

West Prentiss Site

55+ Acres
GREENFIELD SITE



2100 W. CHAMBERS DR., BOONEVILLE, MS 38829

SITE SPECIFICATIONS

Available Size: 55+ Acres
Publically Owned
8+ Acre graded pad
Utilities on-site
Access 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
- Geotechnical Survey

-LOCATION

Located in the heart of northeast Mississippi's manufacturing region, West Prentiss Site provides access to a skilled workforce. WPS is located an ideal location for automotive supplier or other advanced manufacturing. The site is just 5 miles from Northeast MS Community College which is a leader in workforce training & career tech programs.

-ACCESS

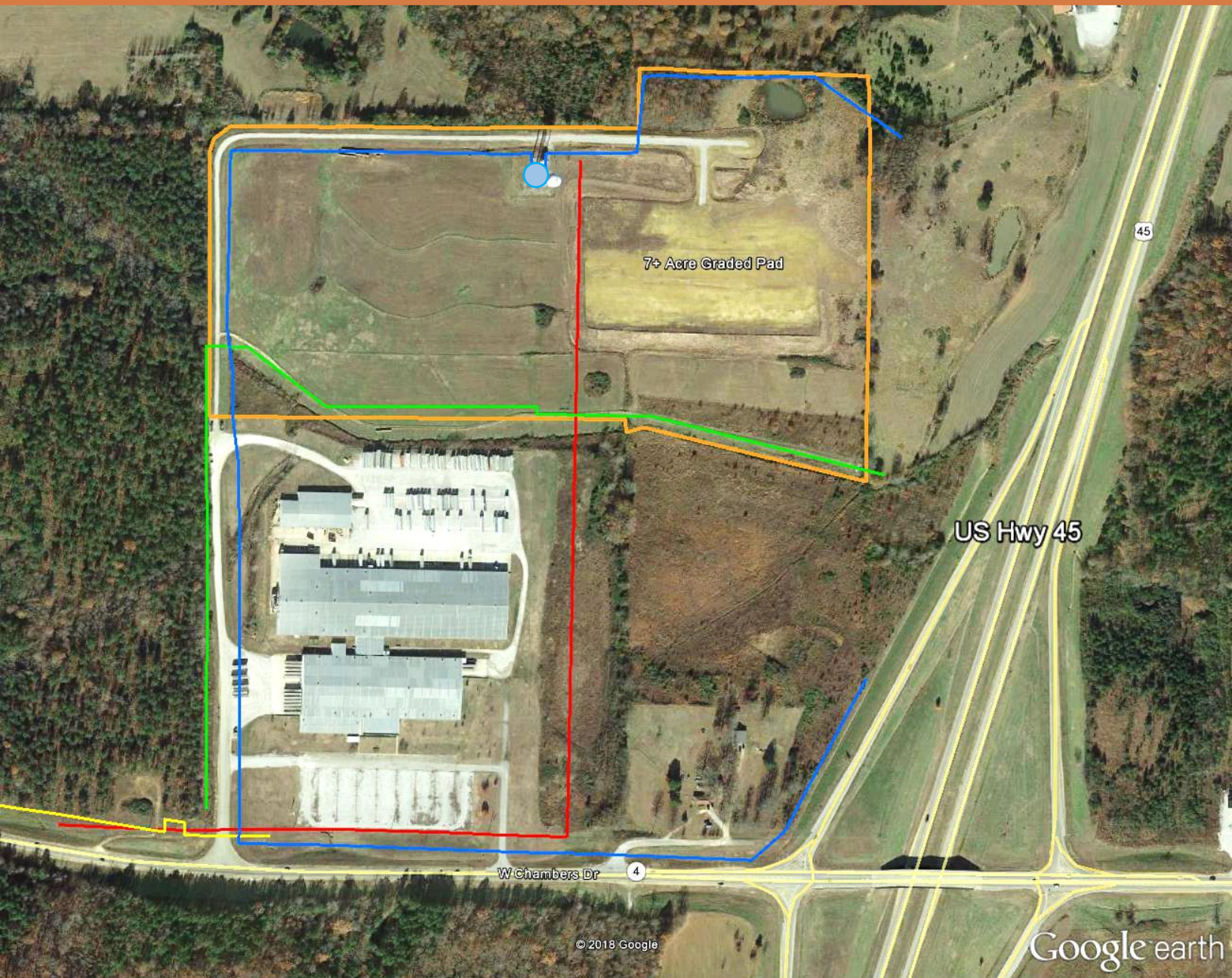
The site is located at the intersection of East Chambers Dr. and US Hwy 45, which provides 4-lane connection to I-22 (25 mins) and to US Hwy 72 (15 mins). Approx. 50 miles of 2 inland ports. 100 miles to Memphis International Airport. New employee access road planned for construction.




-FEATURES

Site features an 8+ acre graded pad, a 250,000 gallon water tank, dedicated truck entrance, planned employee access road and pad improvements. Due diligence studies completed. Local and State incentives available.




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-  Site outline
-  8 inch – 12 inch water line
-  3-Phase Electric Power



-  8 inch Sewer
-  4 inch Natural Gas
-  250,000 Gallon Water Tank

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LEON HAYS
lhpcda@bellsouth.net
662.728.3505
GOPRENTISS.COM



P.O. BOX 672
401 W. PARKER DR.
BOONEVILLE, MS 38829