

Stinson Industrial Park

AND PAD READY BUILDING SITE



Site Information

- Location: 813 U.S. Hwy 45, Aberdeen , Mississippi
- Acreage: 145.78 total acres
- Pad Ready Building Site: 20 acres, with 250 ft x 400 ft pad
- Ownership: City of Aberdeen
- Transportation: Adjacent to four lane highway, U.S. Hwy 45
- For Sale or Lease: Prices are negotiable

Infrastructure Information

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

MONROE COUNTY ABERDEEN, MISSISSIPPI



For More Information:

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Utility Providers

- Electricity: City of Aberdeen
- Natural Gas: Atmos Energy
- Sewer: City of Aberdeen
- Water: City of Aberdeen
- 500,000 gallon water tank on site
- Telecommunications: AT&T
- Internet: Available upon request

Transportation Infrastructure & Distances

- Rail Access: 2.4 miles to Kansas City Southern Rail
- Water Access: 5 miles to Port of Aberdeen located on the Tennessee Tombigbee Waterway
- Local Airport: Monroe County: 11 miles
- Major Commercial Airport: 38 miles to Tupelo Regional
- Major International Airport: 132 miles to Memphis International
- By Highway:
 - 16 miles to Amory.
 - 34 miles to Tupelo.
 - 30 miles to Columbus
 - 139 miles to Memphis
 - 120 miles to Birmingham
- U.S. Hwy 45, a four lane: adjacent
- U.S. Hwy 78/future Interstate 22, east/west route: 32 miles
- Interstate 55, north/south route: 79 miles

Key Selling Points

- 40 minutes from future Toyota Corolla plant at Blue Springs, MS & 25 minutes from the Golden Triangle Global Aerospace Industrial Park.
- Centrally located between Tupelo, and Columbus; Mississippi, Birmingham, Alabama and Memphis, Tennessee.
- 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.
- Site is located within the Three Rivers Planning and Development District; one of the leading project planning and funding organizations in the U.S.

Local Incentives

- Ad valorem tax waiver for ten years.
- Freeport inventory tax waiver for ten years.
- One of the highest rated and most widely used workforce training centers in the U.S., Itawamba Community College is located 30 minutes from the site.
- Locals will seek to obtain all available grants and funding available to bring required utilities and infrastructure to the project fence line.

Environmental Oversight Entities

- US Army Corps of Engineers
- Mississippi Department of Environmental Quality

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