

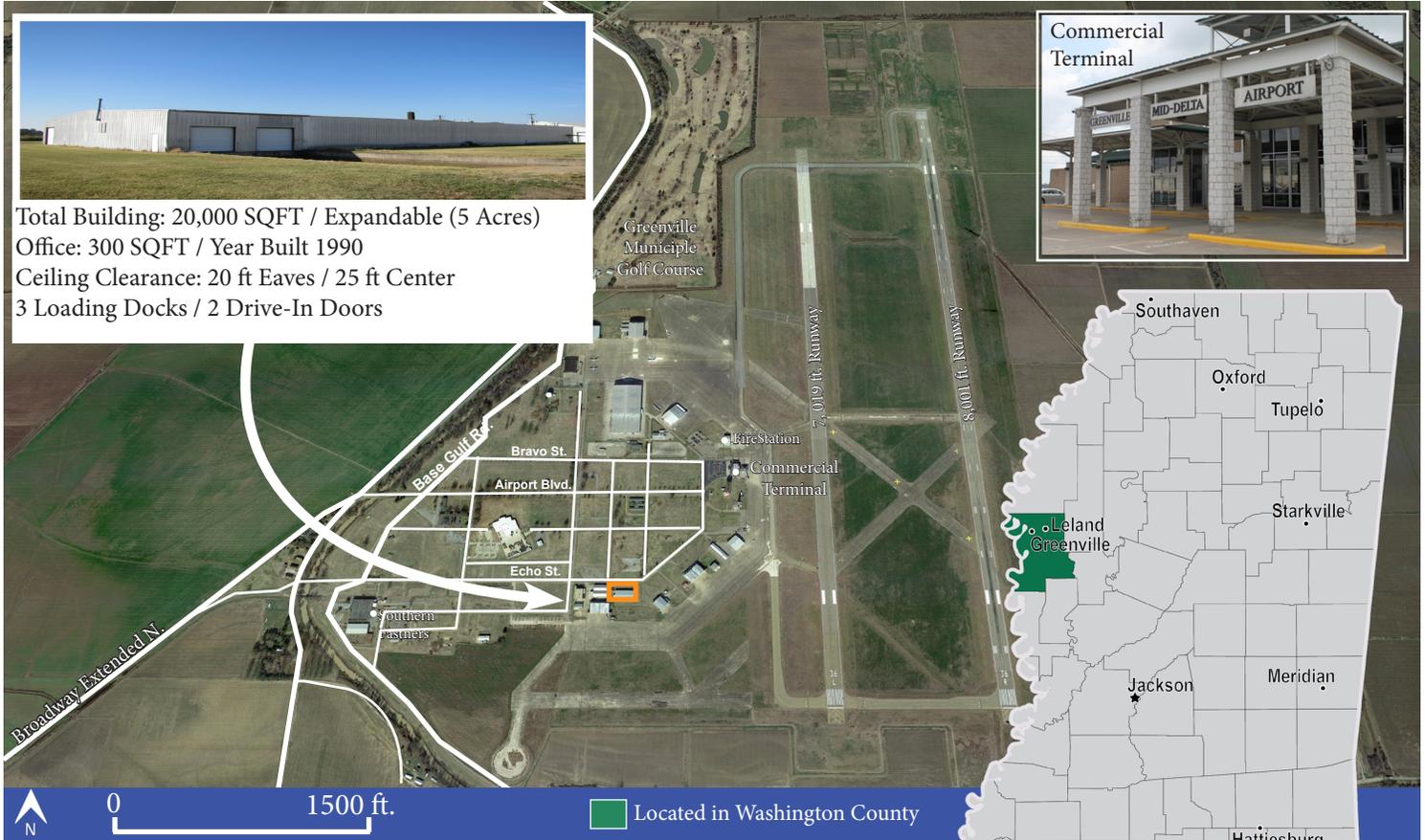


Building 292
Greenville Mid-Delta Airport (GLH)
33°29'8.33"N, 90°59'37.44"W

Contact:
Cary Karlson
662.378.3141
ckarlson@wceams.com



Total Building: 20,000 SQFT / Expandable (5 Acres)
Office: 300 SQFT / Year Built 1990
Ceiling Clearance: 20 ft Eaves / 25 ft Center
3 Loading Docks / 2 Drive-In Doors



PROPERTY DESCRIPTION - The site is located on the grounds of Greenville Mid-Delta Airport, a former Air Force base built in the 1950's and decommissioned in the late 1960's. Building 292 is ideal for industrial, warehouse, and distribution operations. The property is owned by the City of Greenville, and the Washington County Economic Alliance is the representing firm.

