

AVAILABLE BUILDING - 43,789 SQ. FEET

CHOCTAW INDUSTRIAL BUILDING NO. 3
1600 NORTH PEARL STREET
CARTHAGE, MISSISSIPPI 39051

LATITUDE: 32.7574307
LONGITUDE: -89-5355449



BUILDING DETAILS

TOTAL SQ. FEET	43,789
OFFICE SQ. FEET	2
MAX. CELING HEIGHT	21.5
MIN. CELING HEIGHT	15.5
FOR SALE	NO
FOR LEASE	YES
PROPERTY OWNER	MBCI
4-LANE HIGHWAY	0.25 MILES
MILES TO INTERSTATE	30 MILES

OTHER INFORMATION

This building is located on federal lands of the Mississippi Band of Choctaw Indians which offer some significant advantages to tenants, including:

- No property taxes
- Accelerated depreciation
- Indian Employment Tax Credit
- HUBZone eligible

UTILITY

ON SITE

PROVIDER

ELECTRIC	YES	CENTRAL ELECTRIC POWER ASSOCIATION
NATURAL GAS	YES	ATMOS ENERGY
WATER	YES	CITY OF CARTHAGE
SEWER	YES	CITY OF CARTHAGE

CONTACT INFORMATION

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