

Land Here, Lead Here

GREENVILLE * ARCOLA * HOLLANDALE * LELAND * METCALF



WASHINGTON COUNTY ECONOMIC ALLIANCE

A Chamber & Economic Development Partnership

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61 & 82 Leland Industrial Park

33°19'55.70"N, 91° 8'12.06"W



Site Description

- Located in Leland, MS, north of the intersection of US Hwy 82 and US Hwy 61
- +/- 495 acres total are available
- Phase 1(east side)
+/- 195 acres
- Phase 2(west side)
+/- 300 acres
- Property can be configured to the client's building requirements
- Washington County Economic Alliance has option on the land

61 & 82 Leland Industrial Park

33°19'55.70"N, 91° 8'12.06"W



Phase 1

Phase 2

82

61

61 & 82 Leland Industrial Park

Nearby Facilities

KNU Furniture



Phase 1

Phase 2

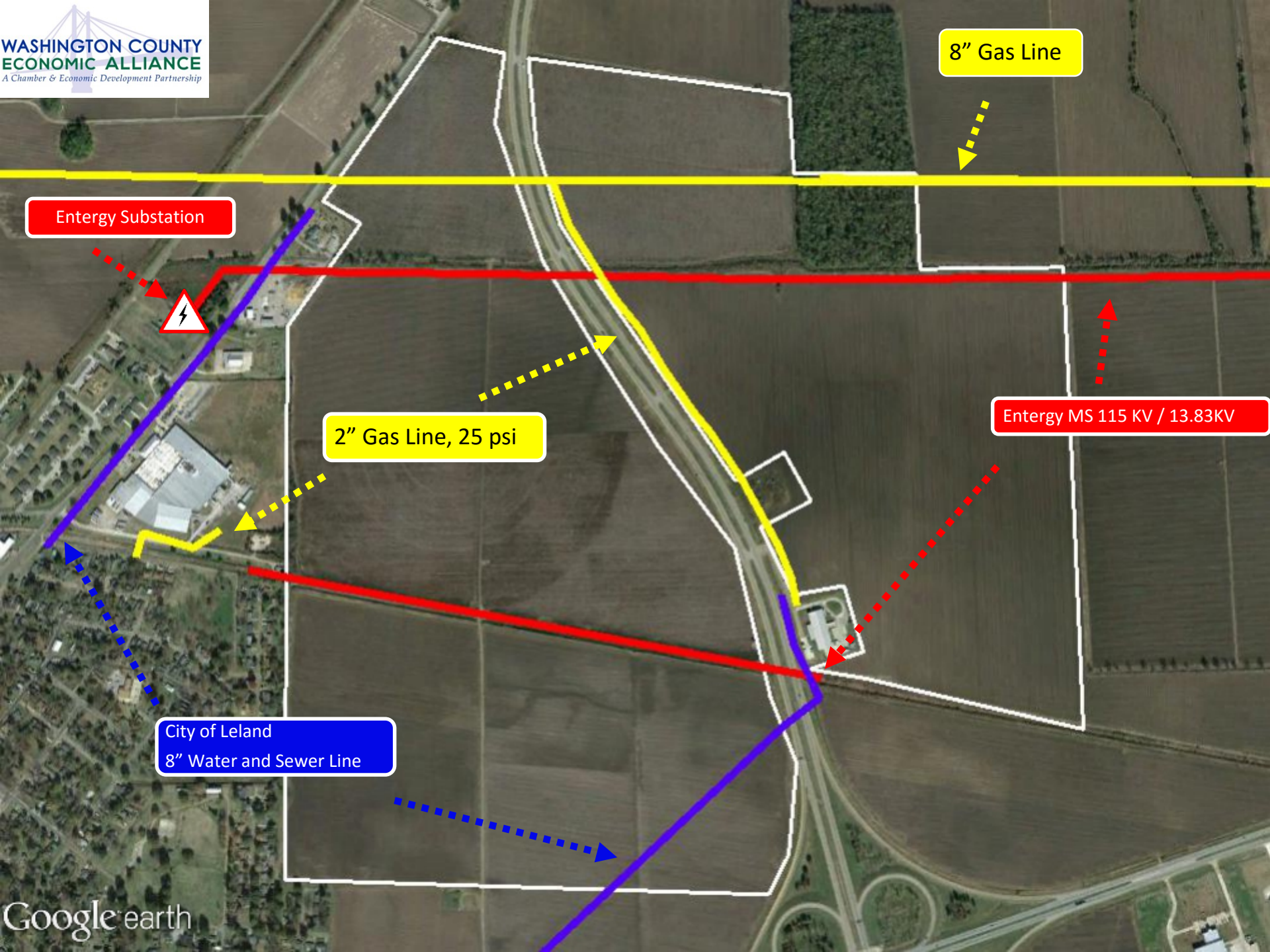
Crop Production Services, Inc.

Pepsi Americas



Michell Distributing Co.





Entergy Substation



8" Gas Line

2" Gas Line, 25 psi

Entergy MS 115 KV / 13.83KV

City of Leland
8" Water and Sewer Line

61 & 82 Leland Industrial Park

Utility Map

Electrical

- Electrical Service provided by Entergy Mississippi
- 115 KV Transmission and 13.8KV Distribution currently available
- Nearest substation is < 1 mile to the east of park.

Gas

- Gas service provided by Atmos Energy
- A 2" line operating at 25 psi is currently in place and any upgrades are easily achievable to supply more gas to this site, if needed.
- An 8" line crosses the northern portion of the park.

Water

- Water service is provided by the City of Leland
- An 8" water line currently serves the site

Sewer

- Sewage service provided by the City of Leland
- An 8" line currently serves the site.