INCENTIVES

- 100% tax exemption on sales tax for natural gas and electric power used in manufacturing process.
- Washington County is located in the Growth and Prosperity (GAP) incentive area which can potentially reduce your state income tax to zero with a minimum hire of 10 new employees. GAP also provides for franchise tax deductions and sales tax deductions for machinery and equipment during your client's start up period.
- The prospective site is qualified in a NEW MARKET TAX CREDIT area.

ROAD ACCESS

- Site located off of N. Broadway Ext.
- < 4 miles to US HWY 1
- < 7 miles to US HWY 82 (4-lane)
- < 80 miles to I-55, Via US HWY 82

RAIL ACCESS

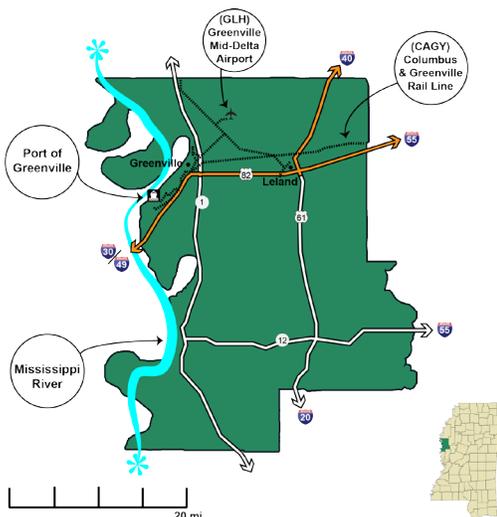
- < 2 miles to Columbus and Greenville (CAGY), Class III, rail line.

Air Service

- Boutique Air serves GLH
- Daily flights to Nashville, TN and Dallas, TX

PORT ACCESS

- 13 miles to Port of Greenville
- 305 miles to Port of New Orleans





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BUILDING 292



BUILDING DETAILS

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- **OFFICE: 300 SQFT / YEAR BUILT 1990**
- **CEILING CLEARANCE: 20 FT EAVES / 25 FT CENTER**
- **3 LOADING DOCKS / 2 DRIVE-IN DOORS**
- **CURRENTLY, BUILDING DOES NOT HAVE BATHROOM FACILITY**

UTILITY DETAILS

- **ELECTRIC - ENTERGY**
- **GAS - ATMOS**
- **WATER - CITY OF GREENVILLE**
- **SEWER - CITY OF GREENVILLE**
- **FIBER/TELECOMMUNICATIONS - AT&T / SUDDENLINK**

