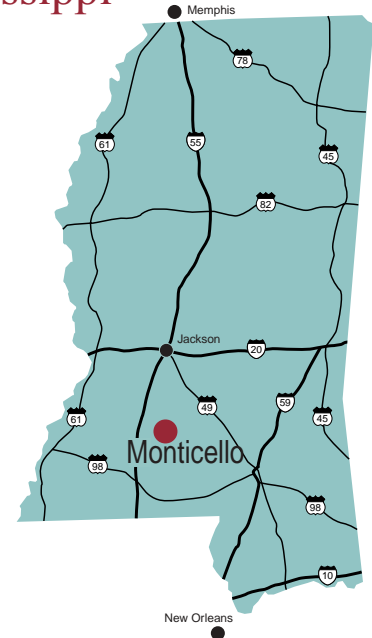




## Lawrence Co. Industrial Park #2 – Monticello, Mississippi

The Lawrence County Industrial Park Number 2 is located in Monticello in southwest Mississippi. The site has a total of 40 acres which can be divided into parcels or purchased as a single tract of land. This industrial park is available for lease or purchase. The property is zoned Industrial. There is a 65 acre tract of land adjacent to this industrial park.

Monticello is located 24 miles east of Interstate 55 on U S Highway 84.



0402siteswregion39003

## Specifications

### INDUSTRIAL SITE NAME

..... Lawrence County Industrial Park #2

### LOCATION

County ..... Lawrence  
 City ..... Monticello  
 Township ..... T7N  
 Range ..... R11E  
 Section ..... 19  
 Distance to city with 25,000 or more population  
 ..... 55 miles  
 Name of city ..... Hattiesburg

### CHARACTERISTICS

Total acres ..... 40  
 Available acreage ..... 40  
 Largest tract available ..... 40  
 Topography/slope ..... Flat (0-3%)  
 Percent of total site subject to flooding ..... None  
 Zoning classification ..... Industrial

### FIRE PROTECTION

Supplier ..... City  
 Fire Insurance rating class ..... 7

### WATER

Distance to water main ..... Adjacent  
 Diameter of water main in inches ..... 6"  
 Water pressure in psi ..... 60  
 Supplier ..... Town of Monticello  
 Distance to elevated water tank ..... 300'  
 Water tank capacity in gallons ..... 150,000

### SEWER

Distance to sanitary sewer service ..... Adjacent  
 Domestic sewage treatment type ..... Lagoon  
 Diameter of sewer main in inches ..... 8"

### GAS

Distance to gas main ..... Adjacent  
 Diameter of gas main in inches ..... 2"  
 Gas pressure in psi ..... 40  
 Distributor ..... Entex

### ELECTRICITY

Distance to 3-phase power ..... On site  
 Distributor ..... Entergy

### HIGHWAY

Roadway system adjacent to site ..... Federal  
 Distance to interstate ..... 22 miles  
 Name of interstate ..... Interstate-55  
 Distance to 4-lane highway ..... 15 miles  
 Name of 4-lane highway ..... US Highway 84  
 Site located in a commercial trucking zone .... Yes

### AIR

Distance to commercial airport ..... 65 miles  
 Airport name ..... Jackson International  
 Distance to general aviation airport ..... 16 miles  
 Airport name ..... Brookhaven-Lincoln County  
 Runway length ..... 5,000'

### WATER

Distance to navigable waterway ..... 90 miles  
 Depth ..... 9'

Width ..... 300'  
 Name of waterway ..... Mississippi River  
 Distance to barge terminal ..... 90 miles  
 Name of terminal ..... Port of Natchez  
 Distance to deepwater port ..... 77 miles  
 Name of port ..... Mississippi State Port

### RAIL

Distance to railroad ..... Adjacent  
 Name of railroad ..... Canadian National  
 Rail spur ..... No

### SITE STATUS

Industrial site number ..... 39003swfield  
 Sale price per acre ..... Yes/Negotiable  
 Lease price per acre ..... Yes/Negotiable

*The information contained on this sheet and furnished to the Mississippi Development Authority is from sources deemed reliable. No warranty or representation is made by this department as to the accuracy thereof.*

### Alternate Contact: