

# Smithville Business Park

20 +/- Acres | Monroe County, MS

## Industrial Street | Smithville, Mississippi

4.065086, -88.398543



### RAIL

- Mississippian Railroad Short Line, adjacent to site
- Connects to Burlington Northern Santa Fe



### PORT

- Tennessee Tombigbee Waterway
- Amory Port, 9 miles from site



### AIRPORT

- Monroe County Airport 17 miles
- Tupelo Regional, 41 miles
- Memphis International, 129 miles



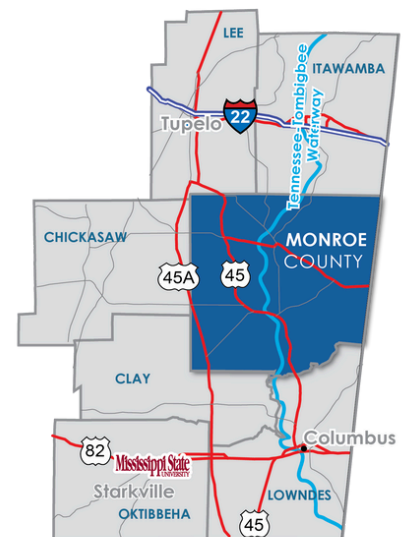
### HIGHWAY

- 121 miles to Birmingham, AL
- 129 miles to Memphis, TN
- 16 miles to four-lane State Hwy 45



### INTERSTATE

- 16.9 miles to Interstate 22/US Hwy 78



### KEY SELLING POINTS

- County owned
- Zoned: Light Industrial

### INCENTIVES

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



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