

STINSON INDUSTRIAL PARK 33.850265, -88.594809

140 +/- Acres | U.S. Highway 45 | Aberdeen, Mississippi

ACREAGE



140 +/-
ACRES

ELECTRIC



Current:
2-4 MW
10 MW
available within 60
months or less

WATER



2.3 MGD
Capacity
1.2 MGD
Surplus

SEWER



4.0 MGD
Capacity
1.5 MGD
Surplus

GAS



Atmos
Energy



RAIL

- City owned Rail Spur located at Aberdeen Port - 6 miles
- Rail Spur connects to Canadian Pacific Kansas City Railroad



PORT

- Tennessee Tombigbee Waterway - 6 miles
- Port Operator: Logistics Services Inc. (LSI)
- 356 miles | 573 km to the Port of Mobile



AIRPORT

- Monroe County Airport, 13 miles | 22 km
- Golden Triangle Regional, 36 miles | 57 km
- Memphis International, 129 miles | 208 km



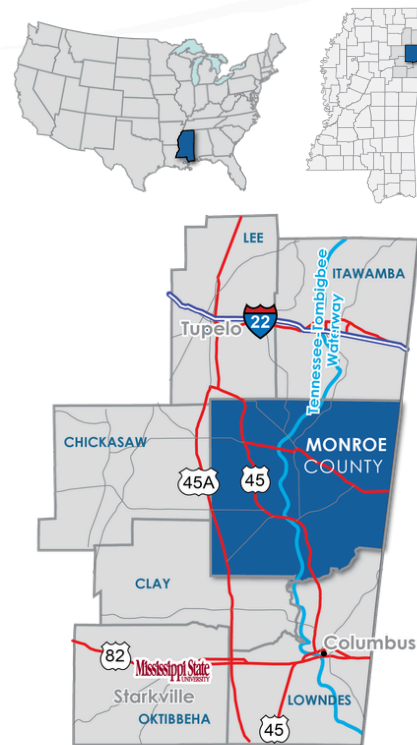
HIGHWAY

- 126 miles | 203 km to Birmingham, AL
- 147 miles | 237 km to Memphis, TN
- Adjacent to four-lane U.S. Highway 45



INTERSTATE

- 37 miles | 60 km to Interstate 22/US Hwy 78



KEY SELLING POINTS

- Due Diligence: Updated 2026
- Pad ready building site with 250 ft x 400 ft pad
- Zoned: Industrial
- 500,000 gallon Water Tank on site
- 8" Sewer Line on site

INCENTIVES

- Ad valorem tax exemption for ten years
- Free Port tax exemption
- New Market Tax Credit Zone