

Greenpointe Industrial Park



ECONOMIC
DEVELOPMENT

Stokes King Road, Greenville, Mississippi 38701
33.3259, -91.12426

PROPERTY OVERVIEW

Located 2 miles from Greenville, MS, Greenpointe Industrial Park is approximately 800 shovel ready- acres. Zoned Heavy Industrial, the site bolsters multiple transportation capabilities for efficient shipping and receiving.



Acreege

800 Total Acres



Property Type

Heavy Industrial



Ownership

Privately Owned, Under Option



Site Video

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Site Information

- **Total Acres:** 800
- **Total Available:** 248
- **Ownership:** Privately Owned; Under Option
- **Zoning:** Heavy Industrial
- **Previous Use:** Row Crop/Agriculture
- **Topography:** Flat
- **Flood Plain:** No
- **Reports & Surveys Available:** Phase 1 Environmental
- **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 Eligible

Transportation

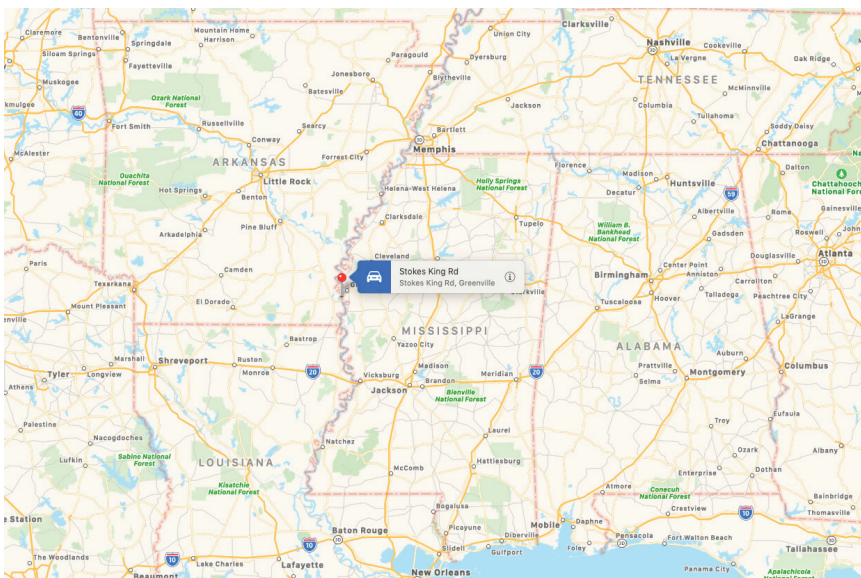
- **Interstate Name:** I-55 (80 miles)
- **Highway Name:** MS Hwy 1 (< 1/2 mile); US Hwy 82/278 (3 miles)
- **Airports:** Greenville Mid-Delta Airport ((GLH) 7 miles); Jackson — Medgar Wiley Evers International Airport ((JAN) 130 miles); Memphis International Airport ((MEM) 155 miles)
- **Port:** Port of Greenville (7 miles)
- **Rail:** 1/2 mile to existing Columbas and Greenville (Class III) rail service; rail can be extended to the site.

Utilities

- **Electric Provider:** Cooperative Energy/Twin County Electric Power Association
- **Transmission Voltage:** 230kV
- **Distance to Nearest Substation:** Adjacent
- **Electric Capacity (without upgrades):** 17MW
- **Natural Gas Provider:** Atmos Energy
- **Gas Main Size:** 4 inch
- **Gas Pressure:** 124 psi
- **Note:** Two 24" natural gas transmission lines run along the eastern edge of the park. A 13" transmission line is located on the opposite side of US Hwy 82. Transport gas can be made available.
- **Water Provider:** City of Greenville
- **Water Main Size:** 12 inch (an elevated water storage tank is also on-site)
- **Sewer Provider:** City of Greenville
- **Sewer Main Size:** 12 inch
- **Telecommunications Provider:** AT&T (fiber is available)

Documents

- **Economic Overview:** Greenpointe Industrial Park 45 minute drive-time
- **Electrical Map**
- **Infrastructure Map**



Contact

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