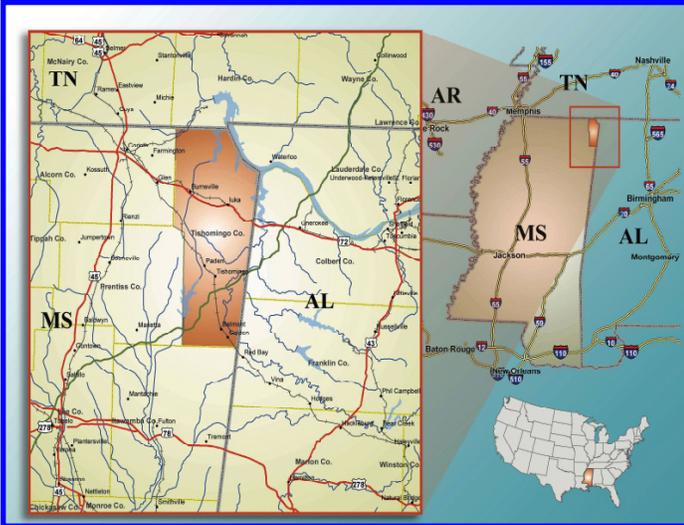


# AVAILABLE BUILDINGS & SITES IN A MID-SOUTH USA MANUFACTURING CLUSTER: TISHOMINGO COUNTY, MISSISSIPPI, USA



**TISHOMINGO COUNTY, MISSISSIPPI, USA.** Tishomingo County is a steel & composites fabrication and transportation parts manufacturing cluster. Tishomingo County ranks # 1 in the southeastern USA in manufacturing job creation per capita over the past ten years according to *Southern Business & Development*, the recognized authority on economic development in the USA South.

Tennessee Valley Authority reports that the job growth rate of 15.4% for Tishomingo County is more than double the USA growth rate of 6.9% over the past five years. TVA predicts that this growth rate will continue for at least the next five years.

Manufacturing is the largest employer in Tishomingo County, five times the national average.

**66,000 SF/15,700 SQM COUNTY OWNED INDUSTRIAL BUILDING FOR LEASE.** Unfinished turbine building features a 250 ton crane and 90'/27m ceiling clearance in the crane bay. Building has four levels beyond the crane bay and a massive concrete structure that was intended to support a turbine.

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 from Tennessee Valley Authority, 24/7 security, rail spur, and barge dock. The barge dock connects with the Gulf of Mexico at Mobile and the Tennessee-Ohio-Mississippi-Great Lakes-St. Lawrence navigation system. Incentives may be available for job creating projects. Building needs work.



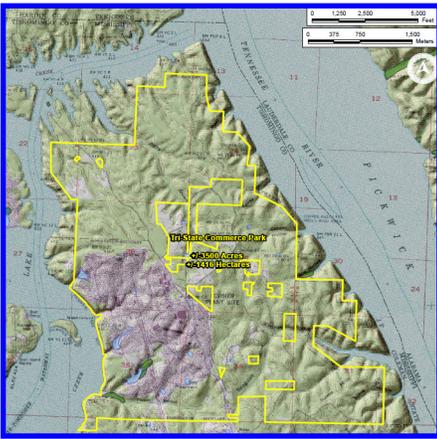
**16,864 SF/1,567 SQM PUBLICLY OWNED INDUSTRIAL BUILDING.** Located in Paden, this building has minimum 12' ceiling clearance at the sides and 17' in the middle with two truck docks and three floor level doors and includes 1,120 SF of office space. Needs work. Building used for manufacturing of composite buildings.



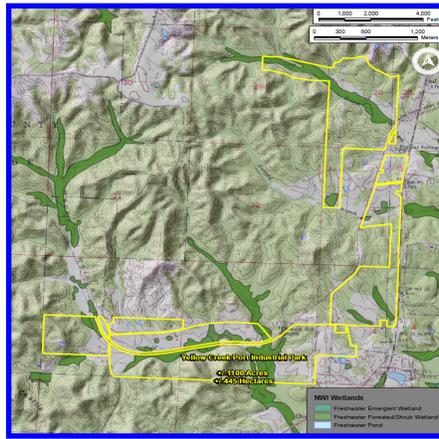
**16,100 SF/1,496 SQM COUNTY OWNED LABORATORY BUILDING.** Former NASA chemical laboratory. Ten foot ceiling clearance, dropped ceilings, lab equipment, offices, nitrogen and carbon dioxide gas systems. 24/7 security. No climate control. Located at Tri-State Commerce Park. Needs work. Incentives may be available for job creating projects.



