



Novolex Building
1309 Paul Edmondson Drive
Iuka, Tishomingo County, Mississippi 38852

DESCRIPTION

101,500 SF industrial building on 18.8 acres. Foreign Trade Zone.
Fenced and secured.
Massive electrical and natural gas service.

SALE/LEASE

For Lease: Yes
For Sale: Yes
Price Per (sqft): \$2.25
Negotiable: Yes

SITE

Property Ownership: Public
County Tax Rate: 99
City Tax Rate: 17.23
Topography: level
Wetlands: level
Property in Floodplain: No
Available Acres: 18.8
Total Acres: 18.8

BUILDING DETAILS

Property Detail Link: https://tvasites.gjwebtechguru.com/?sorting=featured&showproperty_nmap=true&activebasemap2d=Navigation&mapextent=-9086362,006630126,4827030,907588873,-10059863,998869874,3501307,089011129&mapzoom=6&communitysearch=Prentiss&showfilterwidth&propertytype=Building&county=Alcorn%20County,Prentiss%20County,Tishomingo%20County

Business/Industrial Park: Iuka Industrial Park
Year Built: 1976/2017
Most Recent Use Of Space: manufacturing of foil backed paper for insulation and food products
Previous Tenant: Novolex/International Converter
Expansion Date: 2,017
of Stories: 1
Available SqFt: 101,500
Total SqFt: 101,500
Available Office Space SqFt: 4,462
Expandable to (sqft): 150,000
Ceiling Height Min (ft): 14
Ceiling Height Max (ft): 35
Construction Type: Metal
Secondary:

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

Heated:	Yes
Heat Type:	Natural gas
Reinforced Concrete Floor:	Yes
Cranes Available:	Yes
# of Cranes:	3
Largest Crane Capacity (tonnage):	6
Dock High Doors Available:	Yes
# of Docks with Levelers:	3
Drive Ins:	Yes
# of Drive In Doors:	2
# of Truck Docks:	3
# of Parking Spaces:	75
Parking Paved:	Yes

ZONING

Building:	Industrial
Opportunity:	No
Enterprise:	Yes
Tax Increment Financing Area:	No
Foreign Trade:	Yes
New Market Tax Credit:	Yes

ELECTRIC

Provider:	Tishomingo County Electric Power Association
On-Site:	Yes
Electric Details:	One 3000 KVA 277/480 padmount transformer and one 1500 KVA 277/480 pad mount transformer
Phase:	3
Voltage:	277/400
KVA:	4,500
Proximity to Substation:	2 miles

SEWER

Provider:	City of Iuka
On-Site:	Yes
Size of Main (inches):	10

WATER

Provider:	City of Iuka
On-Site:	Yes
Size of Main (inches):	8
Waste Water Excess Capacity:	40%
Water Excess Capacity:	40%

NATURAL GAS

Provider:	City of Iuka
On-Site:	Yes
Size of Main (inches):	4
Pressure (psi):	65

TELECOMMUNICATIONS

Provider:	C-Spire, AT&T, and Tishomingo Connect
On-Site:	Yes
Fiber Available:	Yes

AIRPORT

International:	Huntsville International
To International:	90 Miles
International #2:	Memphis International
To International #2:	117 Miles
Domestic:	Corinth
To Domestic:	22 Miles
Nearest International:	Huntsville Intl-Carl T Jones Fld
To Nearest International:	89 Miles
Nearest Commercial:	Northwest Alabama
To Nearest Commercial:	35 Miles

INTERSTATE/HIGHWAY

Interstate:	I-22
To Interstate:	40 Miles
Interstate #2:	I-55
To Interstate #2:	117 Miles
Interstate #3:	I-65
To Interstate #3:	80 Miles
Nearest Interstate Exit:	US HWY 72
To Nearest Interstate Exit:	24 Miles
State Highway #1:	Highway 25
To State Highway:	1 Miles

RAIL

Rail #1:	Norfolk Southern
Track #1 Status:	Spur Available
Access Available:	Yes

PORT

Nearest:	Yellow Creek Port South
To Nearest:	8 Miles
Port #2:	Yellow Creek Port North
To Port #2:	12 Miles

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