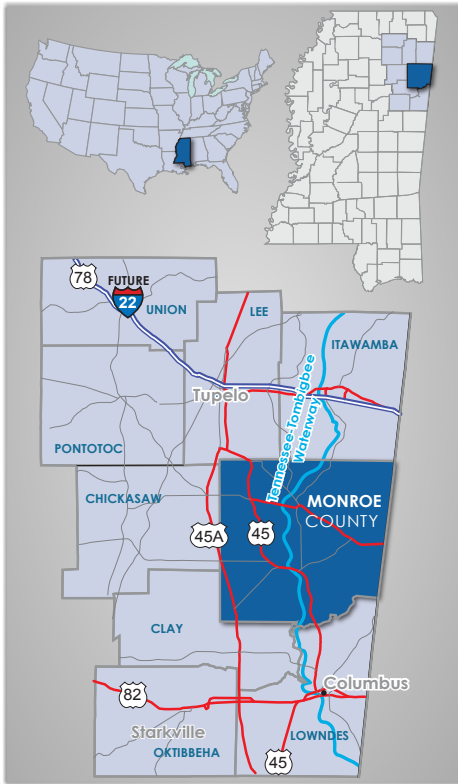


Amory Port North - Rail Site

MONROE COUNTY • AMORY, MISSISSIPPI



Site Information

- Location - Adjacent to Kinder Morgan port terminal on Tennessee Tombigbee Waterway, 202 Waterway Drive North, Amory, MS
- Acreage: 12.8 acres up to 23 acres available
- Ownership: Public, City of Amory
- Zoning: Heavy Industrial

Utility Providers

- Electricity: City of Amory; TVA Wholesale Provider
- Natural Gas: Atmos Energy
- Sewer: City of Amory
- Water: City of Amory
- Telecommunications: AT&T; MaxxSouth

Utilities' Details

- Electricity: 13kV dedicated substation; 10 MW capacity.
- Water: 10 inch main, 100,000 to 200,000 gallons per day excess capacity.
- Natural Gas: 4 inch plastic gas line; operating pressure 60 psi, within 900 ft. of site
- Sanitary Sewer: 14 inch main line

Transportation Infrastructure

- Rail Access: Yes, Burlington Northern Santa Fe
- Water Access: Yes, Tennessee Tombigbee Waterway
- Port Operator: Kinder Morgan located adjacent to property. 30 ton crane w/ intermodal container capacity
- Major Commercial Airport: Golden Triangle Regional; 48 miles
- Major International Airport: Memphis International, 126 miles; Birmingham-Shuttlesworth International, 124 miles
- By Highway: 116 miles to Birmingham, AL & 124 miles to Memphis, TN
- 9 miles to four laned State Hwy 45
- 22 miles to I-22

Key Selling Points

- Environmental Phase I assessment, wetlands, endangered species, and archaeology studies have been completed.

Local Incentives

- Ad valorem tax exemption for ten years
- Free Port tax exemption

For More Information:

Skip Scaggs - Executive Director
Monroe County Chamber of Commerce
P - (662) 256-7194 • C - (662) 640-5507 • skip@gomonroe.org
www.gomonroe.org

