



Hwy 45 Building
2100 W. Chambers Drive
Booneville, Prentiss County, [ProperlyState] 38829

DESCRIPTION

Premier Manufacturing and Distribution facility in the heart of Prentiss County, MS! Located halfway between Tupelo and Corinth, about 100 miles outside of Memphis, this is one of the only options in the region for a move-in ready modern facility. +/- 357,650 SF on 43 acres.

SALE/LEASE

For Lease: Yes
For Sale: Yes
Negotiable: Yes

SITE

Property Ownership: Private
Total Acres: 43
Max Contiguous Acres: 357,650
Min Subdivide Acres: 50,000
Additional Acres: 55

BUILDING DETAILS

Property Detail Link: [View Details](#)
Business/Industrial Park: Yes
Multi-Tenant: No
Available SqFt: 357,650
Total SqFt: 357,650
Available Office Space SqFt: 6,825
Warehouse SqFt: 350,775
Expandable: Yes
Expandable to (sqft): 750,000
Divisible: Yes
Min. Subdivide SqFt: 50,000
Ceiling Height Min (ft): 13.3
Ceiling Height Max (ft): 21.7
Column Spacing (ft): 70 x 30
Construction Type: Metal
Sprinklered: Yes
Sprinkler Details: Wet

THE VALLEY ADVANTAGE



WHO WE ARE

Tennessee Valley Authority (TVA) is a large economic development organization and public power company representing seven states in the southeastern United States: Tennessee, parts of Alabama, Mississippi, Kentucky, Georgia, Virginia, and North Carolina. The service area of TVA is commonly referred to as, "the Valley."

TVA focuses on assisting companies that are seeking to locate and invest in the United States and the Valley by offering location advisory services. **TVA is a mission-based organization and all services are offered at no cost to the company.**

HOW WE ASSIST COMPANIES

In addition to competitively priced and reliable power, companies considering the Valley have access to a host of resources to aid their location decisions including market analysis and research, real estate services, conceptual engineering, site evaluation, project management, and incentive programs.

ABOUT TVA

- Nation's largest public power provider
- Among lowest industrial rates of peer utilities
- 99.999% power reliability
- Diverse generation mix of nuclear, hydro, fossil, renewables
- Nearly 60% carbon-free generation
- Renewable programs and resources available

FOR MORE INFORMATION ABOUT THIS SITE, CONTACT:

Bryant Henley
Regional Consultant
P:
C: (601) 750 - 5768
E: dbhenley@tva.gov
W: tvasites.com

BUILDING ADD'L

Air Conditioning:	Yes
Floor Thickness (inches):	6
Cranes Available:	No
Dock High Doors Available:	Yes
Drive Ins:	Yes
# of Drive In Doors:	3
# of Truck Docks:	61
Parking Available:	Yes
# of Parking Spaces:	425

ZONING

Building:	Heavy Industrial
Opportunity:	No

ELECTRIC

Provider:	Prentiss County Electric Power Association
On-Site:	Yes
Phase:	3
Amps:	1,200

SEWER

Provider:	City of Booneville
On-Site:	No
Size of Main (inches):	4

WATER

Provider:	City of Booneville
On-Site:	Yes
Size of Main (inches):	2

NATURAL GAS

Provider:	City of Booneville
On-Site:	Yes
Size of Main (inches):	4

TELECOMMUNICATIONS

On-Site: Yes

AIRPORT

Domestic:	Tupelo Regional
To Domestic:	25 Miles
Nearest International:	Memphis Intl
To Nearest International:	107 Miles
Nearest Commercial:	Booneville/Baldwyn Airport
To Nearest Commercial:	6 Miles
Airport Zone:	[AirportZone]

INTERSTATE/HIGHWAY

Interstate:	I-22
To Interstate:	28.8 Miles
Nearest Interstate Exit:	COUNTY HWY 404
To Nearest Interstate Exit:	17 Miles
US Highway:	72
To US Highway:	18.2 Miles
State Highway #1:	45
To State Highway:	0.3 Miles

RAIL

Track #1 Status:	Not Available
Access Available:	No

PORT

Nearest:	Yellow Creek State Inland Port
To Nearest:	38.8 Miles

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