37,000 sq. ft.
Town-Owned Industrial Building
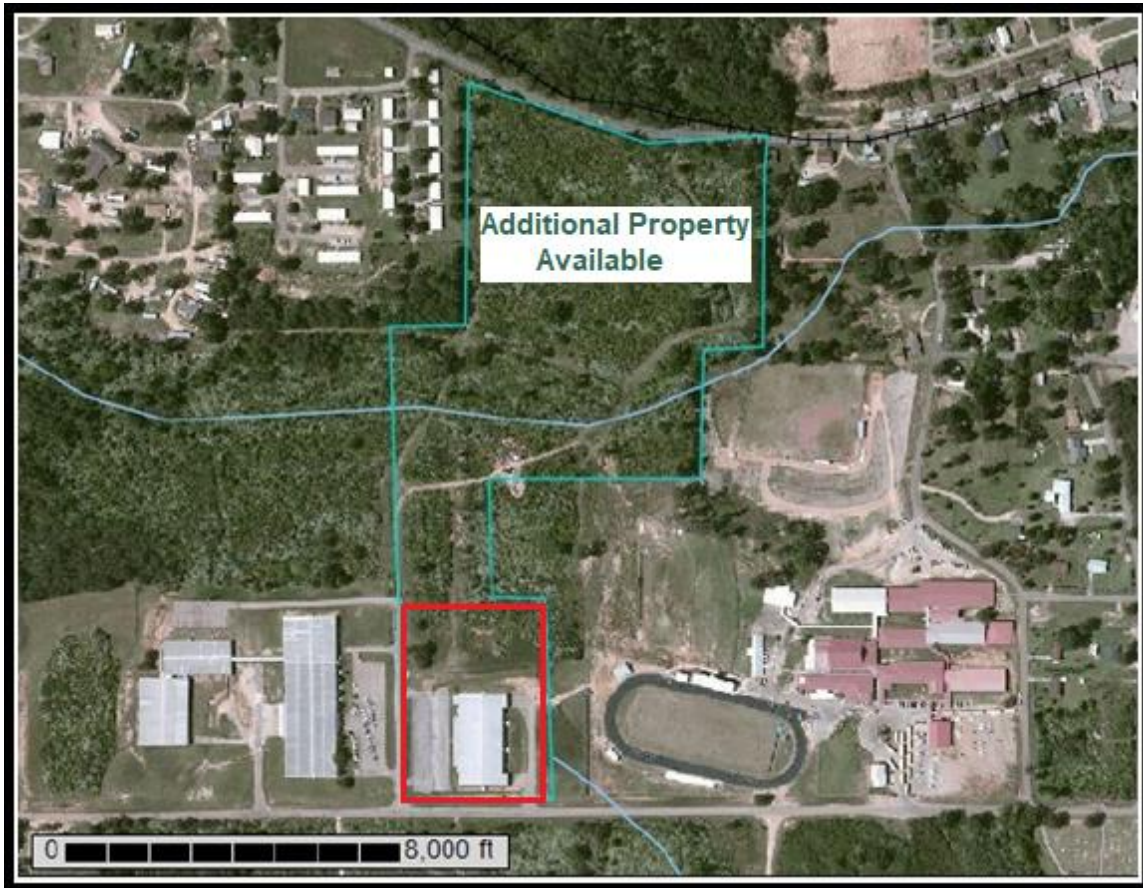### 100 Ostrover Dr., Tylertown, Mississippi

The 37,000 SF industrial building has an eave height of 14' (20' at the center) with a clearance of approximately 11' due to the positioning of the feedrail, compressed air lines, and the lighting. The walls of the entire production/warehouse area are covered with 6" batt insulation, one layer of 5/8" painted gypsum floor to ceiling and covered by industrial grade galvalume extending 7' up the wall. A single row of columns spaced 30' apart create two 62.5' x 270' bays.

SPECIFICATIONS

Total space:

Facility	**37,030SF**	
Production/Warehouse	33,750SF	270' x 125'
Office/Rest Rooms/Break Area	2,800SF	20' x 140'
Compressor Room	480SF	20' x 24'
Bay Size	62.5'	
Dock Doors	4	

Parking   110 spots

Site: 6.6 acres (up to 29.5 acres)

Natural Gas   2" High Pressure and 6" main

Electricity   Served by Entergy
3-phase (480V) service

Water: 8" and 10" looped main
75 PSI Static Pressure

Sewer: 10" main

37,000SF Facility

Available on 6.6 acres with 23.5 additional acres available, if needed.
Zoned I-2 (Heavy Industrial - located in the Walthall County Industrial Park)

The Town of Tylertown owns the Facility and approximately six acres and the adjacent acreage is owned by the Walthall County Economic Development and is available for sale or lease, if required.

