



## GET GRENADA GREAT.

*Reap the best-in-class results of a deep-rooted community offering unique advantages and an unusually strong drive.*

*There are lots of great communities across America, but only one location can deliver Grenada Great.*



## The Grenada Grip:

*Reach markets more quickly and cost-effectively with a central location and a wealth of connections as you grab and hold greater market share.*

**Expand your horizons.** A strategic location on I-55—perfectly positioned between Memphis and Jackson, Mississippi—delivers rich advantages in population densities, cluster synergies and transportation assets. Tap into a population of **375,000 within a 50-mile radius** and approximately 3 million within the Jackson/Memphis radius. Grenada is the Sunbelt location that has it all, in the heart of a thriving network of OEMs, tiered suppliers and cutting-edge research.



**Rev up market share, drive down costs.** Grenada's omni-modal transportation options include fast-flowing connections in highway, rail, port and air. While I-55 allows direct access to 65% of major domestic markets, the short line Grenada Railway links to five of the nation's premier Class I rail services for blanket U.S. coverage as well as an easy connection to three global Gulf Coast ports. Ports on the Mississippi River and the Tennessee-Tombigbee Waterway are also easily accessed. Air connections include the Grenada Municipal Airport—an excellent executive option offering ILS and a 7,500-ft. runway—along with the nearby non-stop service of the Jackson International Airport and the Memphis International Airport.

***Get a stronger grip on costs and market reach with the Grenada Great location!***



## Grenada Growth:

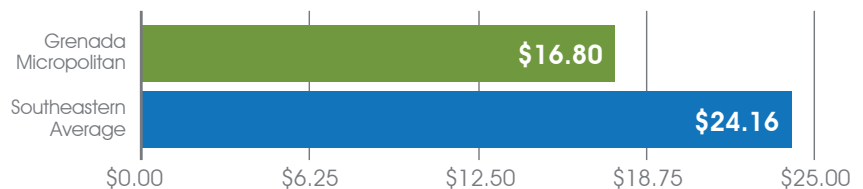
*Taxes axed for 10 years, plus low costs of labor and living, help your profits flourish.*

In a state that has ranked fourth in the nation for most attractive incentives—including high-impact exemptions in income tax, sales and use and property taxes—Grenada offers the ultimate in **a pro-business, pro-growth environment**. Here's the deal: **For qualified projects, we eliminate all taxes except the school tax for the first 10 years.** Grenada welcomes new business like we mean it, because we do.

Grenada also helps your operation profit from lower costs across the board, including **manufacturing costs just 65% of the national average**.

Grenada's average manufacturing wage is \$7.36 per hour less than the Southeastern average, which translates into an **annual savings of more than \$1 million** for an operation with 100 employees. Our cost of living is low, too—just 83.4% of the national average.

### Manufacturing Wages



*Growing strong, growing profitably, that's the Grenada Great growth advantage.*



## Grenada Grit:

*An agile and driven workforce, immensely motivated and intensely loyal, assures success in all conditions.*

According to the Bureau of Labor Statistics, Grenada has added 1,600 direct jobs in the last 8 years. This is possible because of **a committed workforce**. And that's no secret among Grenada employers. Ask about workforce, and you'll hear descriptions like **"skill", "dedication", "strong ownership in the quality of their work"**—they want to make a difference, not just punch a clock.

Drawn from 12 surrounding counties, nearly half of Grenada's workers live closer to metro areas yet prefer to make the daily commute to be part of the dedicated teams creating Grenada's success story. Driven to produce excellence, experienced and trained to 21st century quality standards by the globally respected Holmes Community College, Grenada's workforce gives you grit and greatness.





## Grenada Performance & Innovation:

*A rural community that offers world-class advantages in education, lifestyle and research.*

**Low costs, no compromise.** Grenada's lush green hills offer rural serenity without sacrificing 21st-Century quality. Outstanding Pre K – 12 choices include the Grenada School District, acclaimed as a Business Week national "Break the Mold" school. GSD is **one of only six schools in the state to be named a "District of Innovation,"** giving the district additional flexibility to expand learning opportunities for students. GSD's "Project Lead the Way" incorporates engineering design and critical thinking to open career paths in biomedicine, robotics, and computer science. "Early College High School Initiative" provides high school/college enrollment at Holmes Community College/Grenada for 11th and 12th graders. "Pathways to Possibilities" brings more students into advanced and dual placement courses through personalized career pathways. Seven universities and 14 community colleges within a 100-mile radius also assure access to cutting-edge automotive, aerospace, and manufacturing technology, as well as lifelong learning.

