

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 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