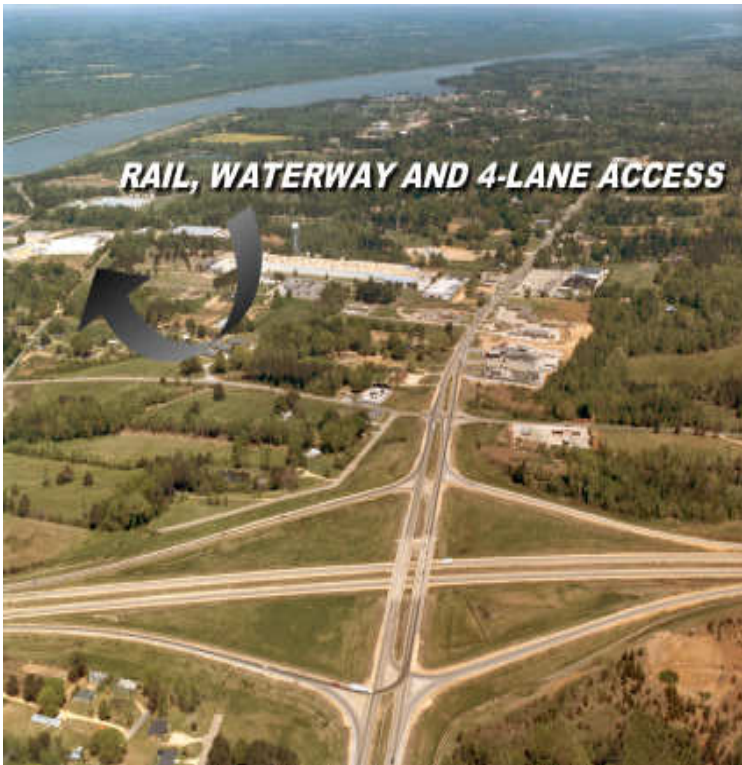




PORT ITAWAMBA INDUSTRIAL PARK

ITAWAMBA COUNTY, MISSISSIPPI

MANUFACTURING | WAREHOUSE | DISTRIBUTION



RAIL, WATERWAY AND 4-LANE ACCESS

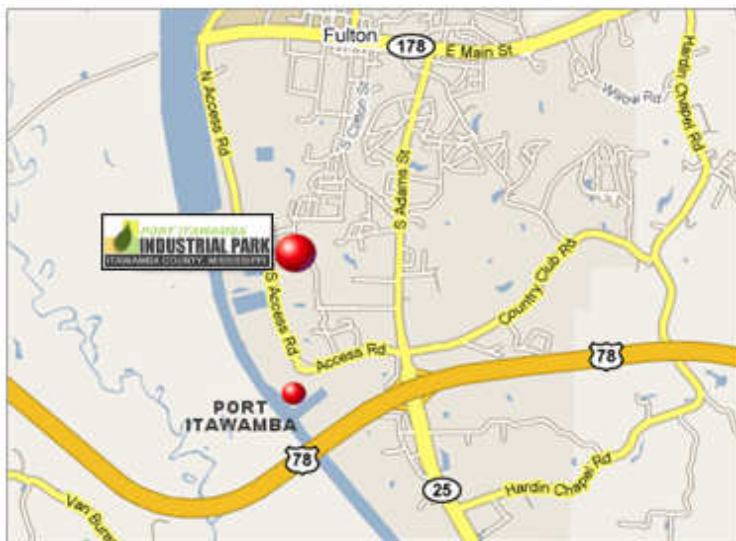
A STATE-OF-THE-ART INDUSTRIAL PARK IN THE HEART OF MISSISSIPPI'S INDUSTRIAL REGION..

A state-of-the-art industrial park located in the heart of northeast Mississippi's industrial region, Port Itawamba Industrial Park is just north of Port Itawamba on the Tennessee-Tombigbee Waterway and adjacent to the Mississippian Railway connecting Fulton to Burlington Northern – Santa Fe, a major Class I railroad. Located less than fifteen minutes east of Tupelo – northeast Mississippi's retail and industrial trade center, Port Itawamba Industrial Park is a prime location for your business.

