



PROJECT  
INDUSTRIAL BUILDING REPORT

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

## Port Industrial Building

1925 Harbor Front Road, Greenville, MS 38701

33°22'13.33"N/ 91° 5'40.12"W

Contact:

Cary Karlson

662.378.3141

ckarlson@wceams.com



# PORT INDUSTRIAL BUILDING

GREENVILLE, WASHINGTON, MS 38701

144,866 Sq Ft • 33°22'13.33"N/ 91° 5'40.12"W

### TABLE OF CONTENTS

- I. Cover Sheet
- II. Aerial Map
- III. Floor Plan
- IV. Utility Map
- V. Exterior Photos
- VI. Interior Photos
- VII. Building Data
- VIII. Workforce Data
- IX. Regional Data
- X. Community Data

### PROPERTY ADVANTAGED

- Tax Exemptions with Creation of at least 10 jobs
- 100% Tax Exemption on Sales Tax for Natural Gas and Electric Power used in Manufacturing Process

### PROPERTY DESCRIPTION

- The Port Industrial Building is located at the Port of Greenville. The site is served with a double spur by the Columbus and Greenville Railway.



## Port Industrial Building

1925 Harbor Front Road, Greenville, MS 38701

33°22'13.33"N/ 91° 5'40.12"W

Contact:

Cary Karlson

662.378.3141

ckarlson@wceams.com

## II. AERIAL MAP



### TRANSPORTATION

- Highway Access: Property is less than one mile to US HWY 82/278 (4 lane) and 80 miles to I-55 via US HWY 82
- Distance to Regional Airport: 13 Miles to Greenville Mid-Delta Airport (GLH). Non-stop service to Dallas, TX and Nashville, TN
- Distance to Nearest Port: Site located at the Port of Greenville
- Distance to Nearest Rail line: The site has a spur and is served by the Columbus and Greenville Railway.



## Port Industrial Building

1925 Harbor Front Road, Greenville, MS 38701

33°22'13.33"N/ 91° 5'40.12"W

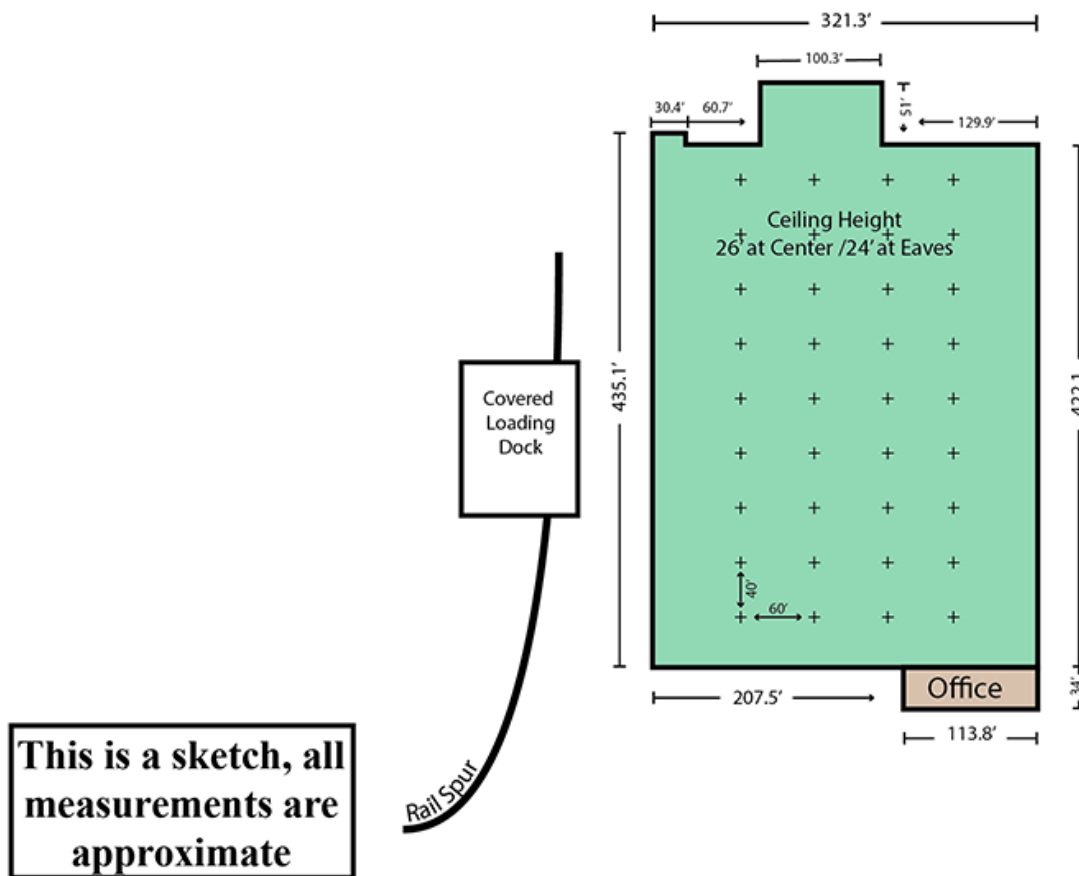
Contact:

