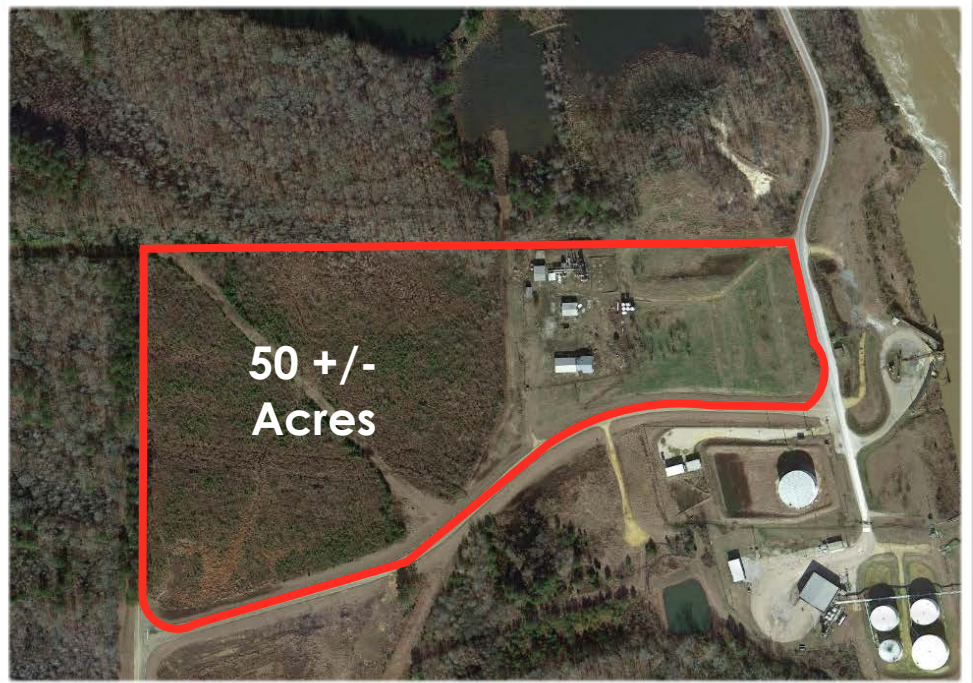


# Aberdeen Port Industrial Park

MONROE COUNTY • ABERDEEN, MISSISSIPPI



## Site Information

- Location - Port Drive, Aberdeen, MS 39730
- Acreage: 50 acres
- Ownership: City of Aberdeen
- Transportation: Excellent access to four lane highway, limited access to Tennessee Tombigbee Waterway via port operator
- For Sale/Lease: Yes, price negotiable

## Infrastructure Information

- Zoning: Commercial
- Enterprise Zone/LAMBRA: No
- Free Trade Zone: No
- Brownfield: No
- Industrial Park: Yes
- Flood Plain: No
- Environmental Phase I: Yes, Needs Updating
- Port Operator: Tom Soya Grain Company

## Utility Providers

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

## Key Selling Points

- 45 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



## For More Information:

Chelsea T. Baulch - Executive Director  
Monroe County Chamber of Commerce  
P - (662) 256-7194 • C. (662) 436-3887 • [chelsea@gomonroe.org](mailto:chelsea@gomonroe.org)  
[www.gomonroe.org](http://www.gomonroe.org)



# Aberdeen Port Industrial Park

## Transportation Infrastructure & Distances

- Rail Access: Rail spur within 1.4 miles
- Water Access: adjacent to Aberdeen Port
- Local Airport: Monroe County Airport; 7 miles
- Major Commercial Airport: Tupelo Regional; 43 miles
- Major International Airport: Memphis International; 140 miles
- By Highway: 16 miles to Amory; 28 miles to Columbus; 36 miles to Tupelo; 117 miles to Birmingham; 142 miles to Memphis
- Hwy. 45, four lane; 1 mile
- Hwy. 78/future I-22, east/west route; 38 miles
- I-55 north/south route; 82 miles
- Port of Mobile: 356 miles
- Yellow Creek Port at Tennessee River: 92 miles

## Key Selling Points

- 45 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
- Freeport inventory tax waiver
- 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.

## Topography

- USGS Maps - 7.5' Quad: Aberdeen 33088g5
- Elevation Range - 170-190
- Predominant Terrain - property in predominantly flat
- Floodplain - No, Majority of property is located in Zone X, as shown on FEMA FIRM 28095C0160 D and FIRM 28095C0170 D, effective March 16, 1988.
- Wetlands - No, NWI maps indicate that wetlands are not present on site

## Geotechnical Data

- Predominant Soils: USDA NRCS maps indicate the following predominant soils:
  - PrA (PRENTISS - Fine Sandy Loam)
  - La (LEAF - Silt Loam) "Hydric"
  - EsA (EUSTIS - Loamy Fine Sand)
  - Sa (SANDY ALLUVIAL LAND - Fine Sandy Loam)

## Environmental Oversight Entities

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



**For More Information:**  
Chelsea T. Baulch - Executive Director  
Monroe County Chamber of Commerce  
P - (662) 256-7194 • C. (662)436-3887 • [chelsea@gomonroe.org](mailto:chelsea@gomonroe.org)  
[www.gomonroe.org](http://www.gomonroe.org)

