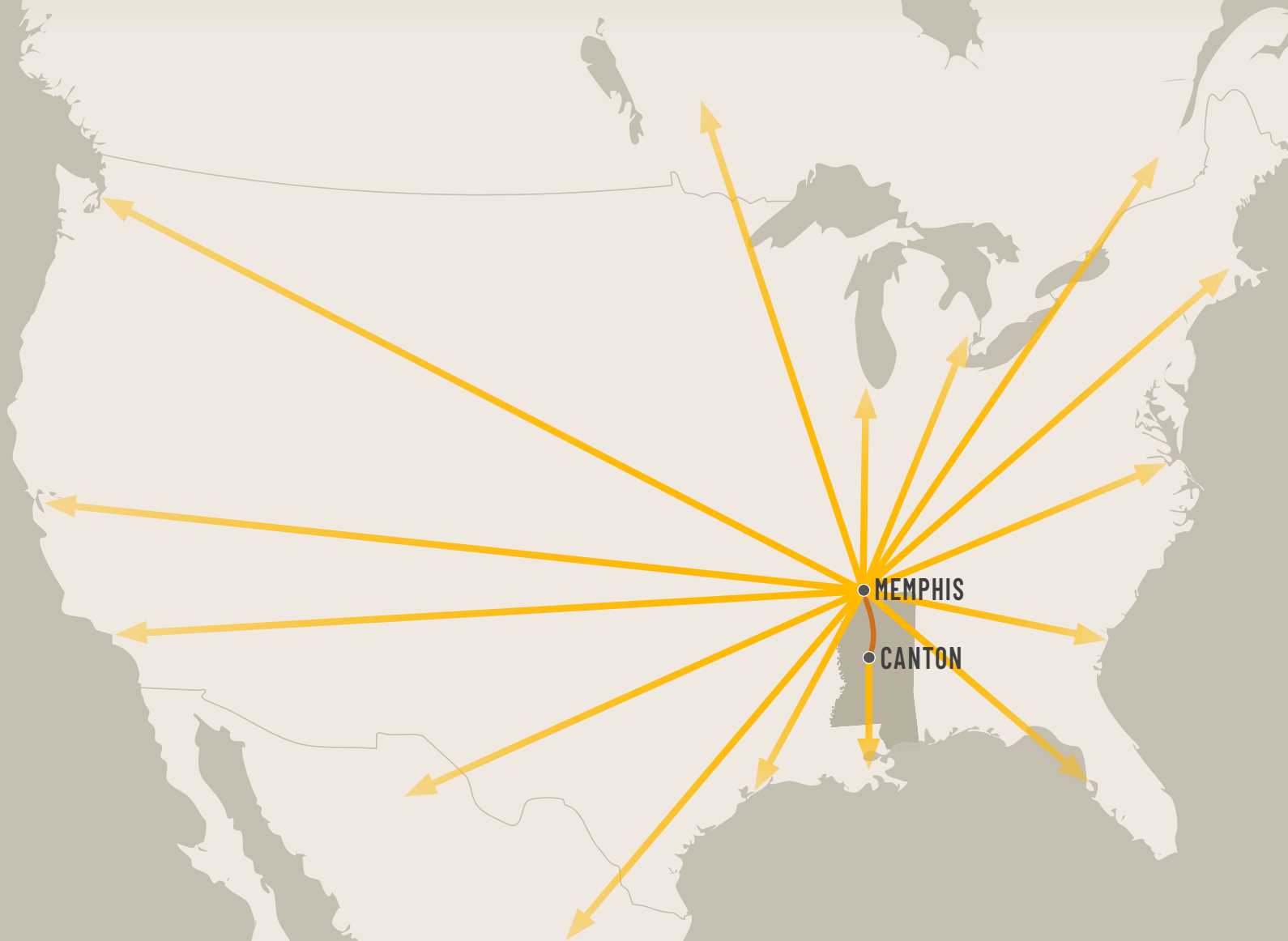




BEST IN CLASS

Short Line care. Comprehensive nationwide coverage.





TAKE CONTROL WITH GRENADA RAILROAD

In a relentlessly fast-paced marketplace, you need an edge. Grenada Railroad offers the ultimate: Superior day-to-day attentive service and First Class capability combined with the unparalleled options of no fewer than five Class I connections at your command.

