



## PROJECT INDUSTRIAL BUILDING REPORT



### Levee Board Building

345 Deaton St., Greenville, MS 38701

33°23'55.79"N / 91° 4'15.23"W

Contact:

Cary Karlson

662.378.3141

ckarlson@wceams.com



# LEVEE BOARD BUILDING

GREENVILLE, WASHINGTON, MS 38701

46,536 Sq Ft • 33°23'55.79"N / 91° 4'15.23"W

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#### PROPERTY ADVANTAGES:

- GAP Incentive Zone
- 100% Tax Exemption on Sales Tax for Natural Gas and Electric Power used in Manufacturing Process
- New Market Tax Credit

#### PROPERTY DESCRIPTION:

- Located in close proximity to rail and port facility, the proper is a prime site for manufacturing and distribution. The Columbus and Greenville Rail Line runs adjacent to the site and a rail spur can be attached.





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WASHINGTON COUNTY  
ECONOMIC ALLIANCE  
A Chamber & Economic Development Partnership  
Mississippi, USA

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## II. AERIAL MAP



### TRANSPORTATION

- Highway Access: 1 mile to US HWY 82/278 (4-lane), and 80 miles to I-55, via US HWY 82
- Distance to Regional Airport: 7 Miles to Greenville Mid-Delta Airport (GLH). Non-stop service to Dallas, TX and Nashville, TN
- Distance to Nearest Port: 2.5 Miles to the Port of Greenville by rail and road
- Distance to Nearest Rail line: The Columbus and Greenville (Class III) rail runs directly adjacent to the eastern property line. Rail spur can be connected to site.



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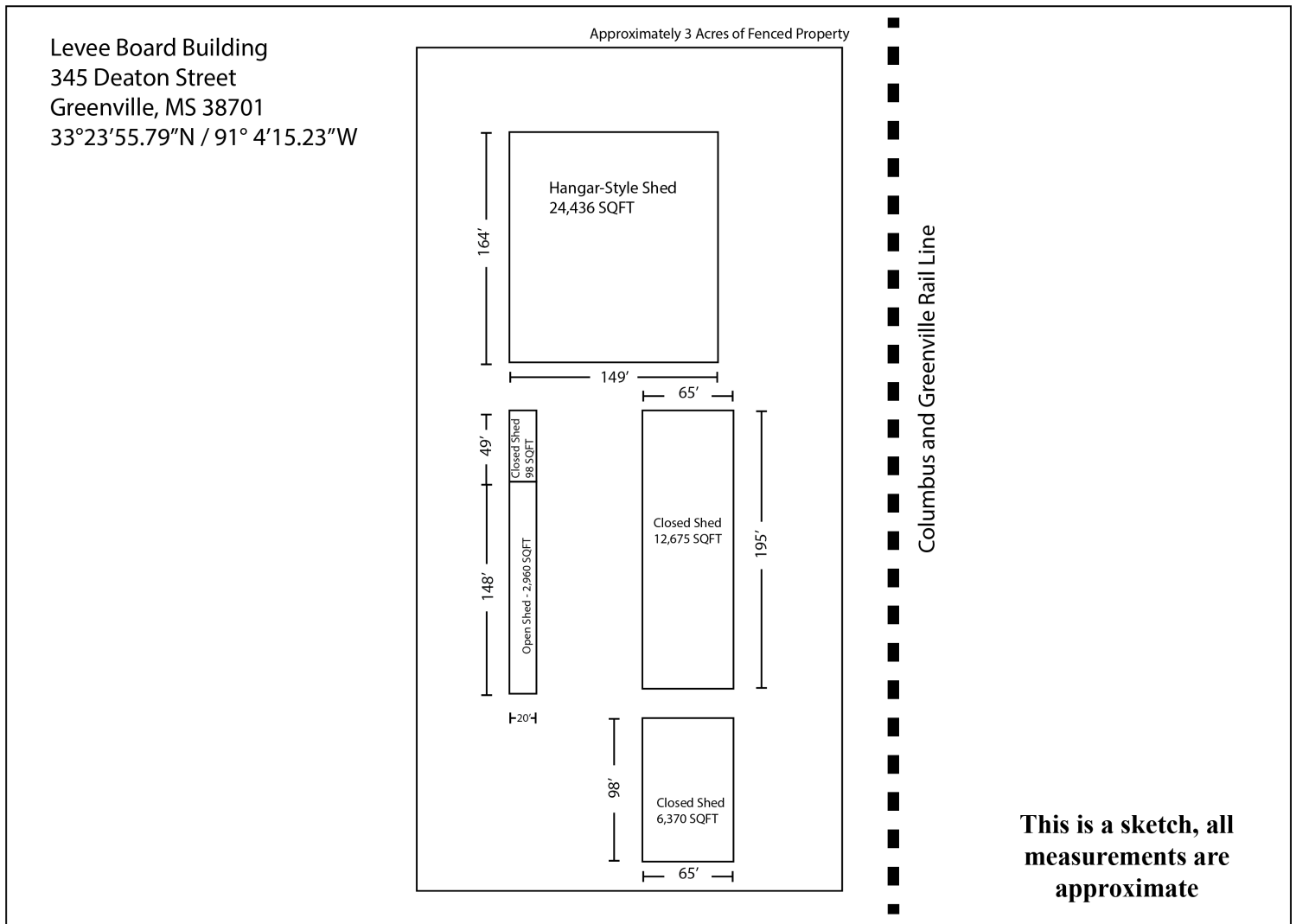
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## III. FLOOR PLAN



