

Hwy 45 Spec. Building

MONROE COUNTY • ABERDEEN, MISSISSIPPI

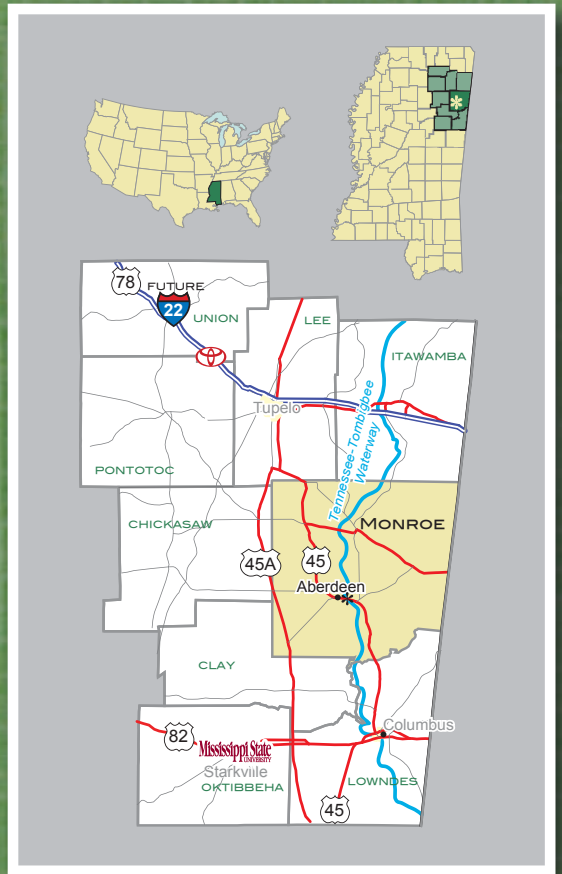


4115 Hwy 45 South
Aberdeen, MS 39730

For Sale or Lease

Building Information

- **Acreage:** Approximately 29 acres
- **Building Size:** Approximately 2,200 sq. ft.
- **Construction Type:** One story metal
- **Ceiling Height:** ceiling unfinished
- **Year Built:** Summer, 2008
- **Flooring:** 6" reinforced concrete
- **Heating/AC:** Units have not been installed and are located inside building
- **Zoned:** Light Industrial/Commercial
- **Past Uses:** Brand new, unused, exterior is complete, interior is wired and plumbed
- **Flood zone:** Building is on an elevated 1/10 acre pad above flood plain. The remaining acreage is in the 100 yr floodplain
- **Parking Lot:** 1/10 acre gravel pad



For More Information:

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Mayor Jim Ballard
City of Aberdeen
P - (662) 369-4165

www.aberdeenmms.us



NMIDA
NORTH MISSISSIPPI
INDUSTRIAL DEVELOPMENT ASSOCIATION



Infrastructure

- Land & Building: For Sale or Lease
- Newly built building, 2008
- Ownership: Monroe County, MS, U.S.A.
- Zoning: Light Industrial
- Enterprise Zone/LAMBRA: No
- Free Trade Zone: No
- Brownfield: No
- Industrial Park: No
- Flood Plain: Yes

Utility Providers

- Electricity: City of Aberdeen provided by Tennessee Valley Authority
- Natural Gas: Atmos Energy
- Sewer: City of Aberdeen
- Water: Fire: City of Aberdeen
- Telecommunications: BellSouth

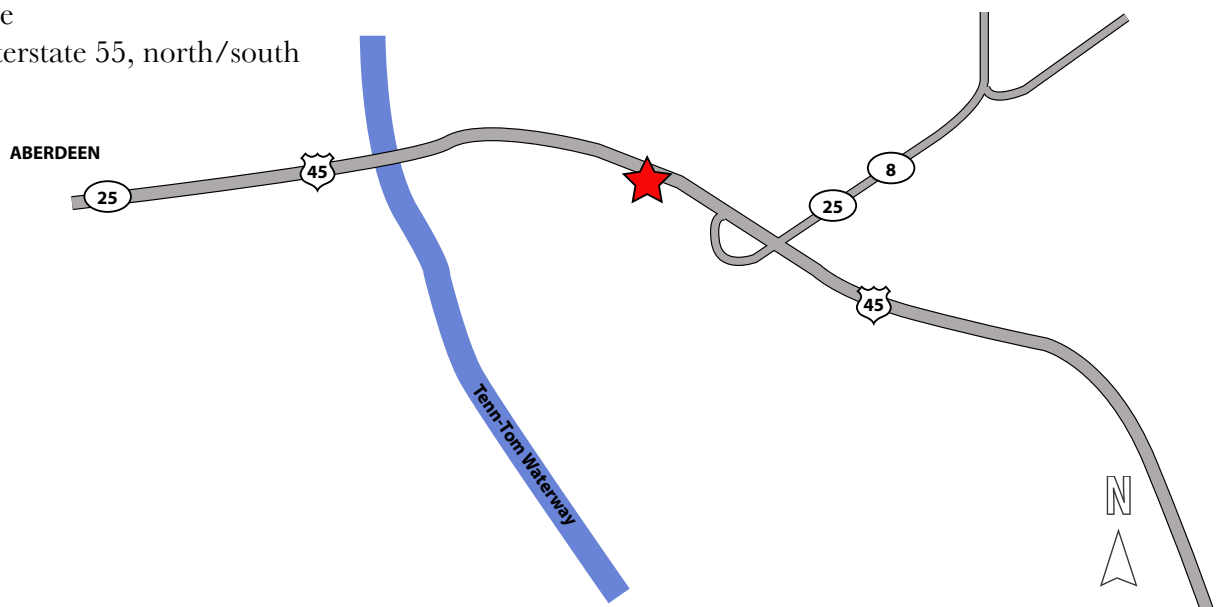
Transportation Distances

- Rail Access: No direct access
- Rail Line: Kansas City Southern, spur within 1 mile west
- Located on State Hwy 45, a four lane
- 1 mile from downtown Aberdeen, MS
- 36 miles to State Hwy 78/future I-22, east/west route
- 81 miles to Interstate 55, north/south route

- Local Airport: Monroe County, 12 miles
- Major Commercial Airports: Golden Triangle, 40 miles or Tupelo, 38 miles
- Major International Airport: Memphis, TN, 132 miles
- Port: Aberdeen on Tennessee Tombigbee Waterway, 1 mile
- Located 29 miles from Columbus, MS & 32 miles from Tupelo, MS

Key Selling Points

- 25 minutes from SeverStal Steel Mill, Paccar, and American Eurocopter
- 45 minutes from future Toyota Prius plant a Blue Springs, MS
- Located in the center of one of the largest recognized labor markets in the Southeastern U.S.
- Centrally located between Tupelo, Columbus, and Starkville, MS
- 43,047 college students within a 80 mile radius
- Major financial incentives by state and local governments based upon jobs created



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