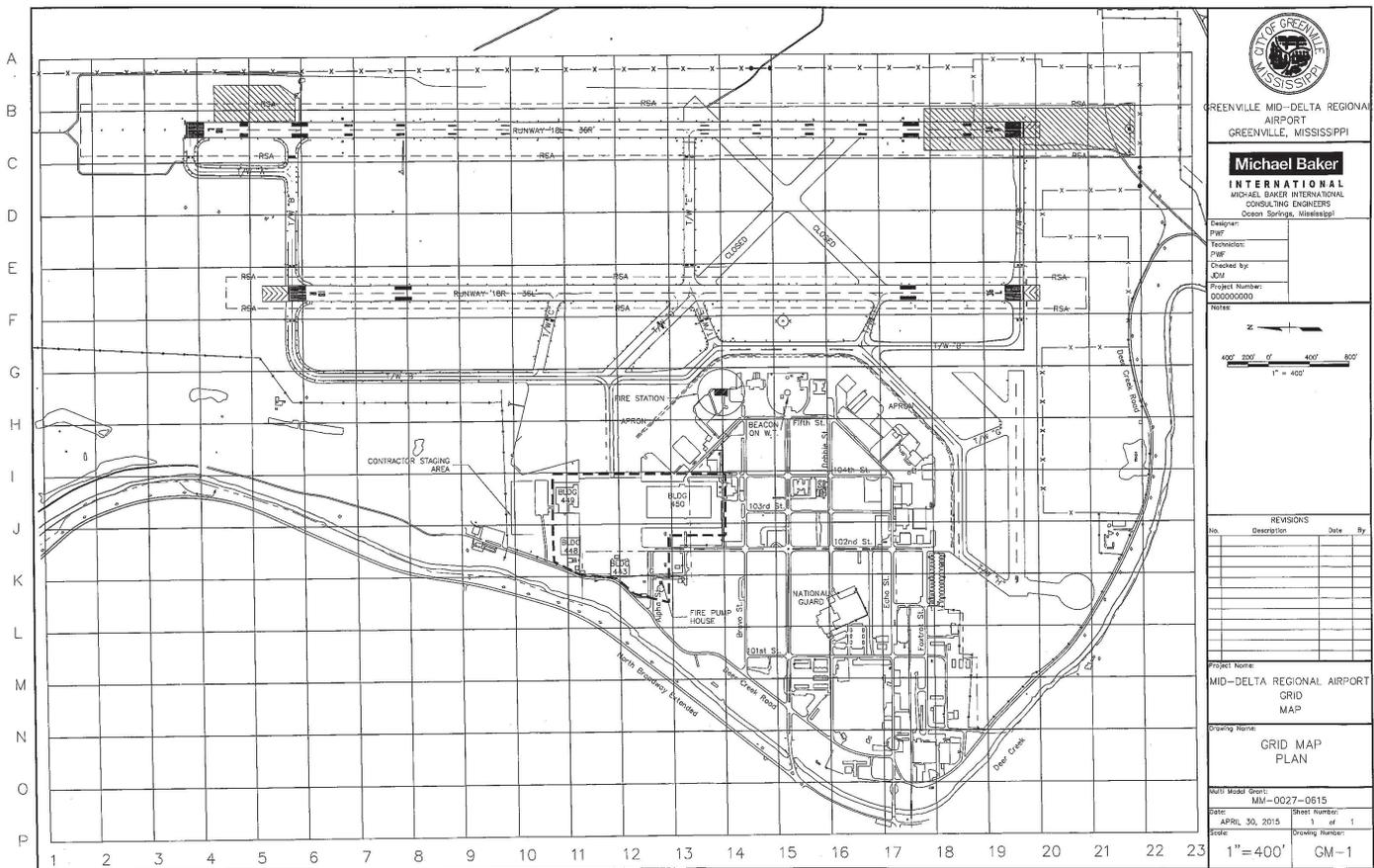


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DUAL RUNWAYS

- Runway 18L/36R is 8,001 feet long and 150 feet wide. Safety area overrun is 1,000 feet on each end. No arresting gear. Runway is Precision ILS. Weight bearing is 75 single wheel, 112 dual wheel, 182 dual tandem and 540 dual tandem wheels.
- Runway 18R/36L is 7,019 feet long and 150 feet wide. Safety area overrun is 800 feet on each end. No arresting gear. Runway is Non-Precision ILS. Weight bearing is 29 single wheel, 47 dual wheel, and 78 dual tandem wheels.



