

# Distribution

## Why Mississippi for Distribution?

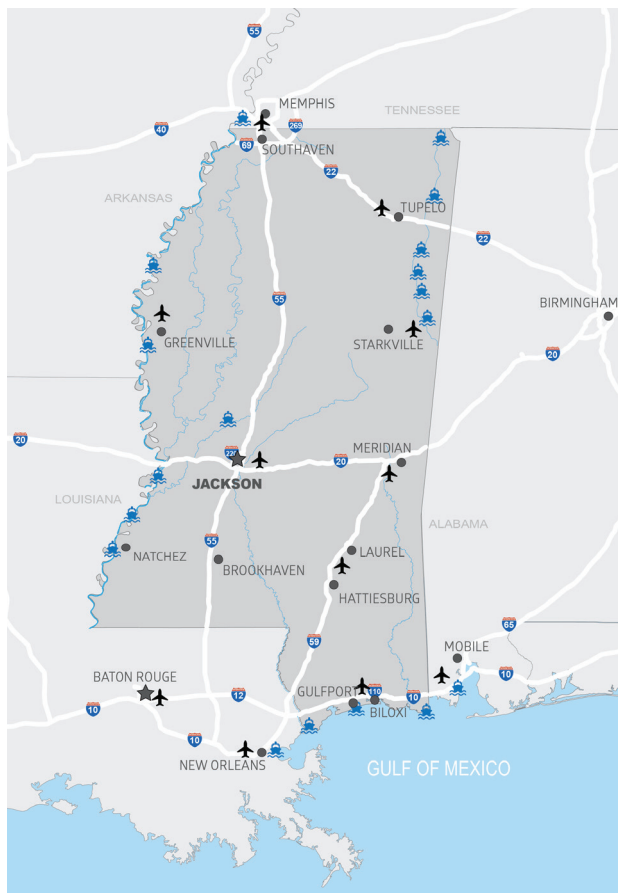
Mississippi's supply chain advantages are all about geography. The busiest cargo airport in the U.S., Memphis International Airport, is five miles north of the Mississippi state line. Mississippi is surrounded by navigable water on three sides. The deep-water ports of Gulfport and Pascagoula consistently rank among the nation's top ports in foreign cargo volume, handling products such as produce, forest/paper products, crude oil, chemicals, apparel, and poultry, among others. Mississippi is bisected by six interstate highways, providing access to 32% of U.S. businesses and major population centers within one day's drive. Whether by land, air, or sea, Mississippi can help your business reach new places.



**Three navigable waterways border Mississippi:** The Mississippi River, the Tennessee-Tombigbee Waterway, and the Gulf of Mexico, all provide access to national and international markets



