



Quality Assurance Laboratory  
751 CR 989  
Iuka, Tishomingo County, Mississippi 38852

**DESCRIPTION**

This building was formerly a NASA Quality Assurance Laboratory and is furnished with lab equipment and a liquid nitrogen system. 16,100 SF available for sale or lease. Located on ten acres. One drive-in door.

**SALE/LEASE**

**For Lease:** Yes  
**For Sale:** Yes  
**Sale Price:** \$350,000  
**Lease Price:** \$1.25  
**Lease Type:** Triple Net  
**Negotiable:** Yes

**SITE**

**Total Acres:** 10  
**Additional Acres:** 3,500  
**Phase 1 Environmental Report:** Yes

**BUILDING DETAILS**

**Property Detail Link:** <https://tvasites.giswebtechguru.com/?sorting=featured&showpropertyonmap=true&activebasemap2d=Navigation&mapextent=-9818522,784341395,4160153,5343451384,-9820424,155420039,4157564,23001119097&mapzoom=15&communitysearch=Prentiss&showfilterwidget&propertytype=Building&county=Alcorn%20County,Prentiss%20County,Tishomingo%20County&PropertyId=3052839257>

**Business/Industrial Park:** Tri-State Commerce Park  
**Year Built:** 1993  
**Most Recent Use Of Space:** Laboratory  
**# of Stories:** 1  
**Available SqFt:** 16,100  
**Total SqFt:** 16,100  
**Available Office Space SqFt:** 2,500  
**Expandable:** Yes  
**Expandable to (sqft):** 0  
**Divisible:** Yes  
**Ceiling Height Min (ft):** 10  
**Ceiling Height Max (ft):** 10  
**Column Spacing (ft):** 35' x 45'  
**Construction Type:** Masonry

**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>	12
<b>Cranes Available:</b>	No
<b>Dock High Doors Available:</b>	No
<b>Drive Ins:</b>	Yes
<b># of Drive In Doors:</b>	1
<b># of Parking Spaces:</b>	40

### ZONING

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

### ELECTRIC

<b>Provider:</b>	Tishomingo County Electric Power Association
<b>On-Site:</b>	Yes
<b>Amps:</b>	480
<b>Voltage:</b>	1,000

### SEWER

<b>Provider:</b>	Tri-State Commerce Park
<b>On-Site:</b>	No
<b>Size of Main (inches):</b>	12

### WATER

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

### NATURAL GAS

<b>Provider:</b>	Burnsville Gas Company
<b>On-Site:</b>	Yes
<b>Size of Main (inches):</b>	4
<b>Pressure (psi):</b>	45

### TELECOMMUNICATIONS

<b>Provider:</b>	AT&T; C-Spire
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### AIRPORT

<b>Domestic:</b>	Northwest Alabama Regional Airport
<b>To Domestic:</b>	50.1 Miles
<b>Nearest International:</b>	Huntsville Intl-Carl T Jones Field
<b>To Nearest International:</b>	100 Miles
<b>Nearest Commercial:</b>	Tupelo Regional
<b>To Nearest Commercial:</b>	74.9 Miles

### INTERSTATE/HIGHWAY

<b>Interstate:</b>	I-22
<b>To Interstate:</b>	55.7 Miles
<b>Interstate #2:</b>	I-40
<b>To Interstate #2:</b>	82 Miles
<b>Nearest Interstate Exit:</b>	COUNTY HWY 700
<b>To Nearest Interstate Exit:</b>	28 Miles
<b>US Highway:</b>	U.S. Highway 78
<b>To US Highway:</b>	55.7 Miles
<b>US Highway #2:</b>	U.S. Highway 72
<b>To US Highway #2:</b>	14.3 Miles

### RAIL

<b>Rail #1:</b>	Tishomingo Railroad
<b>Track #1 Status:</b>	Not Available
<b>Access Available:</b>	No

### PORT

<b>Nearest:</b>	Port of Mobile
<b>To Nearest:</b>	344 Miles
<b>Port #2:</b>	Port of Gulfport
<b>To Port #2:</b>	373 Miles

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