



Yellow Creek Port Industrial Park
43 CR 370
Iuka, Tishomingo County, Mississippi 38852

DESCRIPTION

The Yellow Creek Port Industrial Park is located near Iuka, Mississippi. This site has a total of 1,100 acres, 17 acres of which are privately owned. The site is on state highway and railroad. Served by Yellow Creek Port less than one mile from the site. Iuka is located in the very northeast corner of Mississippi. The Yellow Creek Port is a fully equipped port facility with 300-ton crane capacity. Full service steel processor located at port. Tishomingo County is a metal fabrication and transportation parts manufacturing cluster.

SITE

Property Detail Link: <https://tvasites.gis.webtechguru.com/?sorting=featured&showpropertyonmap=true&activebasemap2d=Navigation&mapextent=-9823294,716953231.4159619,17357645,-9825196,088031875,4157029,8692432214&mapzoom=15&communitysearch=Prentiss&showfilterwidget&propertytype=Site&county=Alcorn%20County,Prentiss%20County,Tishomingo%20County&PropertyId=3222731114>

Property Ownership: Public
Available Acres: 1,100
Total Acres: 1,100
Min Subdivide Acres: 1,100

SALE/LEASE

For Lease: Yes
For Sale: Yes
Negotiable: Yes

DETAILS

Business/Industrial Park: Yellow Creek Port Industrial Park
Expandable to (sqft): 0
Min. Subdivide SqFt: 1,100

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
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C: (601) 750 - 5768
E: dbhenley@tva.gov
W: tvasites.com

ZONING

Site: Industrial - Light
Opportunity: No

ELECTRIC

Provider: Tishomingo County Electric Power Association
On-Site: Yes
Phase: 3

SEWER

Provider: Municipal
On-Site: No

WATER

Provider: Short-Coleman Water Association
On-Site: Yes
Size of Main (inches): 10

NATURAL GAS

Provider: Burnsville Gas Company
On-Site: Yes
Size of Main (inches): 10

TELECOMMUNICATIONS

Provider: AT&T

AIRPORT

International: Memphis International (MEM)
To International: 55 Miles
International #2: Memphis International (MEM)
To International #2: 55 Miles
Nearest International: Huntsville Intl-Carl T Jones Field
To Nearest International: 101 Miles
Airport Zone: [AirportZone]

INTERSTATE/HIGHWAY

Interstate: I-40
To Interstate: 69 Miles
Nearest Interstate Exit: COUNTY HWY 700
To Nearest Interstate Exit: 19 Miles
State Highway #1: MS Highway 25
To State Highway: 0.01 Miles

RAIL

Rail #1: Norfolk Southern
Track #1 Status: <1500 ft
Access Available: Yes

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