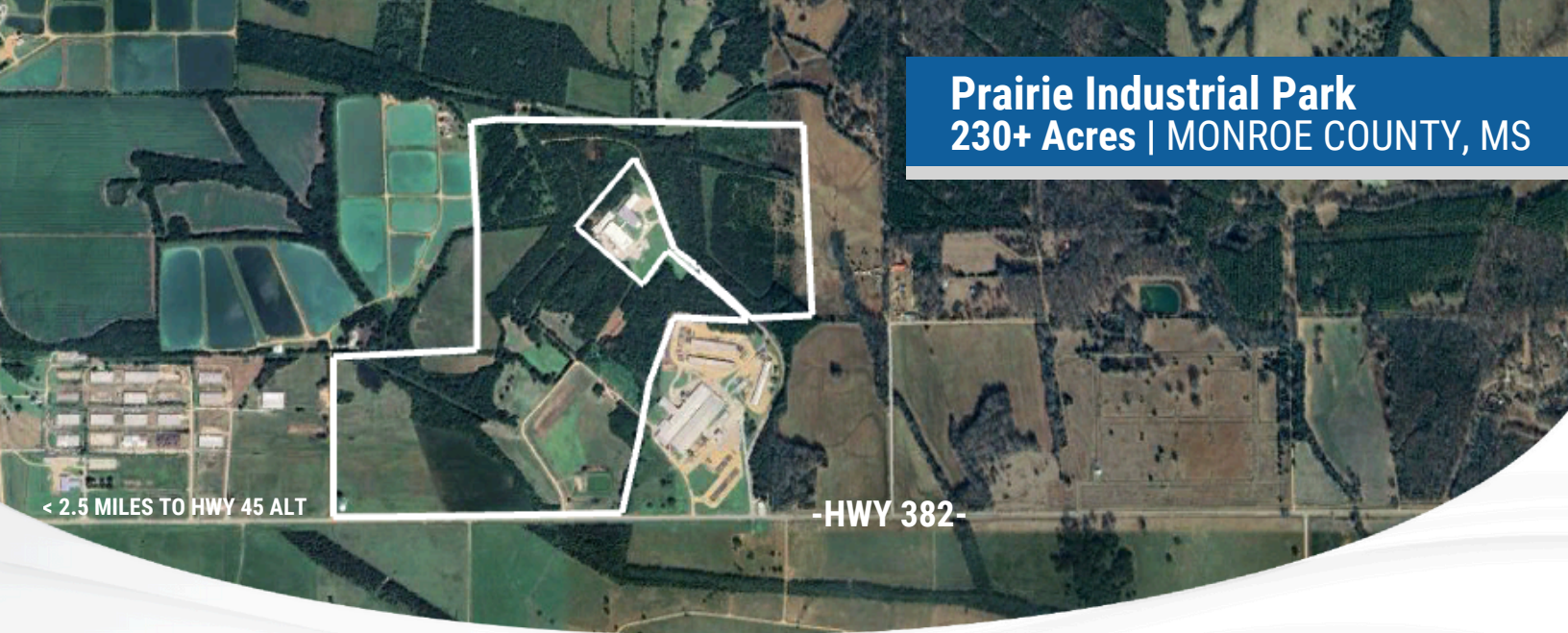


Prairie Industrial Park

230+ Acres | MONROE COUNTY, MS



WATER TANK ROAD | PRAIRIE, MISSISSIPPI

33.79688, -88.65003



RAIL

- Canadian Pacific Kansas City Railroad
- Mainline located 1/4 mile from the site's western boundary



PORT

- Tennessee Tombigbee Waterway
- Aberdeen Port, 8 miles



AIRPORT

- Monroe County, 15 miles
- Golden Triangle Regional, 31 miles
- Memphis International, 131 miles



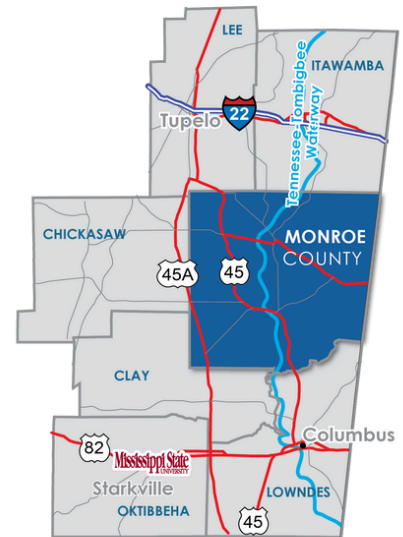
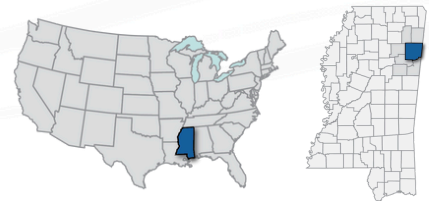
HIGHWAY

- 128 miles to Birmingham, AL
- 140 miles to Memphis, TN
- 2.5 miles to four-lane State Highway 45 Alternate



INTERSTATE

- 38 miles to Interstate 22/US Hwy 78



KEY SELLING POINTS

- Itawamba Community College, 45 minutes from site
- Environmental Phase I complete, needs updating
- Monroe County owned

INCENTIVES

- Ad valorem tax exemption for ten years
- Free Port tax exemption
- New Market tax credits

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