Running 180 miles between Memphis, TN, and Canton/Jackson, MS, **Grenada Railroad connects to five Class I carriers at the Memphis Gateway: CN, CSX, BNSF, UP, and NS.** That means coast to coast and across the continent, options for sourcing and delivery are literally boundless, giving you powerful control that is enhanced and amplified by Grenada Railroad's strategic negotiations on your behalf as Class I carriers compete for your business.

Backed by the financial resources of International Rail Partners and Rail USA, Grenada Railroad offers peerless Class III infrastructure (accommodating up to a 286,000 lb. weight limit),

while meticulous service laser-focused on your needs assures complete satisfaction.

With a Class I edge and short line service without equal, Grenada Railroad is your power line to success.



The highest satisfaction, the lowest cost, the greatest access.

TOP 20

PRODUCER FOR
15 AGRICULTURAL
COMMODITIES

19 MILLION

ACRES OF FOREST
LAND IN THE HEART
OF AMERICA'S
"WOOD BASKET"

350,000+

AVAILABLE
WORKFORCE
IN THE RAILROAD
REGIONAL RADIUS

#1 PURCHASING POWER

BASED ON REAL
VALUE OF \$100**

#8 BEST COST OF DOING BUSINESS*

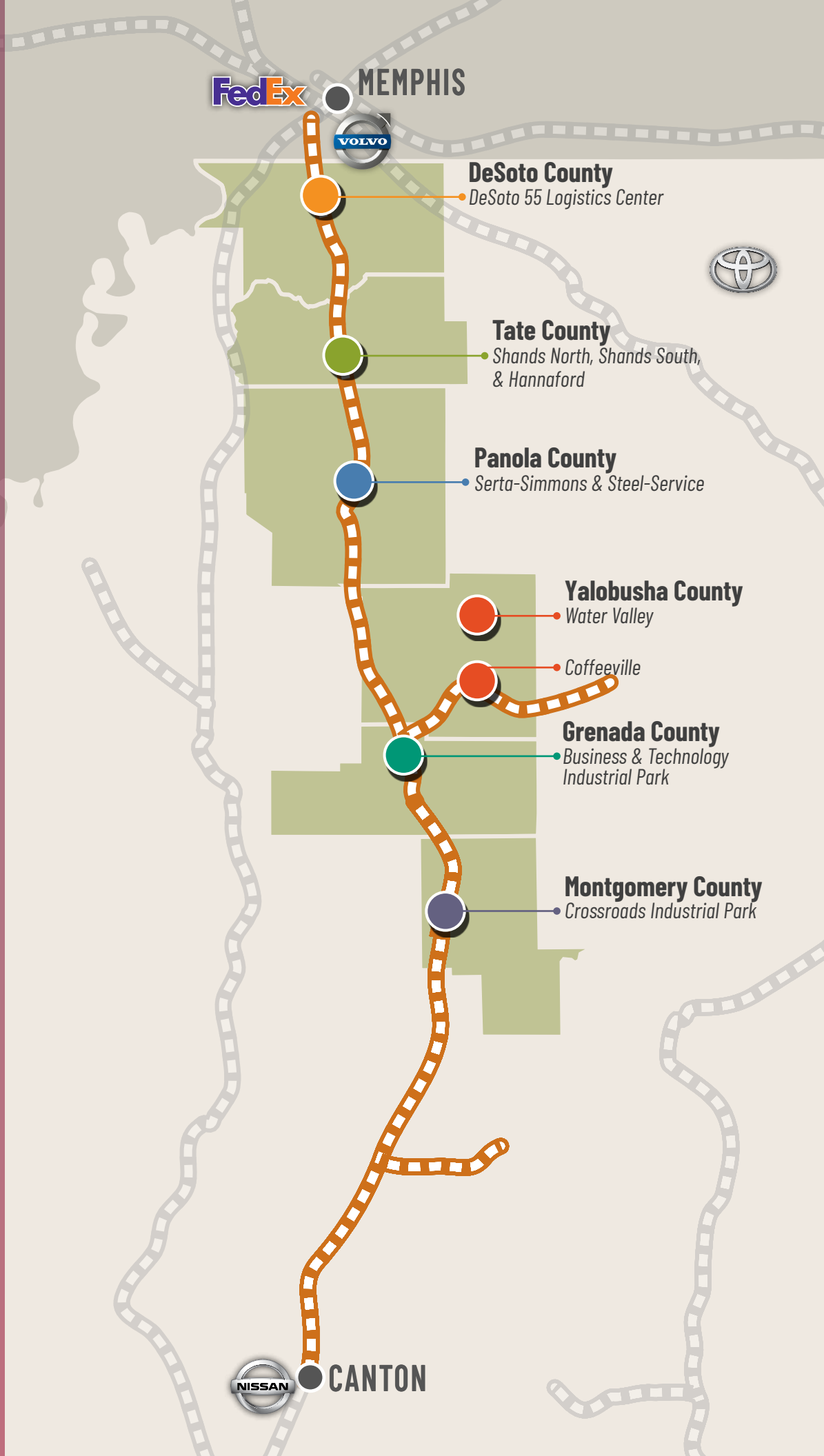
#8 SHOVEL- READY SITE PROGRAM*

#8 BEST ECONOMIC GROWTH POTENTIAL°

** Tax Foundation, 2018

* Area Development, 2018

° Business Facilities, 2018



REGIONAL ASSETS

Central location parallel to I-55 in the heart of north Mississippi positions your operation for speed and profitability.

High-performance, low-cost workforce is built on a robust foundation of excellent public schools and strengthened by outstanding higher education and training at 7 major universities and 14 community colleges within a 100-mile radius. No-cost customized training is also available.

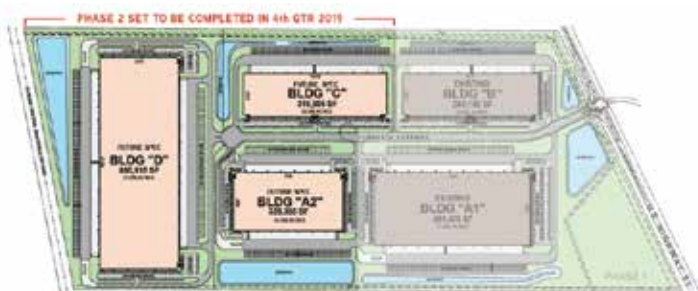
Engines for growth: On board with Grenada Railroad, the region has already generated 11,174 jobs, \$1.3 billion in annual gross product, and \$1 billion in annual personal income. Now we're ready to power your success.



7 major universities and 14 community colleges within a 100-mile radius.

DESOTO COUNTY, MS: DESOTO 55 LOGISTICS CENTER

- ◆ Flexible sites from 316,885 sq. ft. up to 860,915 sq. ft.
