

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



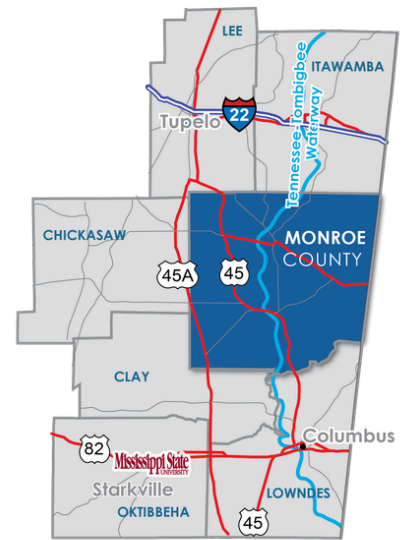
HIGHWAY

- 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: In process of updating as of March 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



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