



Parker Building  
200 E Parker Drive  
Booneville, Prentiss County, Mississippi 38829

**DESCRIPTION**

This is a one-story modern industrial facility with about 104,000 square feet. This includes office space, warehousing space, and manufacturing space. Floors are six-inch reinforced concrete. The roof is 26-gauge corrugated metal with vinyl backed fiberglass insulation with gutters and downspouts. There are 12 exhaust fans along peak of roof. The walls are painted corrugated.

**SALE/LEASE**

**For Lease:** No  
**For Sale:** Yes  
**Negotiable:** Yes

**SITE**

**Total Acres:** 23.8  
**Max Contiguous Acres:** 104,000  
**Min Subdivide Acres:** 104,000

**BUILDING DETAILS**

**Property Detail Link:** <https://tvasites.gjwebtechguru.com/?sorting=featured&showpropertyonmap=true&activebasemap2d=Navigation&mapextent=-9856235.712751832,4121849.331485603,-9858137.083830476,4119260.0271523744&mapzoom=15&communitysearch=Prentiss&showfilterwidget&propertytype=Building&county=Alcorn%20County,Prentiss%20County,Tishomingo%20County&PropertyId=1761096557>

**Business/Industrial Park:** Booneville Prentiss County Industrial Park  
**Most Recent Use Of Space:** Manufacturing/Warehouse  
**# of Stories:** 1  
**Available SqFt:** 104,000  
**Total SqFt:** 104,000  
**Available Office Space SqFt:** 5,916  
**Warehouse SqFt:** 13,500  
**Expandable:** Yes  
**Expandable to (sqft):** 0  
**Min. Subdivide SqFt:** 104,000  
**Ceiling Height Min (ft):** 21  
**Ceiling Height Max (ft):** 28  
**Construction Type:** Metal or steel  
**Fire 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](mailto:dbhenley@tva.gov)  
W: [tvasites.com](http://tvasites.com)

### BUILDING ADD'L

<b>Floor Thickness (inches):</b>	6
<b>Cranes Available:</b>	No
<b>Dock High Doors Available:</b>	Yes
<b># of Docks with Levelers:</b>	7
<b># of Drive In Doors:</b>	4
<b># of Truck Docks:</b>	9
<b># of Parking Spaces:</b>	260

### ZONING

<b>Building:</b>	Heavy Industrial
<b>Opportunity:</b>	No

### ELECTRIC

<b>Provider:</b>	Prentiss County Electric Power Association
<b>On-Site:</b>	Yes
<b>Amps:</b>	2,000
<b>Voltage:</b>	2,500

### SEWER

<b>Provider:</b>	City of Booneville
<b>On-Site:</b>	No
<b>Size of Main (inches):</b>	6

### WATER

<b>Provider:</b>	City of Booneville
<b>On-Site:</b>	Yes
<b>Size of Main (inches):</b>	4

### NATURAL GAS

<b>Provider:</b>	Booneville Gas
<b>On-Site:</b>	Yes
<b>Size of Main (inches):</b>	4

### TELECOMMUNICATIONS

<b>Provider:</b>	AT&T
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### AIRPORT

<b>International:</b>	Memphis International (MEM)
<b>To International:</b>	105 Miles
<b>International #2:</b>	Memphis International (MEM)
<b>To International #2:</b>	105 Miles
<b>Nearest International:</b>	Memphis Intl
<b>To Nearest International:</b>	107 Miles
<b>Nearest Commercial:</b>	Tupelo Regional
<b>To Nearest Commercial:</b>	38 Miles

### INTERSTATE/HIGHWAY

<b>Interstate:</b>	I-22
<b>To Interstate:</b>	31.1 Miles
<b>Nearest Interstate Exit:</b>	COUNTY HWY 404
<b>To Nearest Interstate Exit:</b>	16 Miles
<b>US Highway:</b>	U.S. Highway 45
<b>To US Highway:</b>	2.5 Miles
<b>US Highway #2:</b>	U.S. Highway 78
<b>To US Highway #2:</b>	31.1 Miles

### RAIL

<b>Rail #1:</b>	Kansas City Southern Railway
<b>Track #1 Status:</b>	<1500 ft
<b>Access Available:</b>	No

### PORT

<b>Nearest:</b>	Port of Itawamba
<b>To Nearest:</b>	52 Miles

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