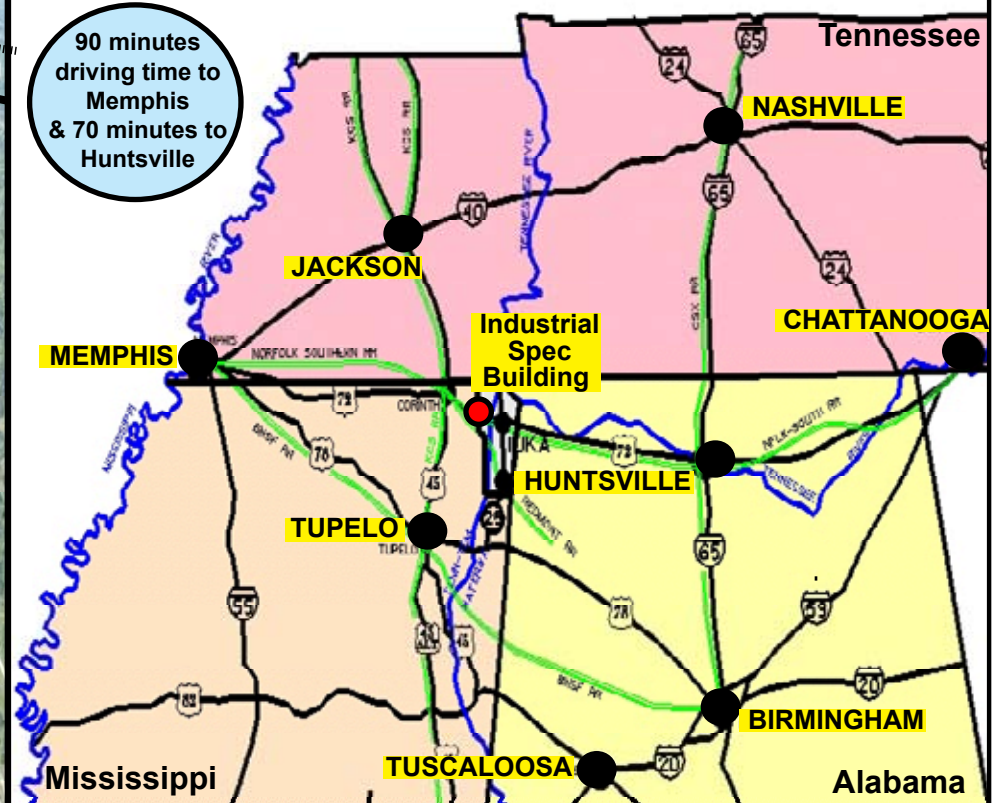


50,000 SF/4,645 SQM Publicly Owned Spec Building Burnsville, Tishomingo County, Mississippi, USA



90 minutes driving time to Memphis & 70 minutes to Huntsville



County Rated TOP TEN for Manufacturing Potential in the SE USA

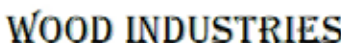


50,000 SF/4,645 SQM Publicly Owned Industrial Spec Building. Publicly owned speculative industrial building available on the Tennessee-Tombigbee Waterway, four-lane US Highway 72, and Norfolk Southern Railroad with rail spur under construction. Building expandable in two directions within an 800+ acre/324+ hectare industrial park. The building is designed for crane capacity of up to 40 tons/36 metric tons and the floors are 9 inch/23 cm reinforced concrete. Minimum ceiling clearance is 30'/9.1m. Two dock doors and one drive in door. Office space attached. Additional industrial park land is available, all in public ownership.

The Tennessee-Tombigbee Waterway connects to the Mississippi-Missouri-Ohio-Great Lakes-St. Lawrence Water Navigation System and the Gulf of Mexico at the Port of Mobile.



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New & Expanded Projects Tishomingo County, Mississippi, USA

Demographics. The labor force commuting area has a population of 297,500 and a civilian labor force of 143,000. Manufacturing employment in the region is 52,939 (36.0%). Approximately 20,100 workers are identified as available to new industry.

Tishomingo County is rated "Top Ten Communities in the South for Manufacturing" by *Southern Business & Development*. In 2012, 2013, and 2014 three Tishomingo County industrial projects won national INNOVATION AWARDS from the National Association of Development Organizations. *Southern Business & Development* has also recognized Tishomingo County as one of the TOP TEN rural locations in the South for reshored industry.

Examples of recent new businesses and industries and corporate office location:

- Roll Form Group, a division of Samuel Manu-Tech, Toronto, Ontario, Canada;
- Skyline Steel, a division of Nucor, Charlotte, North Carolina;
- Tiffin Motor Homes, Red Bay, Alabama;
- Pickwick Pines Resort, Iuka, Mississippi;
- Carolina Carports, Dobson, North Carolina;
- Max Home LLC, Fulton, Mississippi;
- Union Harbor Marina & Resort, Iuka, Mississippi;
- G & G Steel, Russellville, Alabama;
- Wood Industries, Belmont, Mississippi;
- Contract Fabricators, Inc., Holly Springs, Mississippi;
- KX Technologies, West Haven, Connecticut;
- Comfort Revolution, West Long Branch, New Jersey;
- Mississippi Silicon, subsidiary of RIMA Group of Belo Horizonte, Brazil;
- Villa International, Ceritos, California;
- Vanleigh RV, Burnsville, Mississippi;
- HAGO Automotive, Kussaberg, Germany; and
- BMSI, Decatur, Alabama.

Examples of recent local expansions and corporate office locations:

- FerrouSouth, a division of Ferrous Metals, Cleveland, Ohio;
- Sun-air Products, Belmont, Mississippi;
- Baymont, Inc., Golden and Belmont, Mississippi;
- Tiffin Motor Homes, Red Bay, Alabama;
- Waterway, Inc., Iuka, Mississippi;
- KX Technologies, West Haven, Connecticut;
- International Converter, Caldwell, Ohio;
- G & G Steel, Russellville, Alabama;
- Contract Fabricators, Inc., Holly Springs, Mississippi;
- Orbital ATK, Dulles, Virginia;
- Skyline Steel, a division of Nucor, Charlotte, North Carolina; and
- Vanleigh RV, Burnsville, Mississippi.