Telecommunications

- Telecommunication service provided by AT&T

61 & 82 Leland Industrial Park Transportation Map

Road Access:

- Adjacent to US Hwy 82 (80,000 lb.)
 - 4 Lane Access East/West w/ Bridge over Mississippi River
 - 74 miles east to Interstate-55
- Adjacent to US Hwy 61(80,000 lb.)
 - North-South
 - 80 miles south to Interstate-20

Port Access:

- 16 miles west by road to Port of Greenville

Airport Access:

- 17 miles by road to Greenville Mid-Delta Airport

Rail Access:

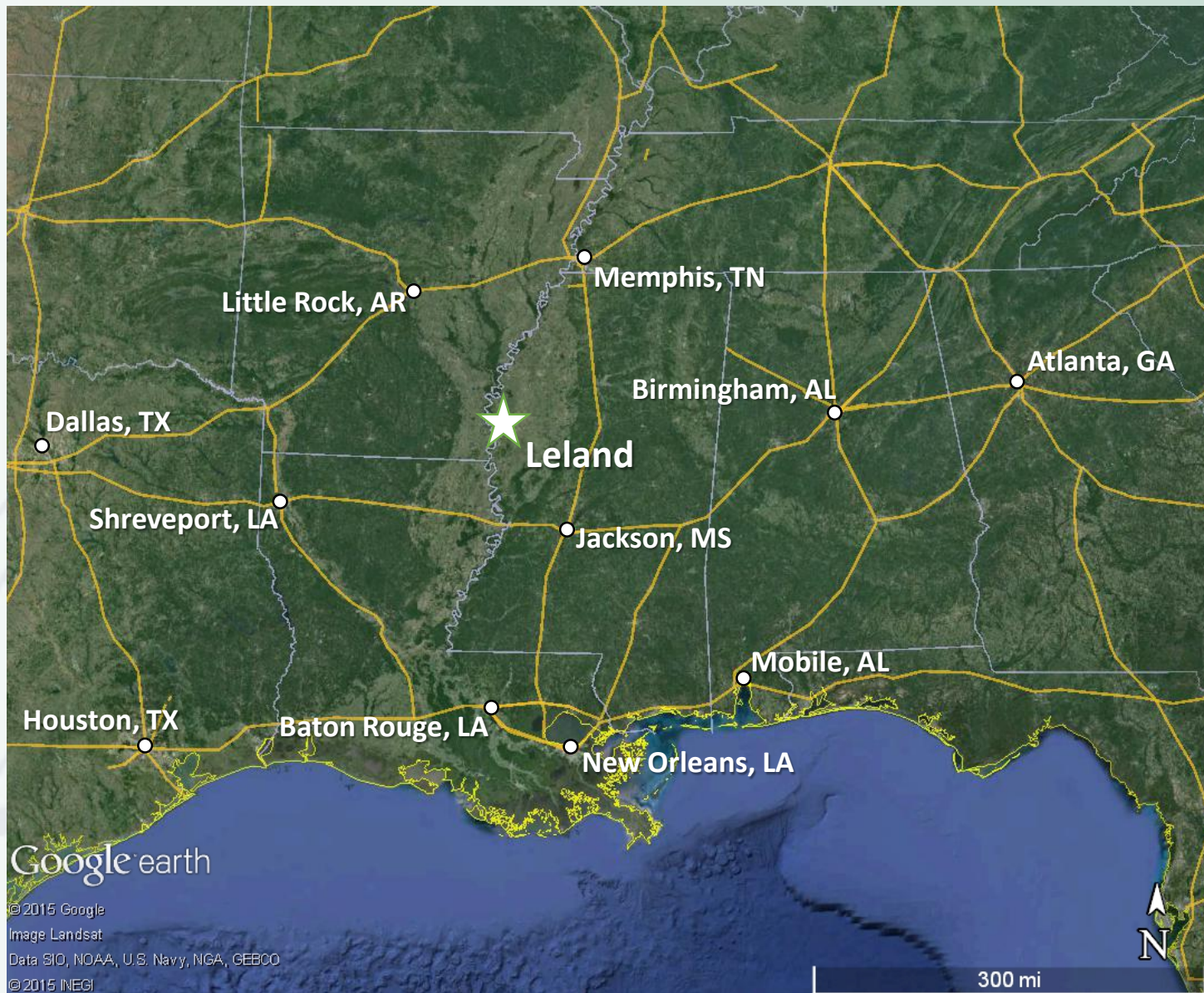
- .75 miles to existing Columbus & Greenville Railway
- A rail spur can be extended to the site



Regional Map

Regional Location:

- Memphis, TN: 150 miles.
Pop: 652,050
- Jackson, MS: 104 miles
Pop: 175,561
- Little Rock, AR: 161 miles.
Pop: 195,314
- Shreveport, LA: 218 miles.
Pop: 200,975
- Baton Rouge, LA: 226 miles.
Pop: 230,139
- New Orleans, LA: 279 miles.
Pop: 360,740
- Dallas, TX: 403 miles.
Pop: 1.223 million
- Birmingham, AL: 268 miles.
Pop: 212,413
- Mobile, AL: 292 miles.
Pop: 194,914
- Houston, TX: 455 miles.
Pop: 2.145 million
- Atlanta, GA: 411 miles
Pop: 432,427



Port of Greenville

- Slackwater harbor on mile 537 of Mississippi River
- Rail & truck service
- 60-ton covered bridge crane can span four barges
- Two 30-ton hooks & a 25 cubic yard bucket
- 22,000 sq. ft. climate controlled warehouse, as well as several acres of concrete flat storage available



Greenville Mid-Delta Airport

About the Airport

- Located 3 miles north of central Greenville, MS
- Former Air Force Base
- Commercial air service provided by Boutique Air
- Daily flights to Nashville, TN and Dallas, TX