- ◆ Extension of I-69 (nicknamed the NAFTA Highway). Described as the largest north-to-south traveled thoroughfare running from Montreal, through Memphis, to the Texas-Mexico border. It is estimated that 40% of all US manufacturing travels down this corridor
- ◆ Within minutes from DeSoto 55 Business Center, the Memphis rail line is the 3RD most-connected rail center in the world and is one of only three cities to have FIVE Class 1 railroads (NS, BNSF, CN, UP, and CSX)
- ◆ 12.5 miles from FedEx Air & Ground Hub
- ◆ Ample power, water, and gas available



Contact Info: **Jim Flanagan**
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www.DeSotoCounty.com

TATE COUNTY, MS: SHANDS NORTH, SHANDS SOUTH, & HANNAFORD

Shands North

- ◆ 150 acres
- ◆ 10" water line onsite, 15" sewer line onsite, 4" gas line onsite
- ◆ 3 Phase electricity provided by Entergy
- ◆ Fiber-based telecommunications onsite by Comcast, AT&T, and Cspire also can provide service

Shands South

- ◆ 200 acres
- ◆ 10" water line onsite, 8" sewer line onsite, 4" gas line onsite
- ◆ 3 Phase electricity provided by Entergy
- ◆ Fiber-based telecommunications onsite by Comcast, AT&T, and Cspire also can provide service

Hannaford Site

- ◆ 290 acres
- ◆ 10" Gas line is onsite, 6" gas line and 10" sewer line is adjacent
- ◆ Fiber-based telecommunications are in proximity with assets of Comcast, AT&T, and C Spire



Contact Info: **J. Britt Herrin, EDPF, PCED**
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PANOLA COUNTY, MS: STEEL-SERVICE & SERTA-SIMMONS BUILDINGS

Steel-Service

- ◆ Office area: 2 restrooms, break room, 2 private offices
- ◆ Full length of building (587'), 35,469 sq ft (office and warehouse), serviced by crane rails & electrical for (2) 5-ton cranes
- ◆ 34' support columns are designed to accommodate 5-ton cranes on future adjacent expansion
- ◆ 12-14'x18' heavy duty roll-up electric doors with 6 on each side providing 6 drive-throughs
- ◆ Plant area: infrared gas heating and cooling with fans, ventilation openings in walls
- ◆ Floor is 6" reinforced 4000PSI concrete slab

Serta-Simmons

- ◆ Air lines and electrical lines in place for drops throughout manufacturing area
- ◆ Partially air conditioned production area
- ◆ Wet sprinkler system
- ◆ Located 45 miles from Memphis, TN
- ◆ 122,500 sq. ft. (350'X 350') industrial facility, 22' ceiling height
- ◆ 7,300 sq. ft. office/break room area

Both conveniently located 1 mile from I-55.



