

Aberdeen Port Industrial Site

Port Drive | Aberdeen, Mississippi

50 +/- Ac.
City Owned

MS Investment
Petroleum

City
Owned

ACREAGE



50
ACRES

ELECTRIC



32
kV

WATER



8"
MAIN

SEWER



16"
MAIN

GAS



8"
LINE



RAIL

- Canadian Pacific Kansas City (CPKC) Rail Spur being constructed - estimated completion by year end 2025



PORT

- Located on the Tennessee Tombigbee Waterway
- 356 miles | 573 km to the Port of Mobile



AIRPORT

- Tupelo Regional, 45 miles | 72 km
- Golden Triangle Regional, 35 miles | 56 km
- Memphis International, 136 miles | 219 km



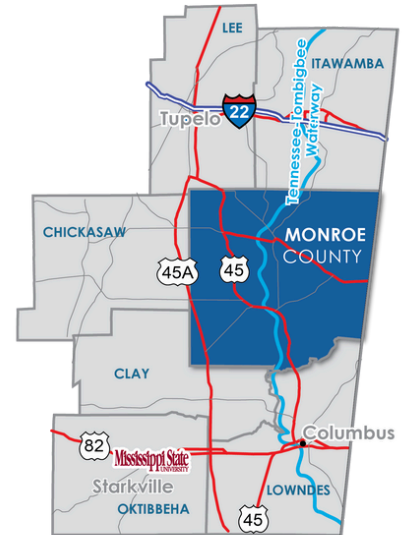
HIGHWAY

- 121 miles | 195 km to Birmingham, AL
- 154 miles | 248 km to Memphis, TN
- 1 mile | 1.6 km to four-lane State Hwy 45



INTERSTATE

- 40 miles | 64 km to Interstate 22/US Hwy 78



KEY SELLING POINTS

- Environmental Phase I assessment completed October 2016

INCENTIVES

- Ad Valorem Tax Exemption for 10 years
- Freeport Warehouse Tax Exemption



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