



PROJECT INDUSTRIAL BUILDING REPORT



Cascio #11 Building

860 MS HWY 1 North, Greenville, MS 38703

33°25'17.44"N/ 91° 2'21.31"W

Contact:

Cary Karlson

662.378.3141

ckarlson@wceams.com



CASCIO #11 BUILDING

GREENVILLE, WASHINGTON, MS 38701

23,000 Sq Ft • 33°25'17.44"N/ 91° 2'21.31"W

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PROPERTY ADVANTAGES:

- MULTIPLE TAX EXEMPTIONS FOR CREATION OF 10 JOBS MINIMUM
- 100% TAX EXEMPTION OF SALES/USE FOR NATURAL GAS AND ELECTRICITY USED IN MANUFACTURING PROCESS
- NEW MARKET TAX CREDIT ELIGIBLE

PROPERTY DESCRIPTION

- LOCATED ON MS HWY 1 NORTH IN GREENVILLE, MS, THE CASCIO #11 BUILDING IS A PRIME LOCATION FOR MANUFACTURING, STORAGE, AND DISTRIBUTION



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II. AERIAL MAP



TRANSPORTATION

- Highway Access: Property located on MS HWY 1; 1 mile to US HWY 82/278 (4-lane); 80 miles to I-55
- Distance to Regional Airport: 5 Miles to Greenville Mid-Delta Airport (GLH). Non-stop service to Dallas, TX and Nashville, TN
- Distance to Nearest Port: 7 Miles to the Port of Greenville
- Distance to Nearest Rail line: 250 yards from property to Columbus and Greenville (Class III) rail service



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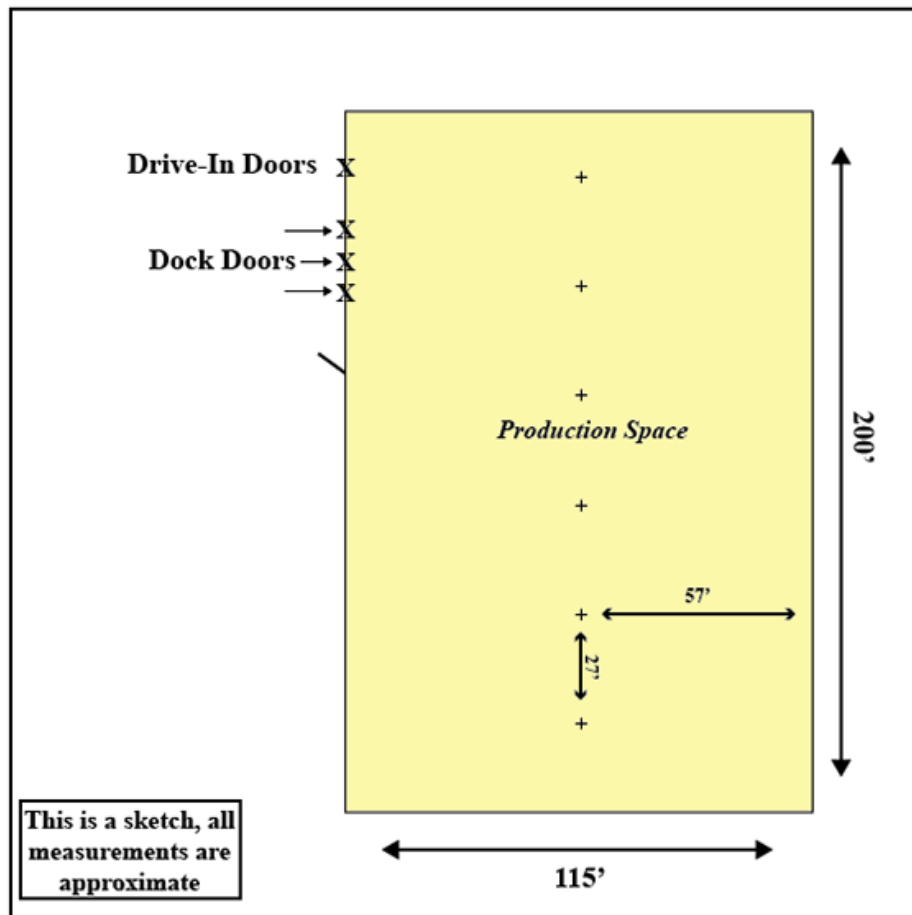
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III. FLOOR PLAN



- Total Sq. Footage: 23,000
- Manufacturing/Warehouse Sq. Footage: 23,000
- Ceiling Height (Peak): 21'
- Ceiling Height (Eaves): 17'
- Column Spacing: 57' x 27'
- Floor Thickness: 6
- # of Tailgate Loading Docks: 3
- # of Drive-In Dock Doors: 1