TOTAL PROPERTY: 3 ACRES

TOTAL SQFT: 46,536 SQFT

MAIN MANUFACTURING FACILITY SQFT: 24,436 SQFT

OFFICE/STORAGE SQFT: 22,103 SQFT





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## IV. EXTERIOR PHOTOS





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## V. BUILDING DATA

### IDENTITY

- Building Name: Levee Board Building
- Address: 345 Deaton St., Greenville, MS 38701
- Broker: Washington County Economic Alliance
- Contact: Cary Karlson
- Phone: 662-378-3141
- Publicly or Privately Owned: Privately Owned
- Prior Use: Storage/MS Levee Board
- Other Tenants Around Site: Mars Foods, USG Interiors, Bunge Grain

### ZONING/ACREAGE/TOPOGRAPHY

- Zoning Classifications: Industrial
- Acreage: 3
- Acres Available for Growth/Expansion: Yes
- 100 Year Floodplain: No
- Site's Topography: Flat
- Phase 1 Environmental Complete: Yes

### BUILDING SPECIFICATIONS\*

- Construction Type: Steel
- Total Sq. Footage: 46,536
- Manufacturing/Warehouse Sq. Footage: 24,436
- Office/Storage Square Footage: 22,103

### ELECTRIC

- Provider: Entergy
- Transmission Voltage to Location: 13.8 KV
- Is 3 Phase Power Available?: Yes

### NATURAL GAS

- Provider: Atmos
- Currently no service to site. Can be connected to suite client's needs

### TELECOMMUNICATIONS

- Provider: AT&T
- Fiber Available: Yes

### SEWER

- Provider: City of Greenville

### WATER

- Provider: City of Greenville

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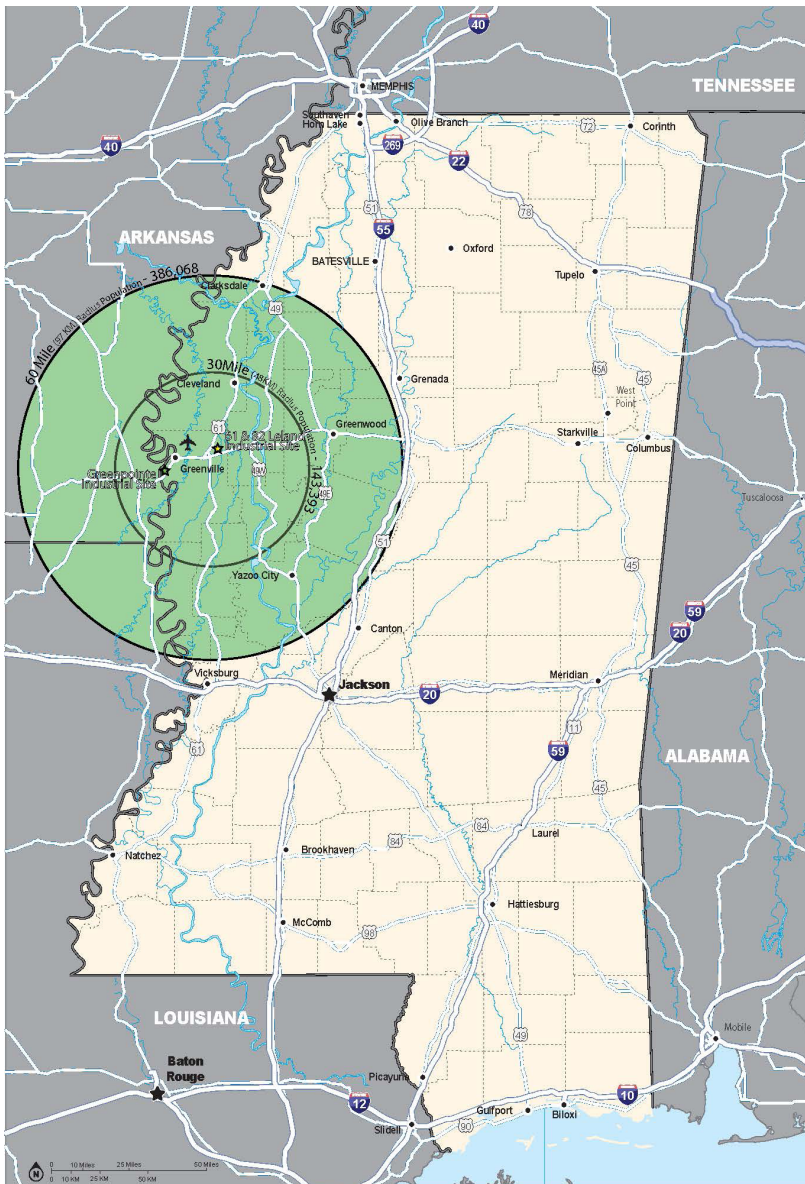
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## VI. WORKFORCE DATA





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# VII. REGIONAL DATA



## REGIONAL MAP - DISTANCE TO MAJOR CITIES

City	Distance	Population
Atlanta, GA	428 Miles	432,427
Baton Rouge, LA	239 Miles	230,136
Birmingham, AL	285 Miles	212,413
Dallas, TX	386 Miles	1.2 Million
Houston, TX	440 Miles	2.1 Million
Jackson, MS	121 Miles	175,561
Little Rock, AR	144 Miles	195,314
Memphis, TN	158 Miles	652,050
Mobile, AL	309 Miles	194,914
New Orleans, LA	289 Miles	360,740
Shreveport, LA	201 Miles	200,975