Located just north of US Highway 78 (Future I-22) Port Itawamba Industrial Park is located halfway between Memphis, Tennessee and Birmingham, Alabama.

Offering many amenities, a wide range of lot sizes are available. For more information about Port Itawamba Industrial Park, contact:

The Itawamba County Development Council
PO Box 577
Fulton, MS 38843
(662) 862-4571
www.itawamba.com



*a prime location for your manufacturing,
warehousing and distribution needs*

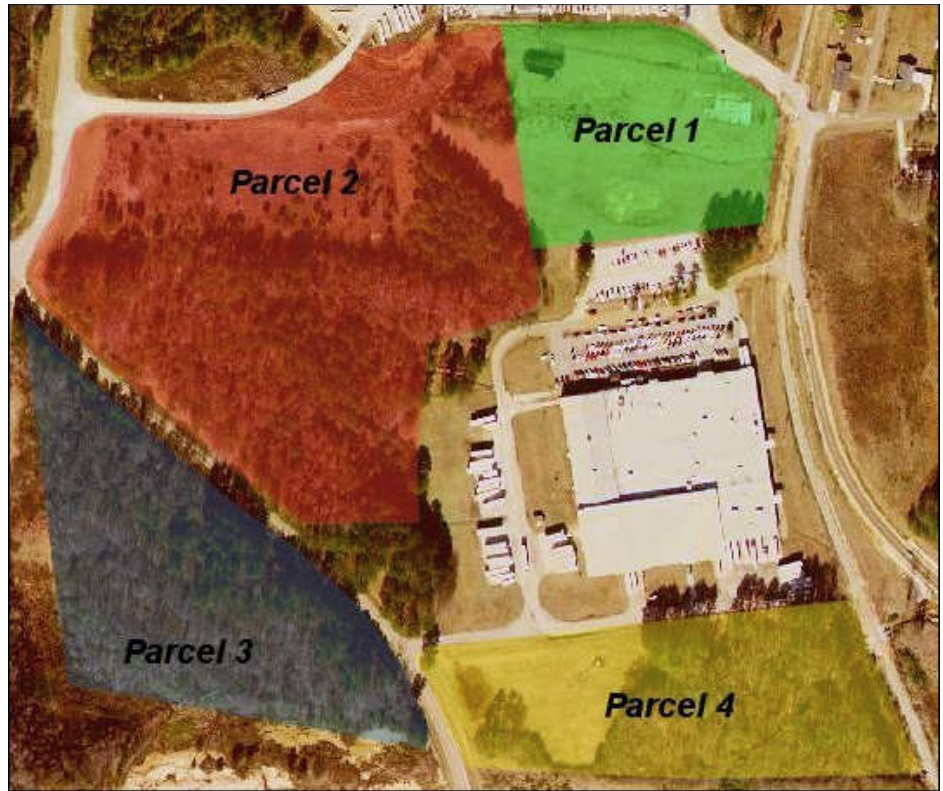


- Parcel 1: 5 acres +/-**
- Parcel 2: 17 acres +/-**
- Parcel 3: 6 acres +/-**
- Parcel 4: 5 acres +/-**

Whatever your needs, we can work in partnership with you to determine your required lot size. Any size from five acres to 45 acres is available for your needs.

Port Itawamba Industrial Park is conveniently located in an ideal municipal setting with all municipal amenities and low municipal and county taxes. Itawamba County has a business-friendly environment offering possibilities of industrial tax exemptions.