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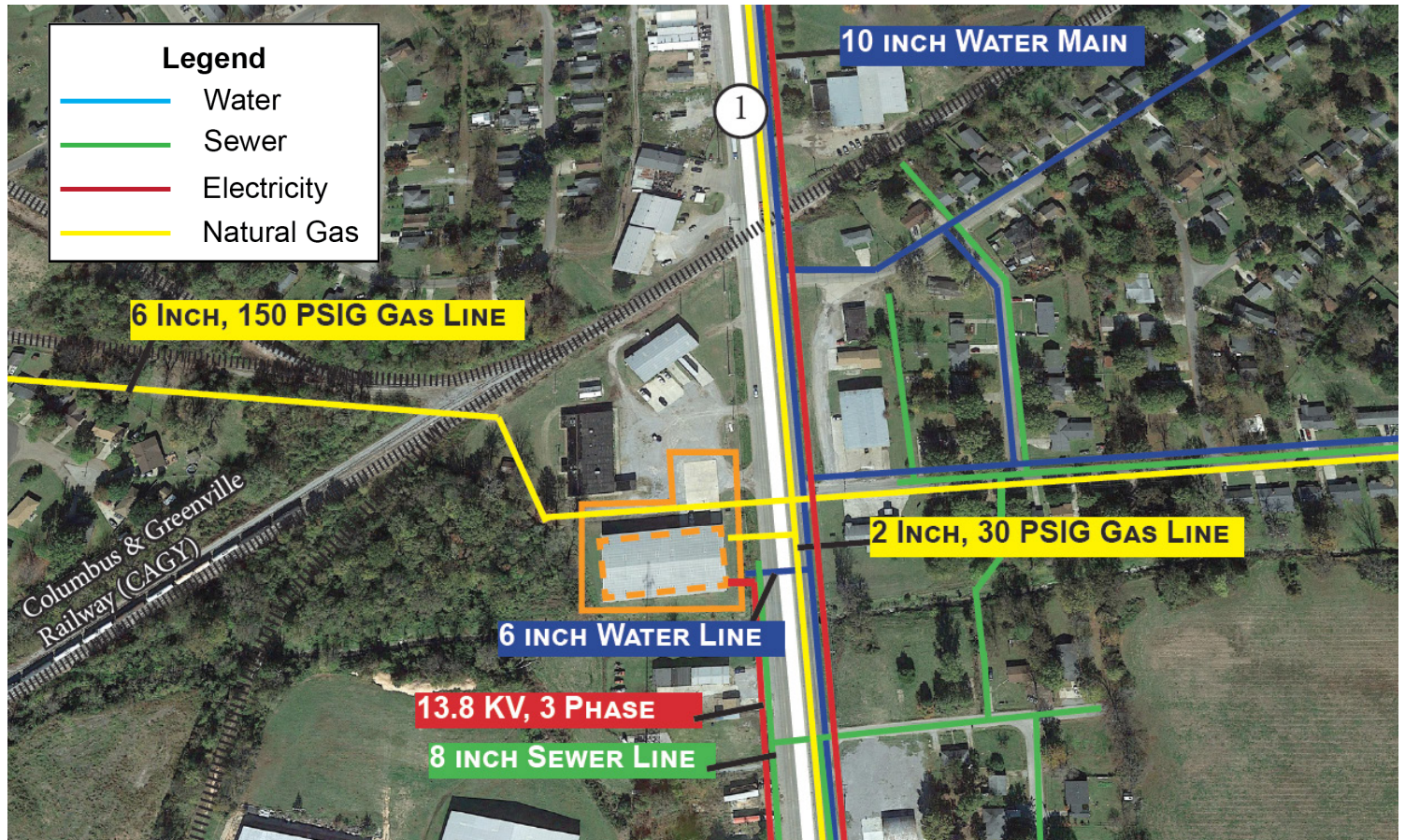
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IV. UTILITY MAP



ELECTRIC

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

NATURAL GAS

- Provider: Atmos
- Gas Main Size: 2 inch
- Gas Pressure: 30 psi

TELECOMMUNICATIONS

- Provider: AT&T and Inline
- Fiber Available: Yes

SEWER

- Provider: City of Greenville
- Sewer Main Size: 8 inch

WATER

- Provider: City of Greenville
- Water Main Size: 6 inch



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

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V. EXTERIOR PHOTOS





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VI. INTERIOR PHOTOS





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VII. BUILDING DATA

IDENTITY

- Building Name: Cascio #11 Building
- Address: 860 MS HWY 1 N, Greenville, MS 38703
- Broker: Washington County Economic Alliance
- Contact: Cary Karlson
- Phone: 662-378-3141
- Publicly or Privately Owned: Privately Owned
- Prior Use: Storage
- Other Tenants Around Site: Mars Food North America, USG Interiors Inc., Bunge