Contact Info: **Joe Azar**
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www.PanolaCounty.com

YALOBUSHA COUNTY, MS: WATER VALLEY & COFFEEVILLE

Water Valley

- ◆ 125 acres
- ◆ Municipal owned 10" water main on site, 80 psi
- ◆ Elevated water tank within 1/2 mile
- ◆ Entex commercial gas on site, 45 psi
- ◆ TVA (Tallahatchie Valley EPA) on site: 3 Phase Power
- ◆ Municipal sewage on site: 8" main
- ◆ 16 miles from the railroad
- ◆ 16 miles from Interstate 55

Coffeeville

- ◆ 74 acres
- ◆ Water and sewer available
- ◆ 13 miles from Grenada Railroad
- ◆ Located on Hwy 7
- ◆ 13 Miles from Interstate 55

Contact Info: **Bob Tyler**
662.473.8899 | bob.tyler@watervalley.us



MONTGOMERY COUNTY, MS: CROSSROADS INDUSTRIAL PARK

This 50 acre site is located in the northeast corner at the intersection of U. S. Highway 82 and U.S. Highway 51. The terrain is rolling (5-10%) with no portion subject to flooding. It is classified Industrial and has a Phase III Environmental Study.

- ◆ Electricity: Entergy/Delta Electric
- ◆ Natural gas: Atmos, main 4", pressure: 75 psi
- ◆ Water: elevated 250,000 gallon water tank on site
- ◆ Water: 8" diameter water pipe, pressure: 45 psi static pressure
- ◆ Sewer: 8" main
- ◆ Transportation: 1.2 miles to Interstate 55, adjacent to north/south U.S. 51/82
- ◆ Rail: on site
- ◆ Ports: Port of Greenville-80 miles west and Port of Columbus on the Tenn-Tom-80 miles east - Highway 82, east/west
- ◆ Air: Winona/Montgomery County Municipal Airport - 1.2 Miles; Jackson International Airport - 80 Miles



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www.MontgomeryCountyMS.org

GRENADA COUNTY, MS: GRENADA BUSINESS & TECHNOLOGY INDUSTRIAL PARK

Sleek new signage sets the stage at this maximally resourced 250-acre fully developed park, offering customizable sites, two ready building pads, and a newly completed speculative building. More than 700 additional raw acres are available for development.

With Grenada Railroad as the park's eastern boundary, rail access and high-profile location adjacent to I-55 make the Grenada B&T Park the strategic choice for fast movers. If you are ready to jumpstart your success, the 84,000 sq. ft. Agracel spec building (expandable to 336,000 sq. ft.) on 20 acres features sprinklers, 4 high dock doors, and a 6" concrete floor. The park's 400,000 sq. ft. building pad on 10+ acres is ready to realize your vision from the ground up. The park also offers an 80,000 sq. ft. building pad on a 25-to-40-acre site on the park's rail spur.

All utilities are in place, including your choice of 3 leading fiber providers, a 161 kv TVA electric transmission line, and 12" municipal water and 10" municipal sewer lines that assure reliable service, abundant water, and low costs. Speed to market is easily achieved in Grenada's project-ready industrial park.

- ◆ Publicly owned industrial park
- ◆ 250 acres developed and ready
- ◆ 700 raw acres available for development
- ◆ Well capacity: 1,512 million GPD
- ◆ 2 elevated water tanks with 1 million GPD capacity
- ◆ Average water capacity: 1,058 million GPD
- ◆ Average water utilization: 576,000 GPD
- ◆ Immediate excess water capacity: 432,000 GPD
- ◆ Total sewer capacity: 3.4 million GPD
- ◆ Average sewer utilization: 2.2 million GPD
- ◆ Immediate excess sewer capacity: 1.2 million GPD

Contact Info: **Matthew Harrison**
662.229.9502 | matthew@grenadameansbusiness.com
www.GrenadaMeansBusiness.com



New signage for the Business & Technology Industrial Park



Agracel Spec Building onsite



84,000 square feet expandable to 336,000 square feet

DESOTO COUNTY

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