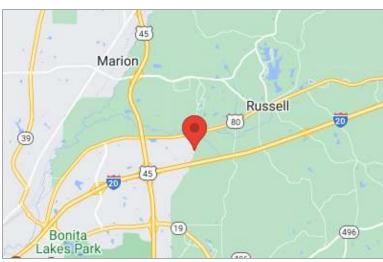
# Meridian I-20/59 Industrial Park

I-20 and Hwy 45, Meridian, Mississippi 39301 - Lauderdale County





## **Property Details**

Latitude/Longitude: 32.3900, -88.6200

Type of space: Industrial Min Size: 15 acres Max Size: 413 acres Last Updated: 11/14/2023

# **Economic Development**

Company: East Mississippi Business Development Corporation

Contact Name: Bill Hannah Address: 1901 Front Street

City: Meridian

State: Mississippi

Phone: 601-693-1306

Cell: 601-527-4055

Fax: 601-693-5638

Email: <a href="mailto:bhannah@embdc.org">bhannah@embdc.org</a>
Website: <a href="mailto:https://www.embdc.org/">https://www.embdc.org/</a>

## **Availability**

For Sale: Yes Sale Price: \$20,000

Internal Notes: AT&T has designated three industrial parks in Lauderdale County as fiber-ready. http://www.wtok.com/content/news/Economic-development-sites-ATT-fiber-ready-398506981.html (mmurphy-n:lauderdale-

co-sites-ATT-fiber-ready.pdf)

# Description

The Meridian I-20/59 Industrial Park (MIIP) is a 515-acre site located in Lauderdale County about 3 miles northeast of the City of Meridian. The site is bordered on the south by Interstate 20/59 and on the north by U.S. Highways 11/80 and the Norfolk Southern Railroad. The property is owned by the Lauderdale County Board of Supervisors and is managed by the East Mississippi Business Development Corporation (EMBDC). The Park is intended to accommodate a variety of business types including commercial, manufacturing, governmental, warehousing and distribution, as well as companies involved in research and development (R&D) projects. Environmental due diligence for the Park has been completed. AT&T has designated the I-20/59 Industrial Park as fiber-ready.

# **Building Details**

Divisible: Yes

## Site Details

Lot Size: 515 acres Wetlands: Yes

Contiguous Acres Available for Development: 0 acres

## Transportation

Nearest Airport: Meridian Regional Airport

Distance to Airport: 10.5 Port: Port of Pascagoula Distance to Port: 156.3

## **Documents**

Threatened and Endangered Species Report.pdf

Phase I Environmental Assessment.pdf

Phase 1 Cultural Res Survey.pdf

Utilities Map - Entire Park.pdf

SEWER DISCHARGE LIMITS & FEES.pdf

LAUDERDALE CO-120-59 INDUSTRIAL PARK - MS Power Electric Utility Map Additional.PDF

LAUDERDALE CO-120-59 INDUSTRIAL PARK - CITY OF MERIDIAN WATER QUALITY REPORT.pdf

LAUDERDALE CO-I20-59 INDUSTRIAL PARK - SITE AERIAL MAP.pdf

LAUDERDALE CO-I20-59 INDUSTRIAL PARK - LOCATION MAP.pdf

LAUDERDALE CO-120-59 INDUSTRIAL PARK - SITE MAP.pdf

**Industrial Park Covenants.pdf** 

LAUDERDALE CO-120-59 INDUSTRIAL PARK - Zoning Map.pdf

LAUDERDALE CO-I20-59 INDUSTRIAL PARK - Floodplain & Wetlands Map.pdf

LAUDERDALE CO-I20-59 INDUSTRIAL PARK - Ownership & Tax Map.pdf

<u>LAUDERDALE CO-I20-59 INDUSTRIAL PARK - Wetlands Mitigation</u> (Eng+).pdf

<u>LAUDERDALE CO-I20-59 INDUSTRIAL PARK - Wetlands Permitting</u> (WTSI).pdf

LAUDERDALE CO-I20-59 INDUSTRIAL PARK - Wetlands Mitigation (WTSI).pdf

LAUDERDALE CO-120-59 INDUSTRIAL PARK - FLOOD.pdf

LAUDERDALE CO-120-59 INDUSTRIAL PARK - Water Quality Report.pdf

Zoning Ordinance.pdf

Port Name 2: Port of Gulfport
Distance to Port 2: 167.2
Port 3: Demopolis Lock and Dam

Distance to Port 3: 51.6

Nearest Interstate: I-20

Distance to Interstate: 0

Name of Interstate 2: I-59

Distance to Interstate 2: 0

Nearest Highway: U.S. Highway 80 Distance to Major Highway: 0

Highway Name 2: Mississippi Highway 19

Distance to Highway 2: 1.4 Highway 3: U.S. Highway 45 Distance to Highway 3: 0

Rail Access: Yes

Rail Provider: Norfolk Southern

Distance to Rail: 0

Rail Provider 2: Kansas City Southern

Distance to Rail 2: 2

## Utilities

Electric Service Provider: Mississippi Power Company, East Mississippi EPA

Voltage: 24.9

Natural Gas Provider: Atmos Energy

Natural Gas Line Size: 4
Sewer Provider: City of Meridian

Sewer Line Size: 12 Water Service: Yes

Water Service Provider: City of Meridian

Water Line Size: 12 Fiber Optics: Yes

Telecom Provider: AT&T

#### Other

Community College District: Meridian Community College

Flood Plain: 0

Zoning: Industrial-Heavy