ZONING/ACREAGE/TOPOGRAPHY

- Zoning Classifications: Industrial
- Acreage: 1.3
- Acres Available for Growth/Expansion: Yes
- 100 Year Floodplain: No
- Site's Topography: Flat
- Minimum Elevation (Ft Above Sea Level): 117
- Maximum Elevation (Ft Above Sea Level): 123
- Phase 1 Environmental Complete: Yes

BUILDING SPECIFICATIONS²

- Construction Type: Steel
- Total Sq. Footage: 23,000
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- Ceiling Height (Peak): 21'
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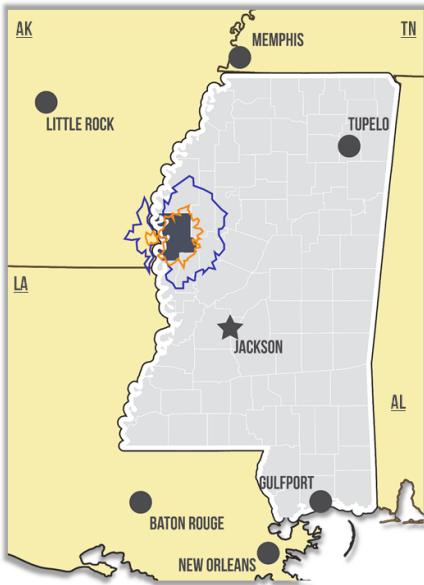
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VIII. WORKFORCE DATA



	Washington County, MS	30-Minute Drive Time	60-Minute Drive Time	USA
Population	48,824	135,888	263,827	
Labor Force	21,334	55,577	105,957	
Median Age	36	36	36	37
Bachelor's Degree or Higher, 24-64	18.10%	17.20%	16.50%	31.80%
Median Household Income	\$28,452	\$27,733	\$29,041	\$55,322
Mean Commute Time (Minutes)	16.2	18	19	26
Cost of Living	80.3	79	81	100
Union Rate	5.70%	5.60%	5.50%	10.7



Source: JobsEQ - Data as of 2Q2018

JOB TRAINING TO FIT YOUR NEEDS

While Mississippi ranks #1 in competitive cost for labor, quality is what brings industry to our state and to our county. Here in Washington County, your operation will reap the gains of the powerhouse partnership between the Washington County's Workforce Investment Network (WIN) Jobs Center and Mississippi Delta Community College (MDCC) Charles C. Capps Technology Center.

Whether you have a well vetted curriculum or need one located or developed, your specifications are the driving force behind the Capps Center training. When Mars Foods expanded its production lines with new, cutting-edge equipment in 2007 and 2011, MDCC and Capps made the difference. As Renea M. Weathington, Mars Foods North America human resources manager noted, MDCC and Capps training "has positively impacted machine/process downtime, improved production capabilities, quality, and reduced waste." Furthermore, in October 2014, Mars Foods announced its third expansion, a \$31 million project which increased capacity and included a state-of-the-art Research and Development Application Center to support the company's global innovation efforts.

Washington County is a CERTIFIED ACT WorkReady Community. The County was the 2nd county in MS to become certified. The ACT NCRC Career Testing along with manufacturing training has helped Washington County lead workforce training in the state.

WASHINGTON COUNTY
ACT WORKKEYS NATIONAL CAREER READINESS CERTIFICATE [NCRC]

WORKFORCE		TOTAL NCRC	BRONZE NCRC	SILVER NCRC	GOLD NCRC	PLATINUM NCRC	NCRC PLUS
Emerging	High School	360	116	210	+	+	0
	College	107	29	65	+	+	0
Current	Private	247	74	145	+	+	0
	Public	300	97	185	18	0	0
Transitioning	Adult Education	37	18	18	+	+	0
	Unemployed	846	346	442	+	+	+
	Recent Veteran	+	+	+	0	0	0
	Workforce category not identified	0	0	0	0	0	0
Totals		1898	680	1066	147	5	+

The table above is a detailed breakdown of the same ACT WorkKeys NCRC data presented in the upper right box on this page and represents ACT WorkKeys NCRCs earned or improved throughout the community. All ACT WorkKeys NCRC data is updated monthly.

+ Value less than 4



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IX. 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



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X. COMMUNITY DATA



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