Walthall County Economic Development Authority

P.O. Box 227
Tylertown, Mississippi 39667
www.availablefacility.com
Pam Keaton, Economic Developer
601.876.2680 (O) or 601.303.0643 (M)

All proposals require approval by the local governing authorities and laws governed by the State of Mississippi. We greatly appreciate the consideration of this property for your project and welcome the opportunity to provide additional information about any of our sites, buildings, community, etc.. Thank you for considering Walthall County!

Utilities

Electricity: ***Entergy Mississippi Inc.***(EMI) is a subsidiary of Entergy Corporation and is also the largest private utility in the state. EMI's diverse fuel mix helps provide some of the lowest rates in the nation.

- ED Rider - an incentive rate program designed to induce new and existing customers to add new or incremental load. The rider offers a $0.005 credit per KWH for new and existing customers. Customer must meet minimum requirements and execute electrical service contract for a period of 5 years.

- Electrical Infrastructure Program - designed to offset upfront infrastructure costs for new and existing customers that locate in EMI service territory. Program qualifications are based on electrical usage of each customer.

Natural Gas: ***Southeast Utilities*** – available at the site. Rates are based on the wholesale cost to the Natural Gas Provider and vary monthly. Additional information will be provided in any requested format.

Water/Sewer: *Town of Tylertown* – the Town has the ability to provide treated water with a flow rate of 225gpm and has the additional capacity to provide the requested volume.

The Town of Tylertown's water system consists of three wells, a water treatment plant with a capacity of 2.16 million gallons per day (mgd) and storage tanks of 500,000 gallons (elevated), 150,000 gallons (elevated) and 50,000 gallons (ground storage). The town's system is currently rated for 3,000 connections of which only 1,100 are currently being used. Those 1,100 connections are utilizing approximately 400,000 gpd of the Town's 2.16 mgd of capacity leaving approximately 1.76 millions of gallons available daily for new customers.

Access and Transportation:

- **Metro-Areas** - Tylertown is located approximately 90 miles from Jackson, MS, New Orleans, LA and Baton Rouge, LA to provide close and convenient access to three major cities.

- **Truck Transport** - US Highway 98 (limited access four-lane) provides easy access to I55 and I-59 for incoming raw materials and outgoing finished products.

- **Sea Ports**
  - **Port of Gulfport:** 120 miles - The traditional market for products moving to and from the Port of Gulfport is Central America. The port averages more than two million tons of bulk, breakbulk, and containerized cargo (in 200 thousand TEUs) a year. The Port of Gulfport is the third major container seaport on the United States shores on the Gulf of Mexico.
  - **Port of New Orleans:** 90 miles – The port of New Orleans is 1st in the US based on the volume of cargo handled and has the longest wharf in the world.

Workforce:

According to MEDS, Walthall County's unemployment rate was 6.6% (2/2020 – current published info). According to the 2010 Census, over 150,000 people live within 30 miles of Tylertown and over 800,000 within 60 miles. The average travel time to work for Walthall County is 35.1 minutes (ACS 5-year estimates). In rural areas, where miles are measured in minutes, this region certainly has the available workforce to fill the needs of a company requiring a diverse range of employees. An additional indicator that our workforce is underutilized is that Walthall County is one of the few counties in Mississippi with more employees commuting outside of the county than those working in the county where they reside.

*****Mississippi*** is a "**right-to-work**" state. Simply put, an employee in a right-to-work state cannot be forced to join a union or to pay union dues even if a union is elected as the bargaining representative at the employer's business. Our non-union and underutilized workforce makes our cost-effective and available labor pool an additional consideration. (Labor Survey available with regional details)*

Incentives:

The Walthall County Board of Supervisors have historically approved any available incentives for qualified economic development projects that meet and follow the guidelines required. Walthall County is a Tier III County with access to some of the best incentives available that provide companies the tools required to grow their bottom-line when opening or relocating a facility. Most of the incentives require 10 or more jobs committed and confirmed for each location or expansion.