**Whatever your stage of life, the Grenada Great lifestyle is the best of all worlds.**

## Grenada Great Lifestyle & Recreation:

*A recreational paradise with lots more cultural choices and lots more teams to cheer!*

**Energize your life, maximize your fun.** Music to museums, high culture to the hottest clubs, plus dining, shopping and more at two of the Southeast's most appealing metro areas: Whatever your stage of life, the Grenada Great lifestyle is the best of all worlds. That includes outdoor fun like hiking, hunting, camping, fishing, birding, water sports and more. The Tri-Lakes—Grenada, Sardis and Enid Lakes—roll out **more than 50,000 acres of crystalline waters and miles of pristine shoreline.** While thousands flock to fishing tournaments at Hugh White State Park, the Dogwoods Golf Course has earned *Golf Digest's* nod as one of Mississippi's top 10 golf courses.

Enjoy spectacular year-round SEC and ACC action with the Mississippi State Bulldogs, Ole Miss Rebels, and the University of Memphis Tigers, and plenty of pro excitement thanks to the Memphis Grizzlies and Mississippi Braves in Jackson.

**Getting away from it all or getting into the game, Grenada Great recreation means more grins every day!**

# Business & Technology Industrial Park

*Tap into more resources and options.*

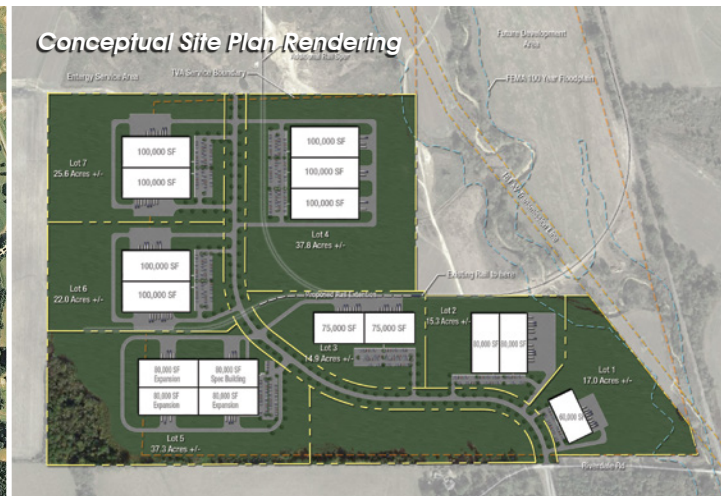
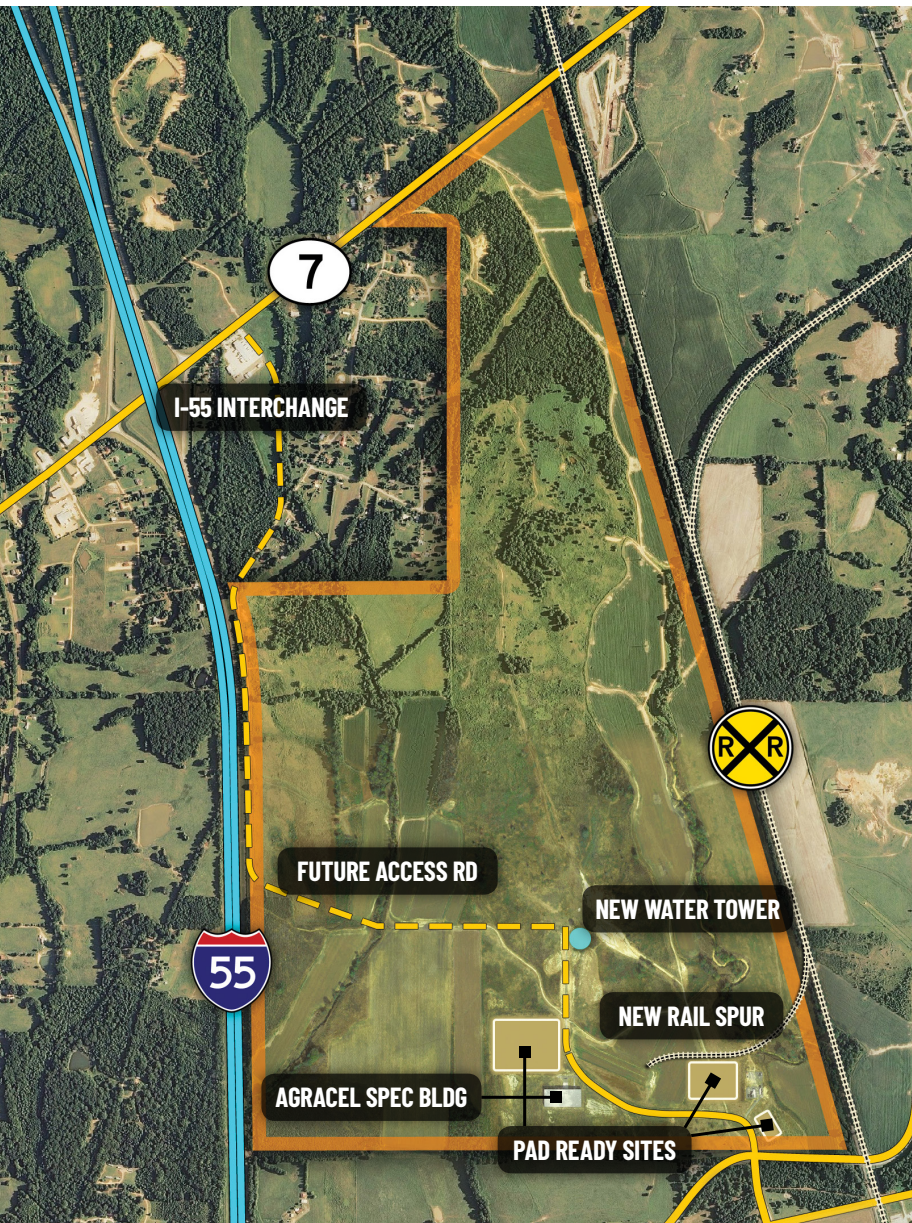
Sleek new signage sets the stage at this maximally resourced 1,200± acre park, which offers 300 fully developed shovel-ready acres, customizable sites, available building stock and 2 building pads already in place. Over 900 additional raw acres are available for development.

