



Business & Tech Park 500,000 SQ FT READY PAD TVA Site

ED Contact:

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Building Information	
Building Type:	Industrial
Site Size in Acres	140
Total Available Acres:	1100
Expandable:	Yes
Floor Load Bearing psi :	100% Shovel Ready Site
Shovel Ready Certified	Yes
Industrial Park Name:	Business & Technology Park North
Zoning:	Industrial
New Market Tax Credit Zone	Yes
Divisible:	Yes
Ownership:	Public
Site Address:	505 American Way Grenada, MS 39801

Geographic / Transportation Information	
Latitude:	33.839823
Longitude:	-89.825876
County:	Grenada
Rail Access:	Yes
Topography:	Flat
Wetlands:	None
Foreign Trade Zone:	Not Currently.
New Market Tax Credit Zone:	Yes
Interstate Access:	Interstate 55
Distance to Interstate:	2.5 Miles
U.S. 4 Lane Highway Access:	U.S. Highway 51
Distance to U.S. 4 Lane Highway:	2.1 Miles
State Highway 1 Access:	State Highway 7
Distance to State 1 Highway:	3.5 Miles

Geographic / Transportation Information	
State Highway 2 Access:	State Highway 82
Distance to State 2 Highway:	20 Miles
Airport Name 1:	Memphis International Airport
Distance to Airport:	92
Airport Name 2:	Jackson Evers International Airport
Distance to Airport 2:	117
Airport Name 3:	Grenada Municipal Airport
Distance to Airport 3:	3.9 Miles
Access to Port 1:	Port of Rosedale
Distance to Port 1:	70 Miles
Access to Port 2:	Lowndes County Port
Distance to Port 2:	100 Miles
Access to Port 3:	Port of Gulfport
Distance to Port 3:	270 Miles
Access to Rail Service:	Grenada Railway Short Line
Distance to Rail:	.25 (1/4) miles
Access to Class I Rail Service:	Connects with 5 Class I Rail Lines
Phase I Environmental:	Yes
Wetland Delineation Study:	Yes
Archeological Study:	Yes
Soil Borings Available:	Yes
4 Lane Highway	Flat
Wetlands:	None
Foreign Trade Zone:	Not Currently.
Pricing Terms	
For Sale:	Yes
For Lease:	Yes

Utility Information	
Service to Property:	Yes
Electric Provider:	TVA
Amps:	4,000
Electric Phase:	3
Gas on Site:	Yes
Gas Provider:	Atmos
Size of Gas Main in Inches :	6
Gas Main PSI:	185
Fiber Optics:	Yes
DSL Available:	Yes

Telecom on Site:	No
Telecom Provider:	ATT / C Spire / Cable One
Water On Site:	Yes
Water Provider:	City of Grenada
Water Main Size:	14
Sewer on Site:	Yes
Sewer Provider:	City of Grenada
Sewer Main Size:	12
Septic:	No