Port Itawamba Industrial Park is conveniently situated in northeastern Mississippi in close proximity to most all major southeastern cities and has a direct link to the Gulf of Mexico via the adjacent Tennessee-Tombigbee Waterway



a view of a portion of parcel two



Adjacent to Port Itawamba and the Tennessee-Tombigbee Waterway, connecting Mid-America with the Gulf of Mexico. Port Itawamba Industrial Park has direct access to the Mississippian Railway Cooperative connecting the park with Burlington Northern-Santa Fe, a Class I major railroad

Adjacent to Port Itawamba and Direct Railroad Access

PORT ITAWAMBA INDUSTRIAL PARK FEATURES

Park Features

- Lots available from 5 acres to 45 acres +/-
- Hard surface highway through park
- Adjacent to Port Itawamba and rail service
- 27 miles east of Toyota's new Blue Springs facility

Utilities

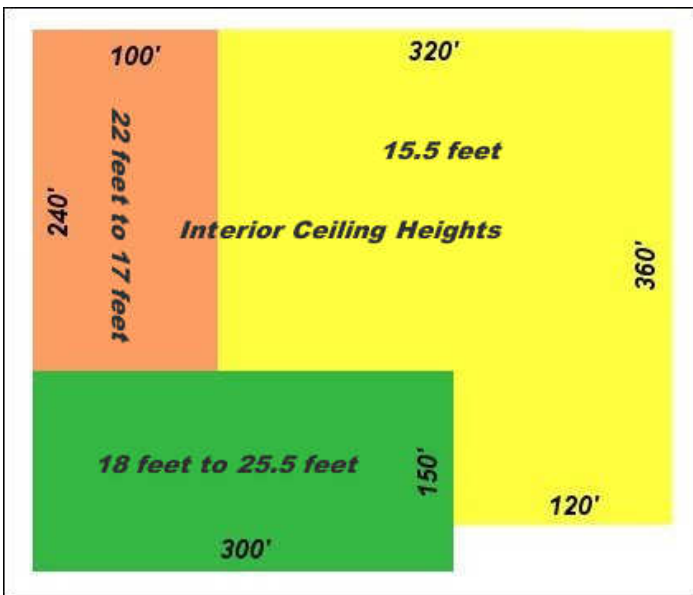
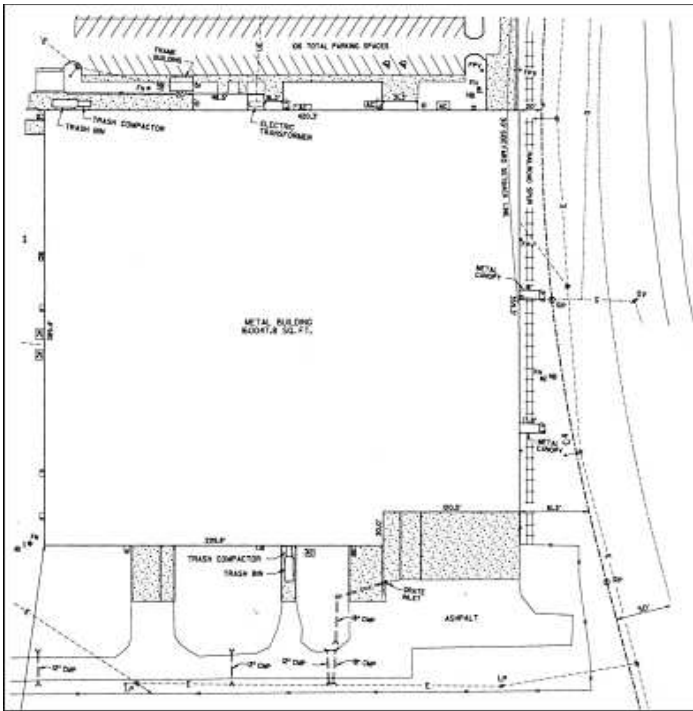
- Water – existing 6" line serving entire park..
- Wastewater – 8" force main
- Electrical Power – 460 volt three-phase service
- Natural Gas – Ex 2" line serving industrial park

Transportation

- Halfway between Memphis, Tennessee and Birmingham, Alabama
- Just north of 4-lane US Highway 78 (future I-22)
- Just west of State Highway 25
- 15.5 miles east of Tupelo Regional Airport
- Adjacent to Tennessee-Tombigbee Waterway
- Direct Access to Mississippian Railway

Existing Industrial Building Available

- Large 160,047.8 square foot building
- Modern office area with attractive entrance
- Large parking lot
- Ready for occupancy



the office entrance to the large existing 160,000 square foot industrial building features an attractive facade and paved sidewalks.





