

AVAILABLE BUILDING • CARTHAGE, MS

Choctaw Indian Reservation Choctaw Manufacturing Plant 1 44,000 Square Feet 1600 N. Pearl Street • Carthage, MS 39051

UTILITY PROVIDERS

Natural Gas: Atmos
Electricity: Central Electric
Water/Sewer: City of Carthage

DISTANCE TO

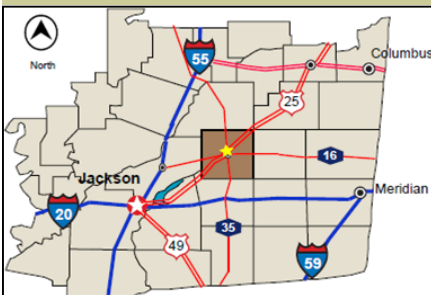
I-20 @ Forest: 30 miles
I-55 @ Canton: 33 miles
Hwy 35: 0.25 miles
Hwy 25: 1.25 miles

Nissan Plant: 37 miles
Toyota Plant: 157 miles

FOR MORE INFORMATION

MS Band of Choctaw Indians
Office of Economic Development

John Hendrix, Director
Direct: 601.650.1607
Cell: 601.416.0378
E-mail: john.hendrix@choctaw.org



Manufacturing Space: 40,000 sq.ft.+/-

Previous Use: Wire Harness Assembly

Eave Height: 12'8" (floor to bottom of joist)

Truck Loading: 3 Recessed + 1 Ground Level

Construction: Metal with Concrete Tilt-Up Exterior Walls

Sprinkled: 100% Wet Sprinkled

Lease Rate: Negotiable

Incentive: Rent Discount for Tribal Member Employment