

50,000 SF Town-Owned Industrial Building

103 Ostrover Dr., Tylertown, Mississippi



50,000 SF metal building consisting of 30,000 SF production/warehouse area, 6,700 SF production or warehouse area, 3,300 SF office/conference area, (all with HVAC) and 10,000 SF heated warehouse. The finished 150 x 200 manufacturing area has three rows of interior columns with 33 x 50 bays.

SPECIFICATIONS

Total space:	50,000 SF	
Production/Warehouse	30,000 SF	150' x 200'
Production/Warehouse	6,700 SF	82' x 82'
Warehouse	10,000 SF	100' x 100'
Office/Conference	3,300 SF	
Bay Size	33 x 50	
Docks/Dock Doors	- Two bays with one door on each, one drive-in door.	
Site:	4.7 acres (55 adjacent acres available, if needed)	
Natural Gas	2" High Pressure and 6" main	
Electricity	Served by Entergy - three-phase (480 V) service Transformer: 1000kva pad-mounted transformer - 1200-amps full load (<i>ability to upgrade to 2000-amps, if needed</i>) Main Switchboard: 2000 amp 277/480 volt three phase (4-wire)	
Water:	8" and 10" looped main 75 PSI Static Pressure	
Sewer:	10" main	



Walthall County Economic Development Authority

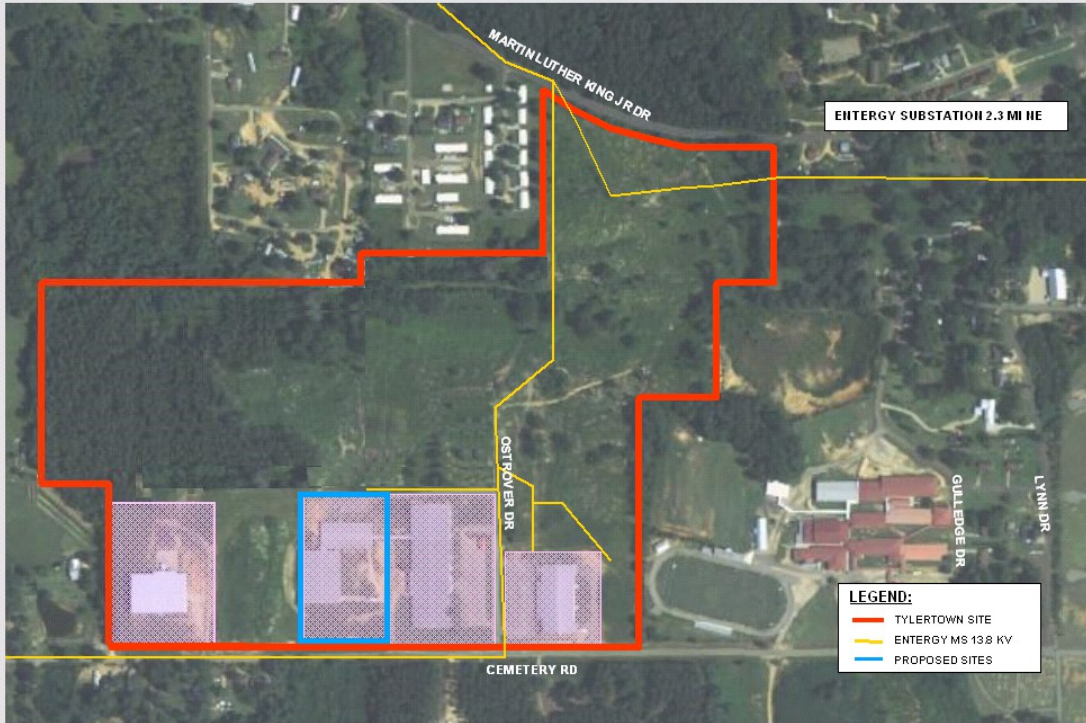
www.availablefacility.com

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TYLERTOWN SITE

WALTHALL COUNTY - MISSISSIPPI



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. 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:

Walthall County's unemployment rate or March 2022 was 4.2% with the workforce averaging around 5,000. However, according to the 2020 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 State of Mississippi upon request will prepare an incentive package outlining eligible incentives and programs. The Walthall County Board of Supervisors have historically approved any available incentives for qualified economic development projects that meet and follow the guidelines required. The Walthall County EDA will work with the State of Mississippi to help access available incentives that provide companies the tools required to grow their bottom-line when opening or relocating a facility.

Walthall County EDA

www.co.walthall.ms.us

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