**Four foreign trade zones** throughout the state offer duty and excise tax benefits



### High Demand Warehousing and Storage Occupations

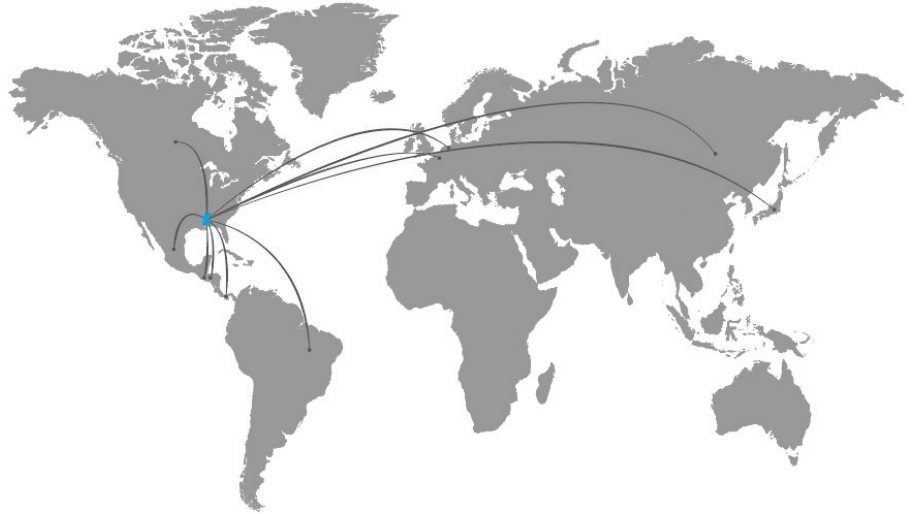
Occupation	Mississippi		
	Employment	Average Annual Wage	National Average Wage
Laborers and Freight, Stock, & Material Movers, Hand	28,550	\$29,000	\$33,700
Industrial Truck and Tractor Operators	8,042	\$33,900	\$39,200
Stock Clerks and Order Fillers	20,953	\$28,400	\$31,000
Packers and Packagers, Hand	4,227	\$24,500	\$29,300
Heavy and Tractor-Trailer Truck Drivers	22,841	\$45,500	\$48,700
Shipping, Receiving, and Traffic Clerks	6,585	\$33,500	\$37,200
First Line Supervisors of Transportation and Material Moving Workers	4,525	\$51,700	\$58,300
Customer Service Representatives	18,165	\$29,800	\$38,500
Light Truck Drivers	8,920	\$36,200	\$41,100
Maintenance and Repair Workers, General	12,850	\$34,000	\$43,800
First-Line Supervisors of Office and Administrative Support Workers	11,302	\$48,700	\$62,000

Source: JobsEQ, Data as of 2021Q1

In 2020, Mississippi businesses exported \$10.2+ billion of goods across the world. The top exported commodities include petroleum, cotton, pigments, medical instruments and devices, light oils, chemical woodpulp, and motor vehicles.

## Top Export Countries:

1. Canada
2. Mexico
3. China
4. Panama
5. Belgium
6. The Netherlands
7. Honduras
8. Brazil
9. Guatemala
10. Japan



## Incentives

New or expansion projects investing more than \$60 million may qualify for a **fee-in-lieu of property taxes**. The negotiated fee may be awarded for up to 10 years, but cannot be less than one-third of the property tax levy. For projects with new investment less than \$60 million, a **standard property tax exemption** may be available. The exemption may be awarded for up to 10 years, and reduces a portion of taxes, excluding school taxes.

A **Free Port Warehouse Property Tax Exemption** may be granted by local governing authorities on personal property that is being held and stored prior to transport to a final destination outside the state. The exemption can be granted in perpetuity of the project.

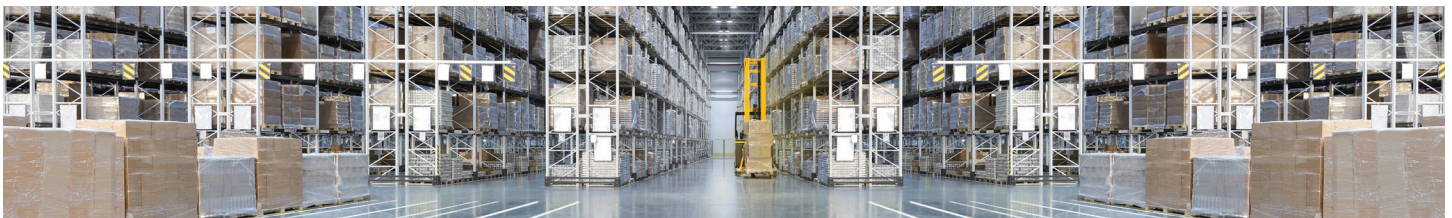
## Research and Development Partner

The University of Southern Mississippi Center for Logistics, Trade, and Transportation

- Logistics and supply chain modeling
- Infrastructure security and hazards
- Geographic information systems (GIS) analysis
- Transportation systems evaluation
- Freight-based economic development
- Economic impact of transportation
- Training and simulation with collaborative virtual reality environments
- Visualization and human-centered computing for logistics



THE UNIVERSITY OF  
SOUTHERN  
MISSISSIPPI



For more information on the distribution and logistics industry in Mississippi, contact a Cooperative Economic Development team member or visit [www.CooperativeEnergy.com](http://www.CooperativeEnergy.com)



ECONOMIC  
DEVELOPMENT



# Distribution Property Spotlight

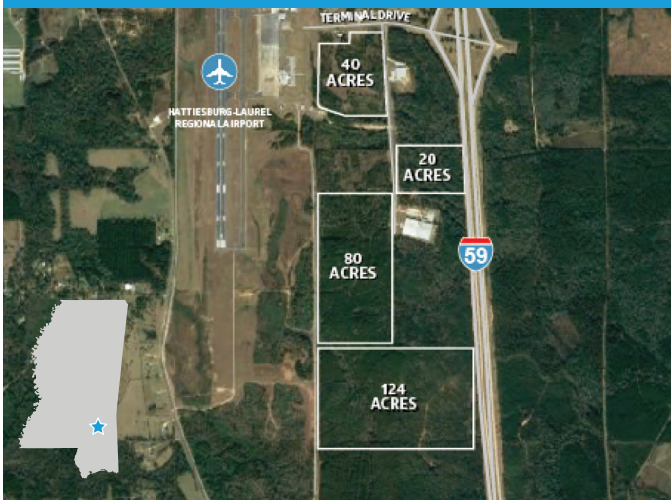
## LINBROOK INDUSTRIAL PARK



Located midway between New Orleans, Louisiana, and Jackson, Mississippi, the Linbrook Business Park is in Brookhaven, Mississippi. The 400-acre industrial park has large greenfield parcels available for development as well as two state of the art industrial buildings. A carbon dioxide line is located within the industrial park.

- New Market Tax Credit and Opportunity Zone eligible
- Available buildings:
  - » Brookhaven Spec Building #2:
    - 50,000 SF expandable to 150,000 SF
    - Year built: 2021
    - Column Spacing: 50' x 125'
  - » Keystone Building:
    - 54,000 SF expandable to 200,000 SF
    - Year built: 2017
    - Full HVAC, built out office space and restrooms
    - 6" reinforced floor

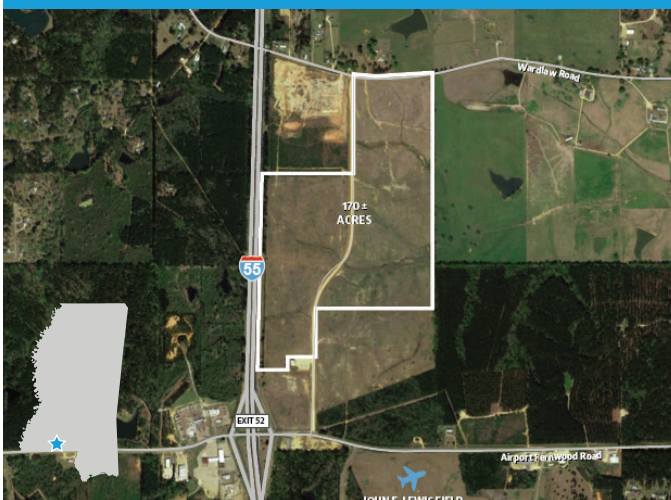
## I-59 SUPPLY CHAIN PARK



Located adjacent to Interstate 59 between Laurel and Hattiesburg, Mississippi, the I-59 Supply Chain Park offers a light industrial setting with interstate frontage. It is publicly owned, and all utilities are located within the park.

- Parcels: 20 – 124 developable acres
- All environmental studies complete
- Current tenants – Flowers Foods, Ashley Furniture, Notrax
- 124 acre site is cleared
- Located in one of the fastest growing metro areas in the region

## GATEWAY INDUSTRIAL PARK



The Gateway Industrial Park is a 170 ± acre site located in Pike County, Mississippi, approximately three miles south of the city of McComb. This publicly owned site has Interstate 55 frontage and is New Markets Tax Credit and Opportunity Zone eligible.

- All 170 acres cleared
- All environmental due diligence complete
- Approximately 90 miles from four metropolitan areas: Baton Rouge, La., New Orleans, La., Jackson, Miss., and Hattiesburg, Miss.