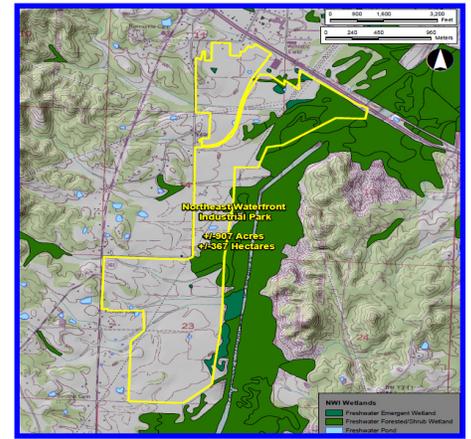
**11,200 SF/1,448 SQM COUNTY OWNED BUILDING.** Former NASA computer control room, large offices, observation deck, conference room, and large basement. Drop ceiling. Rail adjacent to building. 24/7 security. No climate control. Located at Tri-State Commerce Park. Needs work. Incentives may be available for job creating projects.



**TRI-STATE COMMERCE PARK.** 751 CR 989, luka, 3,500 acre/1,416 hectare county owned industrial complex with dual electric power, rail spur, barge dock, 24/7 security.



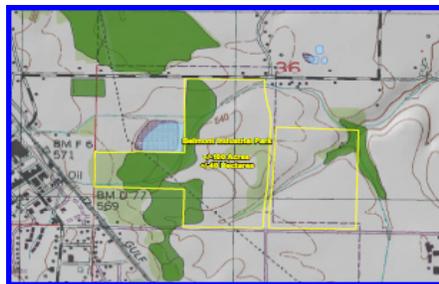
**YELLOW CREEK PORT INDUSTRIAL SITES.** 27 CR 342, luka, 1,100 acre/445 hectare port owned industrial park with rail and near port facilities.



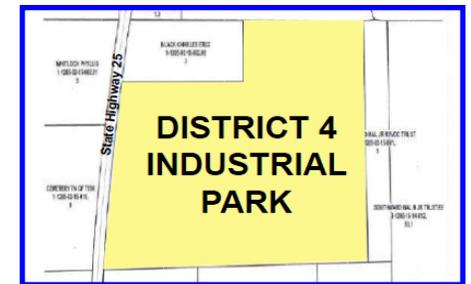
**NORTHEAST MISSISSIPPI WATERFRONT INDUSTRIAL PARK.** 56 CR 219, Burnsville, 900 acre/364 hectare port owned industrial park with barge dock, four lane highway, & rail spur.



**IUKA INDUSTRIAL PARK.** CR 234, luka, 140 acre/57 hectare city owned industrial park with municipal utilities. Federal Opportunity Zone. Gated entrance.



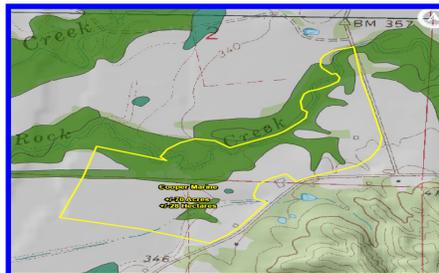
**BELMONT INDUSTRIAL PARK.** 85 Yarber Street, Belmont, 100 acre/40 hectare city owned industrial park with municipal utilities. Additional acreage may be available.



**DISTRICT 4 INDUSTRIAL PARK.** 1340 Highway 25, Tishomingo, approximately 35 acre/14 hectare county owned industrial park with municipal utilities.



**TISHOMINGO INDUSTRIAL PARK.** 1425 Highway 25, Tishomingo, 20 acre/8 hectare city owned industrial park with municipal utilities. Technical training center adjacent.



**COOPER MARINE INDUSTRIAL PARK.** 183 CR 1, Dennis, 90 & 70 acre/36 & 19 hectare privately owned sites on waterway and adjacent to a wood chip mill.



**PCA SITE.** Burnsville, 29 acre/11.7 hectare site on mainline rail and waterway owned by Packaging Corporation of America. Served by municipal utilities.

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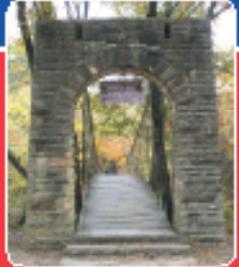
# Tishomingo County

*"Award Winning Public Private Partnership"*

## Tishomingo County Development Foundation

www.tishomingo.org | www.tishomingofunhere.org

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