Cary Karlson

662.378.3141

ckarlson@wceams.com

# III. FLOOR PLAN



- Total Sq. Footage: 144,866
- Manufacturing/Warehouse Sq. Footage: 140,827
- Ceiling Height (Peak): 26'
- Ceiling Height (Eaves): 24'
- Column Spacing: 60' x 40'
- Floor Thickness: 6
- # of Tailgate Loading Docks: 2
- # of Drive-In Dock Doors: 10



## Port Industrial Building

1925 Harbor Front Road, Greenville, MS 38701

33°22'13.33"N/ 91° 5'40.12"W

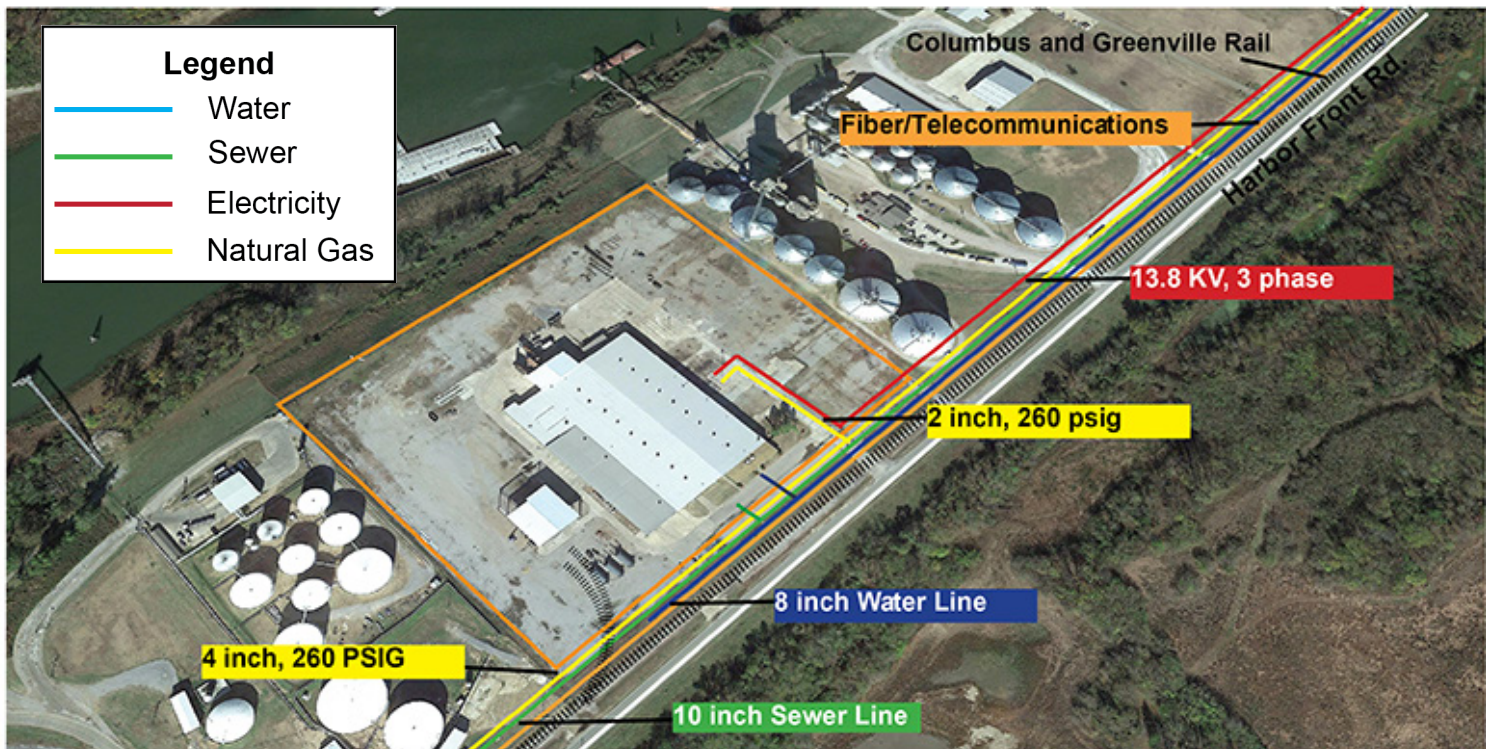
Contact:

Cary Karlson

662.378.3141

ckarlson@wceams.com

# 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: 260 psi

### TELECOMMUNICATIONS

- Provider: AT&T
- Fiber Available: Yes

### SEWER

- Provider: City of Greenville
- Sewer Main Size: 10 inch

### WATER

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



PROJECT  
INDUSTRIAL BUILDING REPORT

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

**Port Industrial Building**

1925 Harbor Front Road, Greenville, MS 38701

33°22'13.33"N/ 91° 5'40.12"W

Contact:

Cary Karlson

662.378.3141

ckarlson@wceams.com

## V. EXTERIOR PHOTOS





PROJECT  
INDUSTRIAL BUILDING REPORT

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

**Port Industrial Building**

1925 Harbor Front Road, Greenville, MS 38701

33°22'13.33"N/ 91° 5'40.12"W

Contact:

