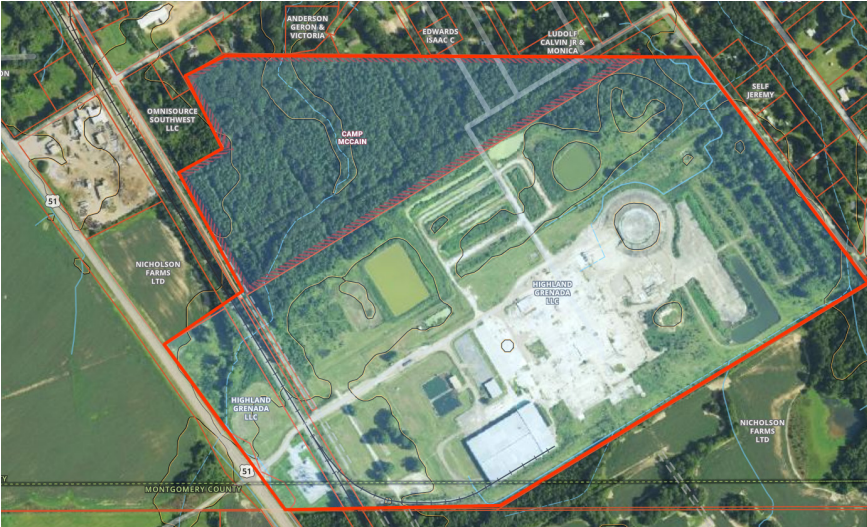


# 144-Acre GP South Grenada Site / US-51

**Lat: 33.678339,  
Long: -89.7447184**



## SITE DETAILS:

- 144 Acres fenced with Guard Entrance
- 127,000 Sq. Ft Facility with a rail spur that runs into the facility
- 9,800 Office Facility
- 40 acres of concrete poured
- 10MW Dual Substation
- Price: \$3M

Electricity: 

Gas: 

Water / Sewer: 

Telecommunications:  
*Up to 100G Fiber Telecommunication*

  / 



Situated in the heart of the Magnolia State, Grenada, Mississippi, offers a flourishing market characterized by a lively community and a consistent flow of tourists, providing an ideal backdrop for a nurturing business environment. Grenada's strategic location provides convenient access to major transportation routes, ensuring efficient distribution and logistical support for products or services. We're surrounded by a diverse mix of businesses, and our customer base expands a wide range of opportunities to cater to various consumer preferences, from intimate boutiques to bustling centers of activity. Furthermore, Grenada boasts an affordable cost of living and business-friendly policies that make it an enticing choice to entrepreneurs. With a population exceeding 400,000 within a sixty-mile radius, Grenada is a vibrant micropolitan hub for industrial, commercial, educational, and recreational activities.