ITAWAMBA COUNTY AT A GLANCE

People

Population:	23,390
Labor Force:	11,250
Job Growth Rate:	12.34%
Unemployment Rate:	11.00%
Median Age:	36.07

Labor Force

Bachelors Degree or higher:	9.86%
High School Degree of higher:	71.35%
White Collar Workers:	55%
Blue Collar Workers:	44%
Universities in Community:	0
Universities in County + 50 miles:	5
Community Colleges in Community:	1
Community Colleges in County + 50 miles:	2

Itawamba County, Mississippi is located in the scenic northeastern hills section of the state. Located just east of Tupelo – northeastern Mississippi's retail and industrial trade center and halfway between Memphis, Tennessee and Birmingham, Alabama, the county's quality of life is unsurpassed in the region.

With top-notch educational facilities, including Itawamba Community College, the county has an excellent work force training program.

The Itawamba Community College five-county district has implemented a tuition guarantee program for high school graduates, including graduates in Itawamba County.

<http://www.icc.cc.ms.us/>

Itawamba County

Mississippi


2009

GENERAL DEMOGRAPHICS

Population: 23,292 Households: 9,085

By Gender		By Age	
Male	50.58%	Age 0-9	12.24%
Female	49.42%	Age 10-20	10.82%
		Age 21-24	4.87%
		Age 25-34	11.83%
		Age 35-44	13.23%
		Age 45-54	13.30%
		Age 55-64	11.45%
		Age 65-74	7.93%
		Age 75+	6.71%

By Race and Ethnicity	
White	82.04%
African American	6.69%
Other	1.28%



CREATE FOUNDATION

LABOR MARKET

Residence Based Amounts	2008	2007	2006	2005	2004	2003
Chilled Labor Force	11,350	10,860	11,060	10,960	10,918	11,620
Unemployed	670	780	780	720	628	630
Unemployment Rate	5.4	7.1	7.1	6.6	5.7	5.4
Employed	10,680	10,080	10,280	10,240	10,290	10,990

Establishment Based Amounts	2008	2007	2006	2005	2004	2003
Manufacturing	1,230	1,270	1,670	1,470	1,408	1,290
Non-manufacturing	4,410	5,170	4,470	4,770	4,058	4,140
Agricultural Forestry, Fishing & Hunting	380	130	130	130	148	110
Mining	40	20	20	20	28	60
Utilities	40	40	40	40	48	40
Construction	230	1,240	780	700	648	770
Wholesale Trade	220	280	270	240	228	210
Retail Trade	610	680	670	650	658	660
Transportation & Warehousing	170	170	130	130	138	140
Information	40	30	30	30	38	10
Finance & Insurance	110	90	100	60	78	60
Real Estate, Rental & Leasing	20	30	20	20	28	20
Professional, Scientific & Technical Services	30	50	20	20	48	30
Management of Companies	0	0	0	0	0	0
Administrative Support & Waste Management	110	130	100	90	68	60
Educational Services	20	0	0	0	0	0
Health Care & Social Assistance	690	690	640	650	528	460
Arts, Entertainment & Recreation	20	30	20	30	48	20
Accommodation & Food Services	260	240	230	230	258	260
Other Services (except public administration)	50	70	40	40	38	50
Government	1,170	1,230	1,230	1,200	1,068	1,130
Education	900	1,050	670	760	618	630
Total Non-agricultural Employment	6,140	6,640	6,080	5,996	5,460	5,430

To download a complete demographics report about Itawamba County, visit the Itawamba County Development Council website at www.itawamba.com.

part of parcel one of Port Itawamba Industrial Park

