

Knotts Building

MONROE COUNTY • ABERDEEN, MISSISSIPPI



Site Information

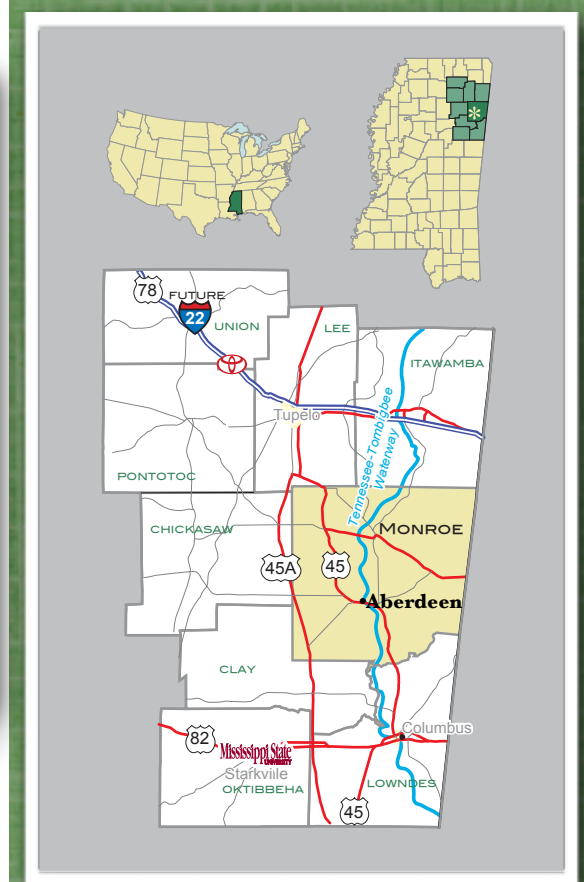
- Location: 704 South Chestnut St., Aberdeen, MS 39730
- Acreage: 6 including building under roof
- Ownership: Private
- Transportation: Good access to four lane highway, U.S. Hwy 45
- For Sale: Yes, asking price \$500,000
- For Lease: Yes, \$1.00 per square foot per year, triple net

Building Information

- 58,000 square feet
- One story
- Year constructed estimated: 1955
- 38,000 square feet is brick exterior with 12 foot ceilings
- 20,000 square feet is insulated metal exterior with 20 foot ceilings
- Floors: 4 inch concrete
- Buildings are heated, Office space is HVAC

Infrastructure Information

- Zoning: Industrial- Heavy
- Enterprise Zone/LAMBRA: No
- Free Trade Zone: No
- Brownfield: No
- Industrial Park: No
- Flood Plain: No
- Environmental Phase I - No



For More Information:

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Monroe County Chamber of Commerce

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www.gomonroe.org



NMIDA
NORTH MISSISSIPPI
INDUSTRIAL DEVELOPMENT ASSOCIATION



Utility Providers

- Electricity: City of Aberdeen
- Natural Gas: Atmos Energy
- Sewer: City of Aberdeen
- Water: City of Aberdeen
- Telecommunications: AT &T
- Internet: High speed service

Utility Details

- Water Supply: 8" mainline with 2" service line
- Sanitary Sewer: 8" mainline
- Natural Gas: 2" steel mainline, 2" service line
- Electricity: Three banks of transformers. All three phase, 750 KVA 240 volt Delta.

Transportation Infrastructure & Distances

- Rail Access: Within ¼ mile of Kansas City Southern rail spur
- Water Access: 2 miles to Aberdeen Port
- Local Airport: Monroe County: 8.5 miles
- Major Commercial Airport: 39.3 miles to Golden Triangle Regional Airport
- Major International Airport: 136 miles to Memphis International
- By Highway: 16 miles to Amory.
- By Highway: 36 miles to Tupelo. 27 miles to Columbus
- By Highway: Memphis – 142 miles, Birmingham – 117 miles
- State Hwy 45, a four lane: Adjacent
- State Hwy 78/future I-22, east/west route: 36 miles
- Interstate 55, north/south route: 82 miles

Key Selling Points

- 40 minutes from Toyota Corolla plant at Blue Springs, MS & 25 minutes from the Golden Triangle Global Aerospace Industrial Park
- Centrally located between Tupelo, Columbus, Birmingham and Memphis
- 43,047 college students, 3 universities, and 4 community college campuses within an 80 mile radius
- Located in the center of one of the largest skilled labor markets in the Southeastern U.S. with over 300,000 with a manufacturing background

Local Incentives

- Ad valorem tax waiver for ten years possible
- Freeport inventory tax waiver possible

- One of the highest rated and most widely used workforce training centers in the U.S., Itawamba Community College is located 45 minutes from the site.

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