Commercial Terminal
with TSA screening



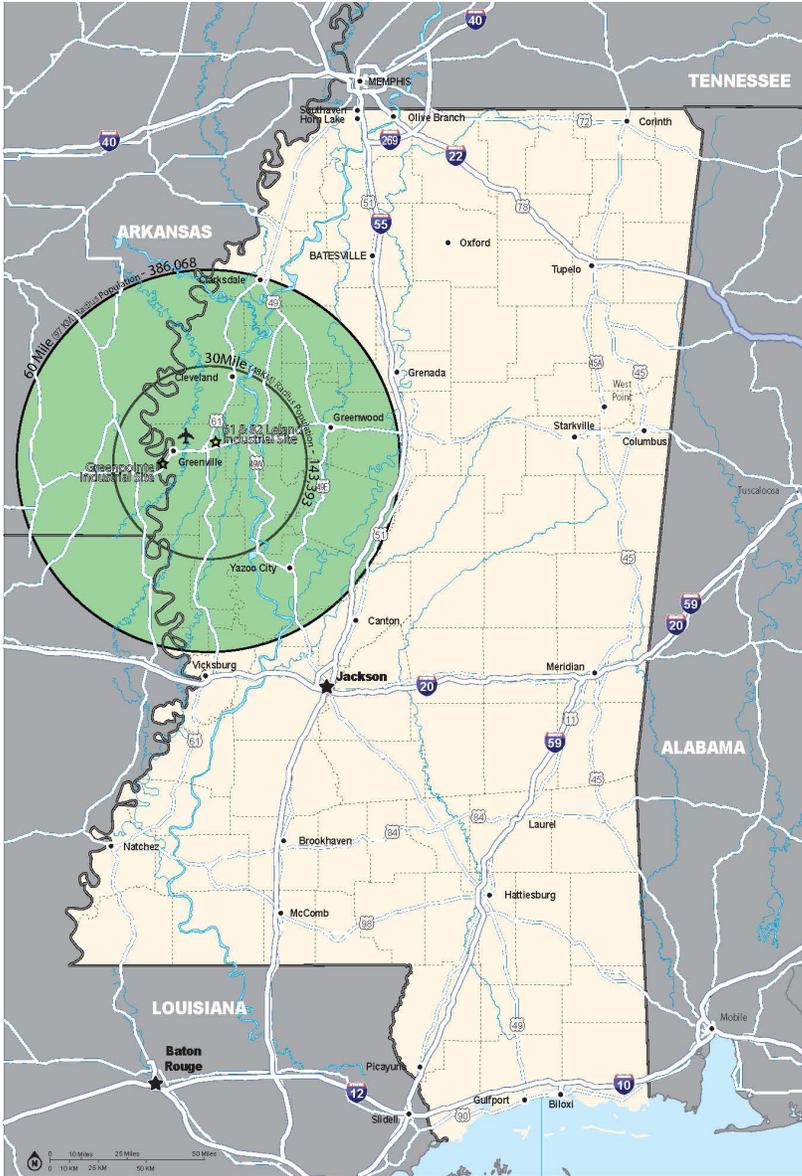
Boutique Air flies daily to
Dallas, TX & Nashville, TN



Control Tower Manned
7-days a week / 7 am - 7pm



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Population Radius

- 30 Mile/48km - 143,393
- 60 Mile/97km - 386,068



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.

From CDL's and PLC programming to Customer Service and Craft skills, the Workforce Education Division of MDCC, the Capps Technology Center is another tool in your arsenal of overcoming the demands and obstacles that you face. Working alongside the WIN Center, the Capps Center will provide rapid responses in the form of customized, quick turn-around training that can result in nationally recognized certifications and other job readiness skills that you require. Should you not know the solution; the Capps Center can consult with you and formulate one.

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.

Should you want to start anew or expand, our workforce development professionals will help your operation achieve breakthrough performance. In a short period of time you will become aware of one fact; it is not that you can afford to do business here, but that you can't afford not to!

DELTA Work Ready Community





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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

Isn't it time to make Washington County your home?

Situated on the banks of the great Mississippi River, Washington County provides a wealth of great places to live, eat, and play. People come from all over the nation to experience the legendary MS Delta at its best.

We may have a green thumb for ag and industry, but we also boast a distinguished literary and artistic heritage, woven by writers, artists, and musicians. From Southern treats like the Delta Hot Tamale to James Beard Foundation winners, there is something to delight everyone's taste buds.

Listed by Outdoor Life Magazine as one of the top 200 places for outdoorsmen to live, Washington County offers deer, turkey, squirrel, duck, geese, dove and other game pursuit that will fuel tales for ages. Anglers pursue bass, crappie, bream and the many other gamefish in the numerous lake around Washington County. One state park and three National Wildlife Refuges make for life-enhancing recreation and scenery that, in the midst of a fast-paced world, feel timeless.