



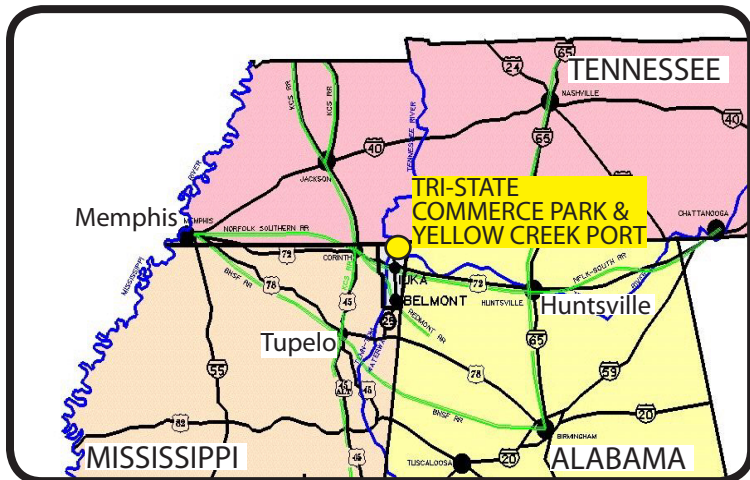
# Tri-State Commerce Park

## Iuka, Mississippi, USA

**Rated Top Ten Industrial Sites in the Southern United States**



**Tri-State Commerce Park.** Shown above is part of the 3,500 acre/1,416 hectare peninsula developed by TVA and NASA at a cost of over \$4 billion. Tri-State Commerce Park is owned and maintained by Tishomingo County. The site is located across a waterway from Yellow Creek Port, the primary steel handling facility for a three state region.



**Examples of new companies within the last few years (1,800 manufacturing jobs and \$340 million in private investment):**

G&G Steel, Russellville, Alabama, USA  
Max Home, Fulton, Mississippi, USA  
Roll Form Group/Samuel, Toronto, Canada  
Skyline Steel/Nucor, Charlotte, North Carolina  
KX Technologies, West Haven, Connecticut, USA  
Carolina Carports, Dobson, North Carolina, USA  
Contract Fabricators, Inc., Iuka, Mississippi, USA  
Wood Industries, Golden, Mississippi, USA  
Comfort Revolution, West Long Beach, NJ, USA  
Mississippi Silicon, Burnsville, Mississippi, USA  
Vanleigh RV, Burnsville, Mississippi, USA  
Villa International, Cerritos, California, USA  
HAGO Automotive, Kussaberg, Germany

## 3,500 Acre/1,416 Hectare Industrial Complex

- 24/7 security and surrounded on three sides by Pickwick Lake/Tennessee River & the Tennessee-Tombigbee Waterway.
- Dual electric service from three generating sources (water, nuclear, and natural gas).
- Adjacent to full-service port facilities at Yellow Creek Port.
- Available buildings, sites, 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-Great Lakes-St. Lawrence Navigation Systems and the Gulf of Mexico at the Port of Mobile.
- Rail, rail yard, and barge dock within secure perimeter.
- 3,500 acres including buffer zone.
- Near four-lane highway connections to Interstates 55, 40, 22, and 65.
- 60 minutes driving time to Huntsville International Airport and 90 minutes to Memphis International Airport.
- Community college branch campus onsite.
- Onsite 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, Orbital ATK, Tiffin Motorhomes, Nucor, PCA, and Toyota.
- Student ACT scores above the national average.
- Most students are in technology preparation programs.
- County guarantees community college tuition and local foundation funds senior college and above.
- Crime rate in the lowest 5% nationally.
- Incentives and financing for qualified job creating projects.



**Laboratory.** 16,100 SF/1,496 m2 in three buildings. Former NASA chemical laboratory, fully equipped with testing equipment. 10' ceiling clearance. Nitrogen and carbon dioxide gas systems.



**Office Complex.** 169,000 SF/15,700 m2 office complex with approximately 100,000 SF available, fully furnished. 400 cubicles and 80 offices, conference center, break-rooms, computer room, community college, & cafeteria.



**Remote Control Building.** 11,200 SF/1,448 m2 remote control building. Rail adjacent to building. Computer control room, offices, and observation deck. Large base-ment.



**Building 1027.** Building 1027 is 10,500 SF/975 m2 and is clear span with eave height of 20 feet/6 meters. Located in a cluster of similar buildings with a total square footage of approximately 45,000 SF/4,181 m2.



**Turbine Building.** The turbine building is 66,528 SF/6,181 m2, has a 250 ton crane, and an eave height up to 90 feet/27 m. The building has rail into the building.



**Building 1020.** Building 1020 is 15,000 SF/1,394 m2, has a ten ton bridge crane, and is clear span with eave height of 20 feet/6meters. Two similar buildings are located adjacent to Building 1020.