Cary Karlson

662.378.3141

[ckarlson@wceams.com](mailto:ckarlson@wceams.com)

---

---

## VI. INTERIOR PHOTOS





## Port Industrial Building

1925 Harbor Front Road, Greenville, MS 38701

33°22'13.33"N/ 91° 5'40.12"W

Contact:

Cary Karlson

662.378.3141

ckarlson@wceams.com

# VII. BUILDING DATA

### IDENTITY

- Building Name: Port Industrial Building
- Address: 1925 Harbor Front Rd, Greenville, MS
- Broker: Washington County Economic Alliance
- Contact: Cary Karlson
- Phone: 662-378-3141
- Publicly or Privately Owned: Publicly Owned
- Prior Use: Frac Sand Operation
- Other Tenants Around Site: Mississippi Marine, Farmer's Grain Terminal, Paducah Rigging

### ZONING/ACREAGE/TOPOGRAPHY

- Zoning Classifications: Industrial
- Acreage: 20
- Acres Available for Growth/Expansion: Yes
- 100 Year Floodplain: No
- Site's Topography: Flat
- Minimum Elevation (Ft Above Sea Level): 156
- Maximum Elevation (Ft Above Sea Level): 160
- Phase 1 Environmental Complete: Yes

### BUILDING SPECIFICATIONS\*

- Total Sq. Footage: 144,866
- Manufacturing/Warehouse Sq. Footage: 140,827
- Ceiling Height (Peak): 26'
- Ceiling Height (Eaves): 24'
- Column Spacing: 60' x 40'
- Floor Thickness: 6
- # of Tailgate Loading Docks: 2
- # of Drive-In Dock Doors: 10

### 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: 260 psi

### TELECOMMUNICATIONS

- Provider: AT&T
- Fiber Available: Yes

### SEWER

- Provider: City of Greenville
- Sewer Main Size: 10 inch

### WATER

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

### TRANSPORTATION

- Highway Access: Property is less than one mile to US HWY 82/278 (4 lane) and 80 miles to I-55 via US HWY 82
- Distance to Regional Airport: 13 Miles to Greenville Mid-Delta Airport (GLH). Non-stop service to Dallas, TX and Nashville, TN
- Distance to Nearest Port: Site located at the Port of Greenville
- Distance to Nearest Rail line: The site has a spur and is served by the Columbus and Greenville Railway.



## Port Industrial Building

1925 Harbor Front Road, Greenville, MS 38701

33°22'13.33"N/ 91° 5'40.12"W

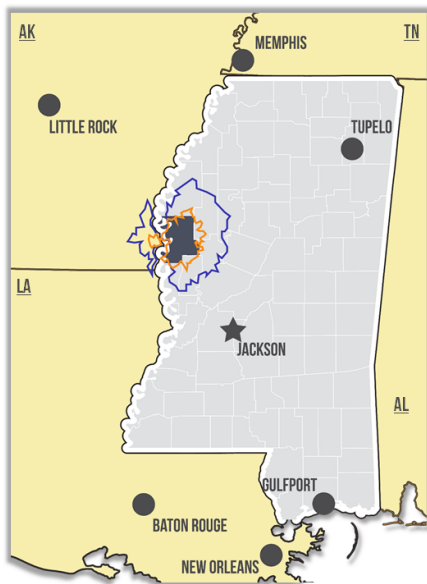
Contact:

Cary Karlson

662.378.3141

ckarlson@wceams.com

# 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
<b>Totals</b>		<b>1898</b>	<b>680</b>	<b>1066</b>	<b>147</b>	<b>5</b>	<b>+</b>

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





## Port Industrial Building

1925 Harbor Front Road, Greenville, MS 38701

33°22'13.33"N/ 91° 5'40.12"W

Contact:

Cary Karlson

662.378.3141

ckarlson@wceams.com

# 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



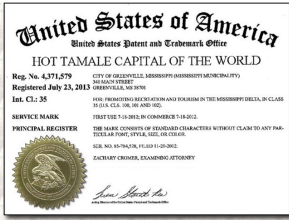
**Port Industrial Building**  
1925 Harbor Front Road, Greenville, MS 38701  
33°22'13.33"N/ 91° 5'40.12"W

Contact:  
Cary Karlson  
662.378.3141  
ckarlson@wceams.com

# X. COMMUNITY DATA



2018 DELTA HOT TAMALES FESTIVAL  
OCTOBER 18-20



IT'S EASY TO TELL OUR STORY  
WHEN IT'S BEING WRITTEN  
BEFORE OUR EYES

#OURSTORYWASHCOMS



IT'S EASY TO TELL OUR STORY  
WHEN IT'S BEING WRITTEN  
BEFORE OUR EYES

#OURSTORYWASHCOMS



IT'S EASY TO TELL OUR STORY  
WHEN IT'S BEING WRITTEN  
BEFORE OUR EYES

#OURSTORYWASHCOMS

IT'S EASY TO TELL OUR STORY  
WHEN IT'S BEING WRITTEN  
BEFORE OUR EYES

#OURSTORYWASHCOMS