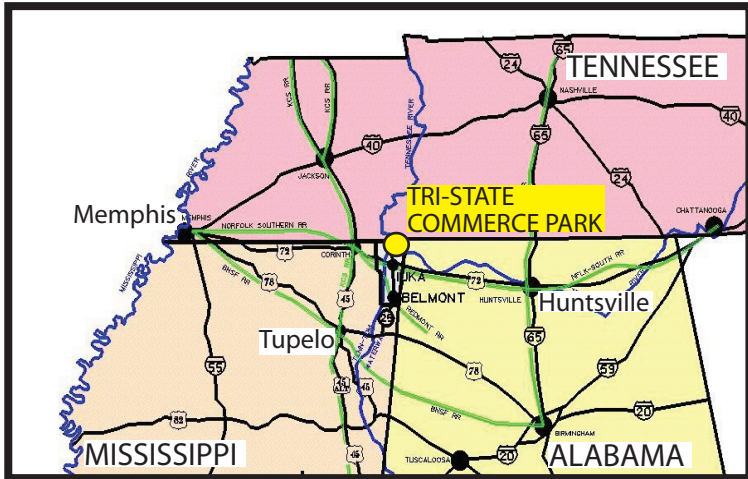


# Turbine Building--Tri-State Commerce Park

Iuka, Mississippi, USA



**Tri-State Commerce Park.** Shown above is part of the 3,500 acre peninsula surrounded by water on three sides. Tri-State Commerce Park contains tenants that perform research and development and manufacture rocket components, recreational vehicle parts, large composite structures, and large metal fabricated parts.



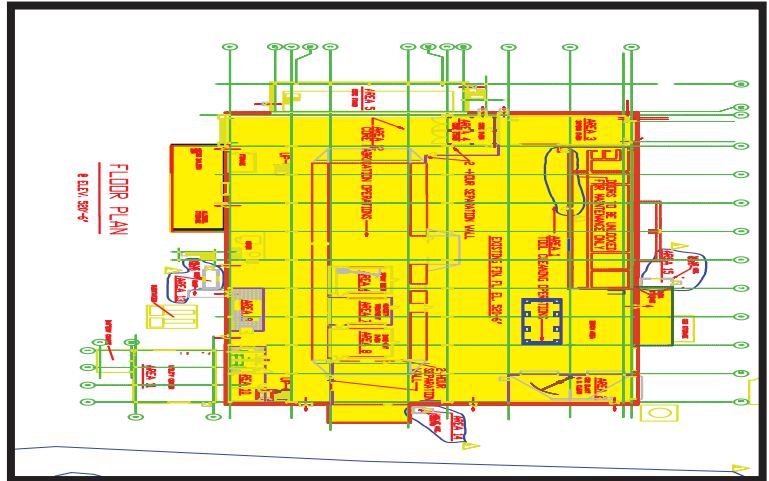
## Tri-State Commerce Park

### 3,500 Acre Former NASA Rocket Facility

- 24/7 security and surrounded on three sides by Pickwick Lake/Tennessee River & the Tennessee-Tombigbee Waterway.
- Dual electric service from two generating sources.
- Near full-service port facilities at Yellow Creek Port.
- Available buildings and sites, dual feed electrical system, and infrastructure costing \$4 billion US dollars.
- Located at the juncture of the Tennessee River & the Tennessee-Tombigbee Waterway.
- Water connections to the Mississippi-Ohio-Missouri River Systems and the Gulf of Mexico.
- Rail, rail yard, and barge dock within secure perimeter.
- 3,500 acres including buffer zone.
- Federal HUBZone.
- Near four-lane highway connections to Interstates 55, 40, 22, and 65.
- 60 to 90 minutes to international airports.
- Customized job training and retraining at no cost to the company for as long as the company is in Mississippi.
- Region home to companies like Caterpillar, Alliant Techsystems, Nucor, PCA, and Toyota.
- School system rated nationally as High Performing with ACT scores above the national average.
- 100% of students grades 7 thru 9 and 81% of students grades 10 thru 12 are in technology preparation programs.
- County guarantees community college tuition and local foundation funds senior college and above.
- Incentives and financing for qualified job creating projects.



**Turbine Building.** 66,528 SF footprint with four levels. 250 ton crane needs rewiring and recertification. 24" reinforced concrete floors. Rail spur into building. Crane bay with 90' ceilings.



**Turbine Building.** Built as a nuclear power turbine building, this building was later modified by NASA with interior concrete walls. Building has been used in the past for turbine rebuilding.

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