



Alliance Spec Building
2201 S Fulton Dr.
Corinth, Alcorn County, Mississippi 38834

DESCRIPTION

This 50,000 SF spec building will soon be available in Alcorn County, MS. The publicly owned building is being constructed on a 100,000 SF pad and will be expandable to 300,000 SF. It will sit on a 25-acre site. The building is located in an established industrial park just one mile from two divided, four-lane highway.

SALE/LEASE

For Lease: Yes
For Sale: Yes
Negotiable: Yes

BUILDING DETAILS

Property Detail Link: <https://tvasites.gjwebtechguru.com/?sorting=featured&showpropertyonmap=true&activatebasemap2d=Navigation&mapextent=-9853257.914146721,4153226.4355547545,-9855159.285225365,4150637.131221526&mapzoom=15&communitysearch=Prentiss&showfilterwidget&propertytype=Building&county=Alcorn%20County,Prentiss%20County,Tishomingo%20County&PropertyId=2159942350>

SITE

Property Ownership: Public
County Tax Rate: 116.21
Topography: Flat
Wetlands: Flat
Property in Floodplain: No
Available Acres: 25
Total Acres: 25
Max Contiguous Acres: 25
Contiguous Acres: 25
Contiguous Acres Available for Development: 25
Brownfield: Yes
Soil Boring Report Available: Yes
Phase 1 Environmental Report: Yes

Parcel: 9,381
Business/Industrial Park: Yes
Year Built: 2021
Available SqFt: 50,000
Total SqFt: 50,000
Expandable: Yes
Expandable to (sqft): 300,000
Contiguous SqFt: 50,000
Ceiling Height Min (ft): 30
Ceiling Height Max (ft): 30
Column Spacing (ft): 50' x 50'

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

ZONING

Opportunity:	Yes
Revitalization Area:	No
Tax Increment Financing Area:	No
Foreign Trade:	No
New Market Tax Credit:	Yes

ELECTRIC

Provider:	Alcorn County Electric Power Association
On-Site:	Yes
Phase:	3
Voltage:	12.47
Proximity to Substation:	0.5

SEWER

Provider:	Corinth Sewer Department
On-Site:	No
Size of Main (inches):	23

WATER

Provider:	Corinth Gas & Water
On-Site:	Yes
Size of Main (inches):	12
Waste Water Excess Capacity:	4 MGD
Water Excess Capacity:	6 MGD

NATURAL GAS

Provider:	Corinth Gas & Water
On-Site:	Yes
Size of Main (inches):	8
Pressure (psi):	90

TELECOMMUNICATIONS

On-Site:	Yes
Fiber Available:	Yes
DSL Available:	Yes

AIRPORT

International:	Memphis International (MEM)
To International:	90 Miles
International #2:	Memphis International (MEM)
To International #2:	90 Miles
Nearest International:	Memphis Intl
To Nearest International:	91 Miles
Nearest Commercial:	Roscoe Turner Airport
To Nearest Commercial:	5 Miles

INTERSTATE/HIGHWAY

Interstate:	I-22
To Interstate:	47 Miles
Interstate #2:	I-40
To Interstate #2:	60 Miles
Interstate #3:	I-55
To Interstate #3:	85 Miles
Nearest Interstate Exit:	US HWY 72
To Nearest Interstate Exit:	2.8 Miles
US Highway:	US 45
To US Highway:	1 Miles
US Highway #2:	US 72
To US Highway #2:	0.75 Miles

RAIL

Rail #1:	Kansas City Southern Railway
Track #1 Status:	<500 ft
Access Available:	Yes

PORT

Nearest:	Yellow Creek State Inland Port
To Nearest:	23 Miles
Port #2:	Port of Gulfport
To Port #2:	353 Miles

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