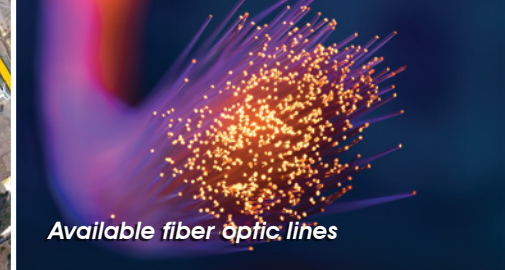
Rail access and a high-profile location adjacent to I-55 make the B&T Park the strategic choice for fast movers. Ready to jump-start your success? The Park's 400,000-sq. ft. building pad on 10+ acres is ready for you to realize your vision from the ground up. The Park's 80,000 sq. ft. building pad is situated on the park's rail spur and sits on a 25-40 acre site.

Powerful infrastructure in the developed acreage includes 2 miles of fiber optic lines (your choice of three leading providers), a 161 kv TVA electric transmission line, 12-inch municipal water lines and 10-inch sewer lines that assure reliable service, abundant water and low costs.

Speed to market is easily achieved in Grenada's project-ready Business & Technology Industrial Park.

- Well capacity: 1,512 million GPD
- 2 elevated water tanks with 1 million GPD capacity
- Average water capacity: 1,058 million GPD
- Average water utilization: 576,000 GPD
- Immediate excess water capacity: 432,000 GPD
- Total sewer capacity: 3.4 million GPD
- Average sewer utilization: 2.2 million GPD
- Immediate excess sewer capacity: 1.2 million GPD





Available fiber optic lines



Data-Center Ready



TVA electrical line

- Competitive power rates
- Capability + reliability for non-stop service
- Dual feed
- Abundant water resources
- Long-haul fiber from multiple carriers

## Papermill Road Industrial Park

*Data-ready, data-verified high-performance.*

Certified and shovel-ready, this **180-acre site** offers 70 available and customizable acres well-resourced for a variety of needs. Papermill Road Industrial Park's proven advantages earned it Deloitte Consulting's "Data-Center Ready" designation.

Significant infrastructure assets include fiber optic lines to provide the reliable service of three leading providers, 4" and 6" Atmos gas lines, and a **13.8 kv TVA electrical line**. Papermill is the ideal site for all kinds of heavy hitters, with access and frontage on U.S. 51, just minutes from I-55, with a heavy-haul artery providing an 80,000-lb. capacity.

## People and Place. People in Place.

Regardless of your chosen site, Grenada delivers fast off the mark, with right-to-work, ready-to-roll advantages. A designated **Key Training Partner for Nissan North America since 2002**, Holmes Community College (HCC) has trained more than 30,000 workers in Mississippi's automotive sector. In Grenada, HCC's 50,000-sq. ft. Industrial Technology Complex provides training through six labs and the staffing expertise to custom-train your workforce to your specs, in the classroom or right on your shop floor. Your operation isn't just good to go, it's Grenada Great to go!



Automotive training available

## Air Industrial Park

*Join established companies creating high-flying global success.*

Nearly a dozen dynamic companies are already flourishing at this 1,700± acre Park, just **2 miles from I-55** and **1.5 miles from Highway 51**. And today, 300 customizable acres offer an opportunity to tap into synergistic advantages and utility assets assuring the abundance and low rates to hold down operating costs and help profits soar.

- Two runways:
  - 7,500 ft. x 150 ft.
  - 5,000 ft. x 100 ft.
- Weight-bearing capacity:
  - Single wheel: 60,000 lbs.
  - Double wheel: 200,000 lbs.
  - Double tandem: 300,000 lbs.

Source: AirNav



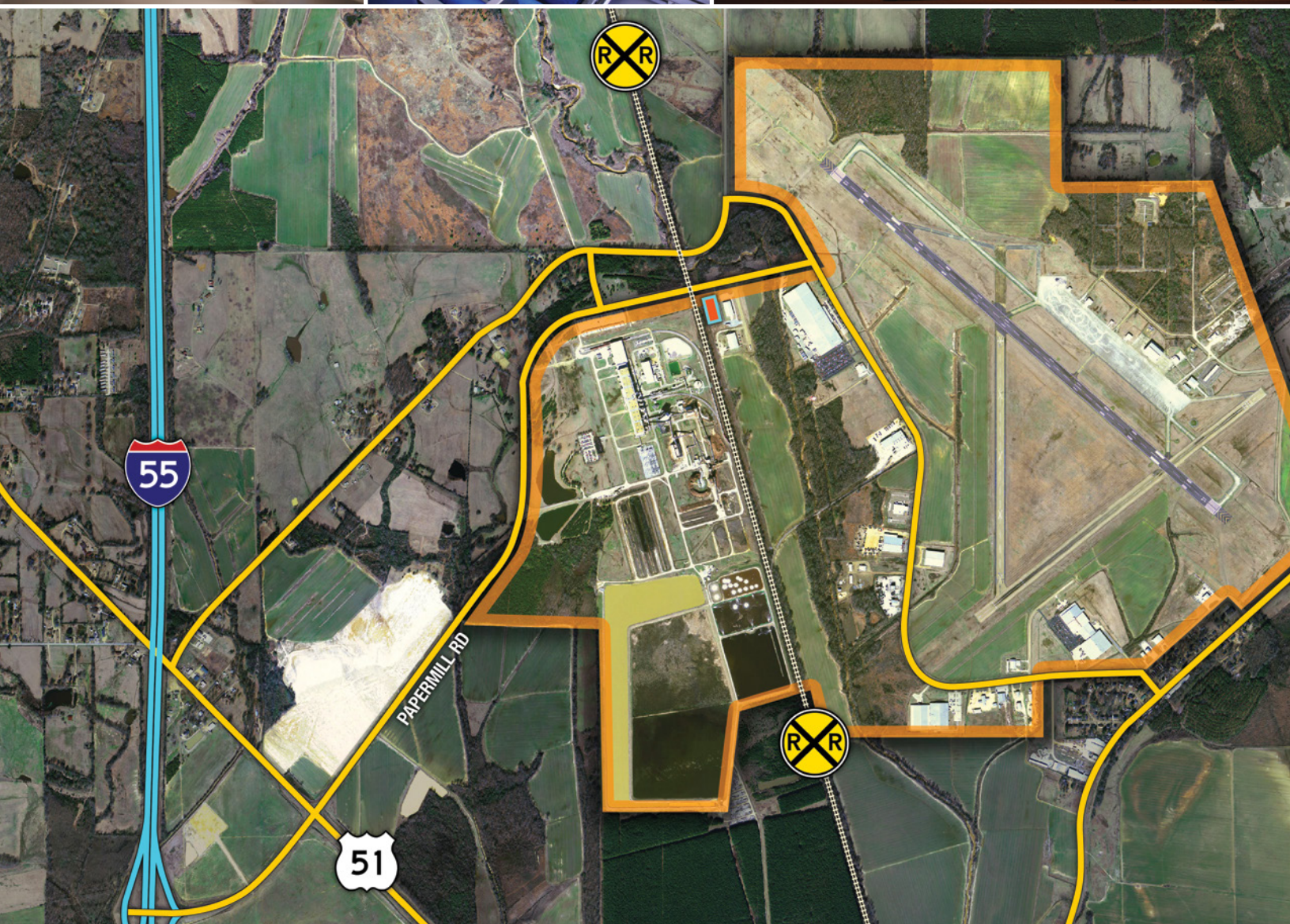
Sealed Air Corporation



WC Plastics, Inc.



Corporate jet accessible



*"Southern Excellence, Global Success"*



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