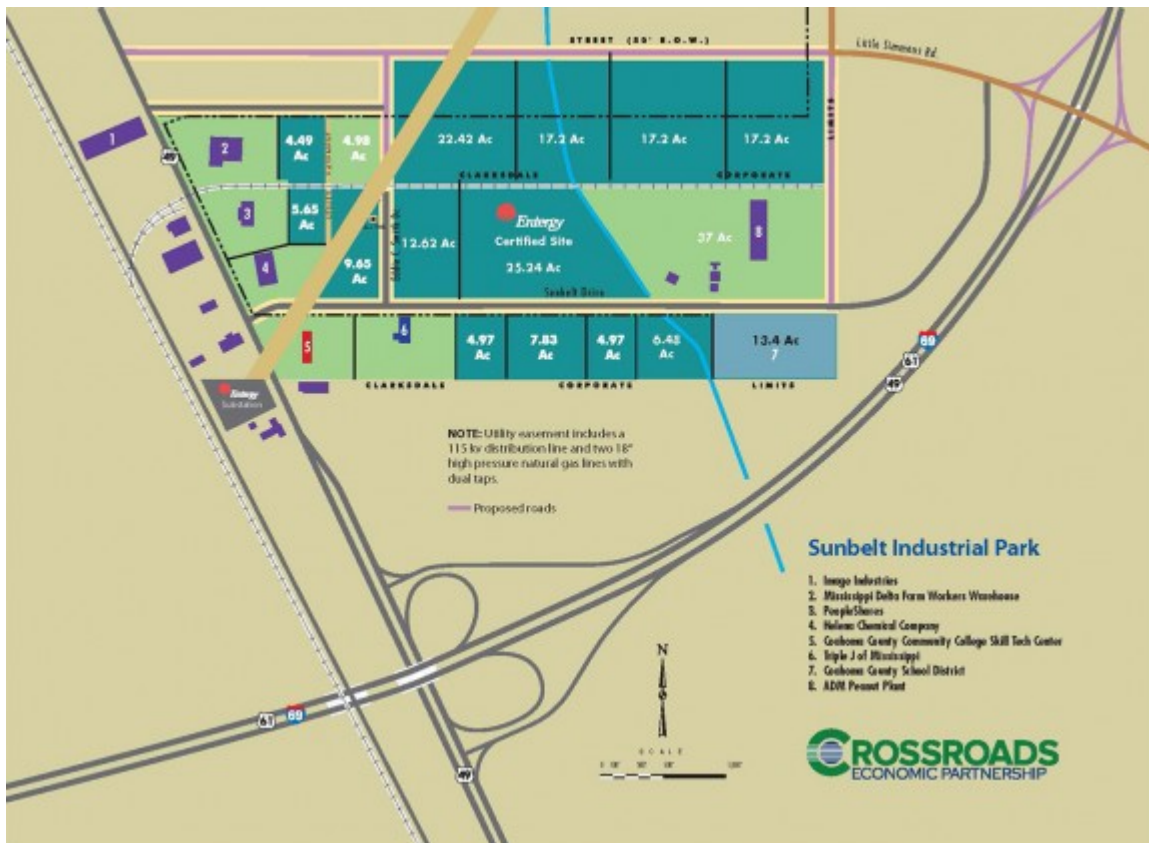


# SUNBELT INDUSTRIAL PARK

**HWY. 49 SOUTH AND SUNBELT DR.  
 CLARKSDALE, MS 38614**



## Description:

Located on the southern boundary of the City of Clarksdale. There are approximately 140 acres still available. The park is fully developed and offers an excellent location for light manufacturing or distribution. It is served by rail and located just north of what will soon be the intersection of US 49 and Interstate 69 and US 61.

## Incentives:

State of MS Incentives GAP Certified County Visit [mississippi.org](http://mississippi.org) for details on state incentives

## Property Details

**Latitude:** 34.174632

**Longitude:** -90.549344

**Ownership:** For Sale

**Price:** Call for Price

**Total Acreage:** 140.00 acres

**Available Acreage:** 250 acres of adjacent available land

**Subdividable?** Yes

**Expandable?** Yes

**County:** Coahoma

**Within City Limits?** Yes

**Property Type:** Industrial

**Zoning:** Industrial

**Covenants?** Yes

**Fire Insurance Class Rating:** 5

**Within 100 Year Flood Plain?** No

**Topography:** Flat, well drained

**Phase I Environmental Audit Completed?** Yes

## Transportation

### Highway Access:

1 mile to US 61

Close to US 49 and MS 6 (US 278)

### Interstate Access:

40 miles to I-55

### Airport Access:

12 miles to Fletcher Field

75 miles to Memphis International

**Rail Served?** Yes

### Rail Access:

MS Delta Railroad, connecting to Canadian National at Swan Lake.

Rail spur to building

## Utilities

### Electric:

Clarksdale Public Utilities, Entergy

662-627-8403

**Water:**

Clarksdale Public Utilities

12" Main

12,960,000 Gal/Day Peak Capacity at Plant

65 PSI Pressure

Private Well

**Wastewater:**

Clarksdale Public Utilities

15" Main

2,800 Gal/Day Peak Capacity at Plant

Septic Tank

**Natural Gas:**

Atmos Energy

662- 627-5418