**Companies located in Tri-State Commerce Park, Iuka, Mississippi, USA:**

**Orbital ATK** (2 buildings). Manufactures very large composite aerospace components.

**Waterway, Inc.** (3 buildings). Manufactures large composite components for recreational vehicles.

**ERSHIGS, Inc.** (1 building) Manufacturers very large composite and fabricated metal components and pressure vessels for the mining, petrochemical, power, paper, pulp, wastewater, and other industries.

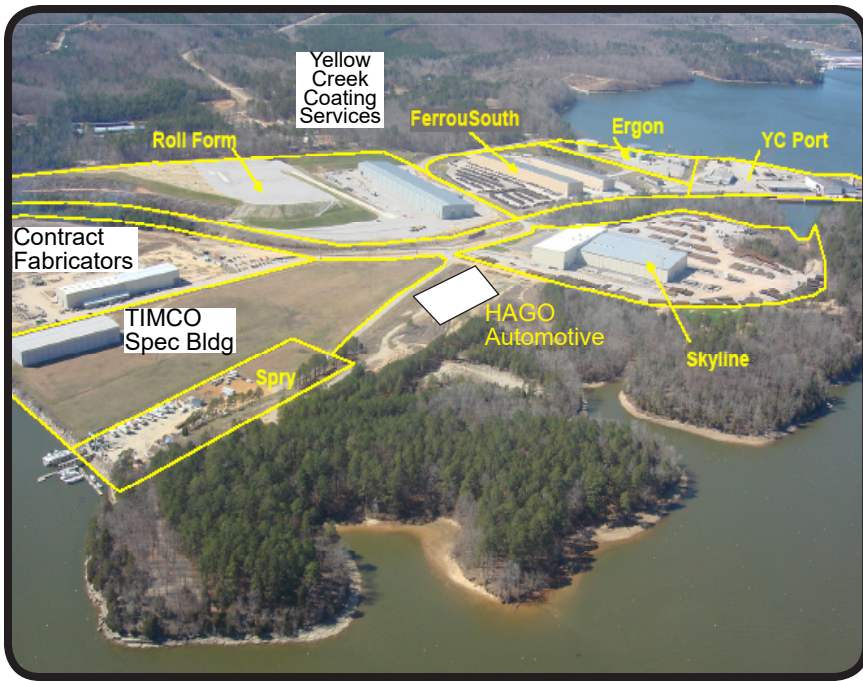
**G&G Steel** (3 buildings). Manufacturers very large metal fabricated components for bridges, locks and dams, and large components for the mining and petrochemical industry.

**General Atomics** (1 building). Classified.

**Dynetics** (1 building). Research and development and testing of small rocket engines and space hardware.

**Southern Apprenticeship Training** (3 buildings). Heavy equipment operator training.

**Vanleigh RV** (1 building). Components for recreational vehicles.



**Yellow Creek Port.** Yellow Creek Port is located across the waterway from Tri-State Commerce Park. The port is the steel coil handling facility for a three state region with several cranes with lift capacity up to 300 tons. The port offers warehouses with barge/rail/truck transfer facilities. The port also offers over 2,500 acres of industrial parks on waterway, rail, and four-lane highway.

**Companies at Yellow Creek Port:**

**FerrouSouth.** Metals processing.

**Skyline Steel/Nucor.** Largest spiral welded structural steel pipe in North America.

**Roll Form Group/Samuel.** Cold roll sheet piling, rail and barge parts, etc.

**Ergon.** Asphalt loading and unloading.

**Contract Fabricators, Inc..** Large pressure vessels and other large fabrications.

**Monotech/PSP Industries.** Large steel fabricated components.

**HAGO Automotive.** Steel fabricated parts for the automotive industry.

**Spry Marine.** Boat and diesel engine service.

**Yellow Creek Coating Services.** Metal sandblasting, cleaning, coating, and painting.

**F. Gillham/TIMCO Building.** 30,000 SF speculative industrial building.

**Regional Workforce One of the Most Productive in the USA**

The labor force region includes part of three states and has a population of 297,500 and a civilian labor force of approximately 143,000.

Pathfinders of Dallas, Texas, performed a labor availability report for the Tishomingo County labor force region. Pathfinders is the recognized national leader in labor surveys with clients such as AT&T, DuPont, 3M, AIG, UPS, and Lockheed Martin. Pathfinders labor surveys produce results that vary by no more than plus or minus 5 percentage points. Existing employers in the Tishomingo County labor force region rate the workforce as follows:

- Worker productivity--90% excellent or good (national median is 78%);
- Worker reliability--87% excellent or good (national median is 67%);
- Worker attitudes--87% excellent or good (national median is 75%);
- Worker teamwork skills--94% excellent or good (national median is 74%).

Workforce skills recognized and available include office operations skills, warehouse/distribution skills, manufacturing/assembly/fabrication skills, maintenance/installation skills, information technology/telecommunications skills, and technician/quality assurance skills.

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