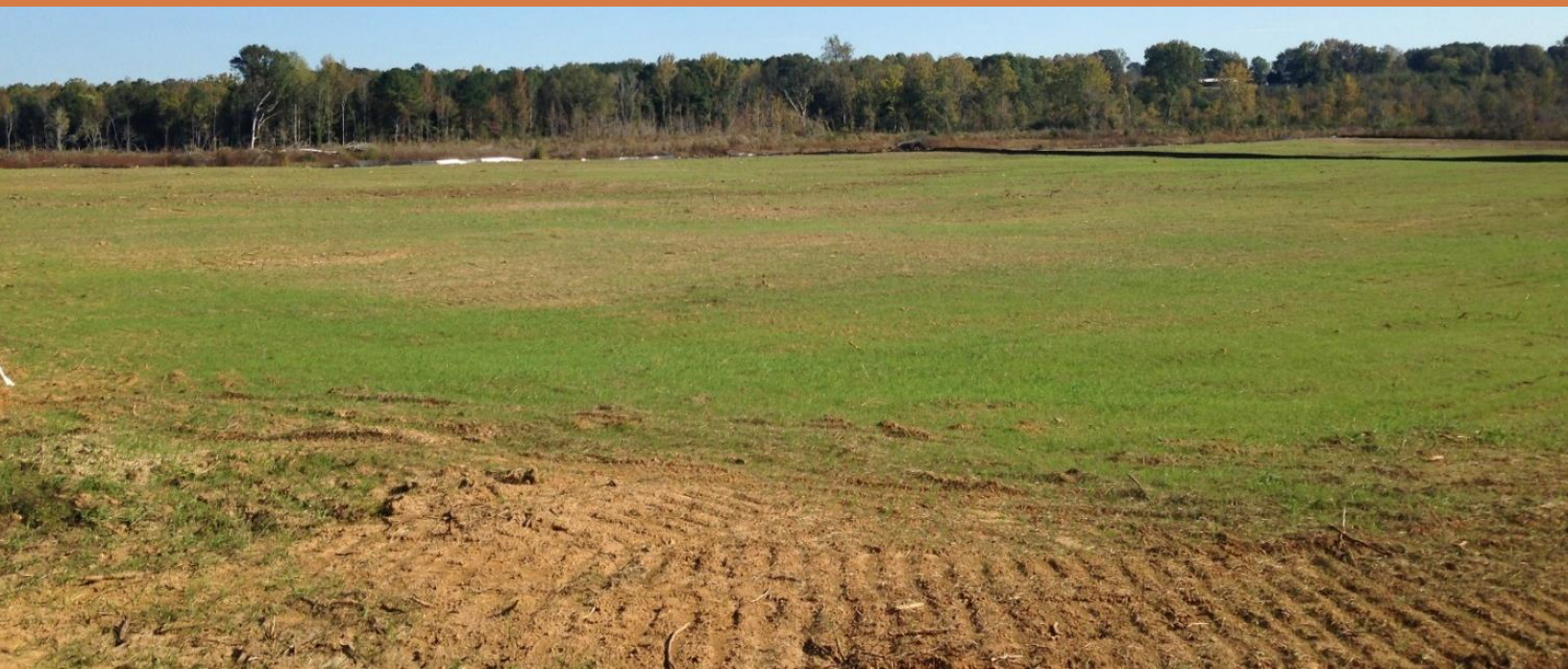


Booneville Site B

25 Acres
GREENFIELD SITE



INDUSTRIAL DRIVE, BOONEVILLE, MS 38829

SITE SPECIFICATIONS

- Available Size: 25 Acres
Developable Size: 15 Acres
1,500 ft to KCS Rail
3 miles to Hwy 45 (4-lane)
19 miles to Hwy 72 (4-lane)
32 miles to I-22 (4-lane)
36 miles to Yellow Creek Inland Port
52 miles to Port of Itawamba
100 miles to Memphis Int. Airport (MEM)
38 miles to Tupelo Regional Airport (TUP)
- Studies Completed:
- Topographical Survey
 - Phase 1 Environmental
 - Cultural Resources
 - Wetlands Delineation
 - Soil Subsurface

-LOCATION

Located in the heart of northeast Mississippi's manufacturing region, Booneville Land Site B provides access to a skilled workforce. The site is located in the established Prentiss Co/Booneville Industrial Park with all utilities on or adjacent to it. Also the adjacent property is the location of the future new facility for Northeast MS Community College's workforce training & career tech programs.

-ACCESS

The site is 3 miles from US Hwy 45, which provides 4-lane connection to I-22 (25 mins) and to US Hwy 72 (15 mins). Within 50 miles of two inland ports. 100 miles to Memphis International Airport.

-FEATURES

Site is located between two electrical substations each less than ½ mile away. Due diligence studies completed. The site is expandable up to 25 acres with proper wetland mitigation. Local and State incentives available.

