



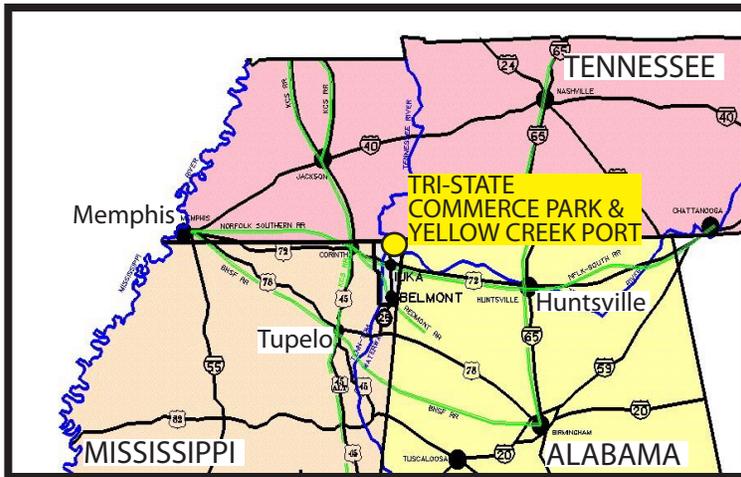
Tri-State Commerce Park

Iuka, Mississippi, USA

Rated Top Ten Industrial Sites in the Southern United States



Tri-State Commerce Park. Shown above is part of the 3,500 acre/1,416 hectare peninsula developed by TVA and NASA at a cost of over \$4 billion. Tri-State Commerce Park is owned and maintained by Tishomingo County. The site is located across a waterway from Yellow Creek Port, the primary steel handling facility for a three state region.



Lightcast (formerly EMSI) reports that Tishomingo County, Mississippi, USA, increased manufacturing jobs by 76.9% between 2010 and 2022 compared to a 10.2% increase for Mississippi and a 11.6% increase for the USA.

Tishomingo County is projected to see a 25.9% increase in manufacturing jobs from 2022 to 2033 compared to 10.1% increase for Mississippi and a 6.5% increase for the USA.

The largest manufacturing employers include steel and composites fabrication, transportation parts, recreational vehicles, defense-related parts, and silicon refining.

3,500 Acre/1,416 Hectare Industrial Complex

- 24/7 security and surrounded on three sides by Pickwick Lake/Tennessee River & the Tennessee-Tombigbee Waterway.
- Dual electric service from three generating sources (water, nuclear, and natural gas).
- Adjacent to full-service port facilities at Yellow Creek Port.
- Available buildings, sites, and infrastructure costing US\$4 billion.
- Located at the juncture of the Tennessee River & the Tennessee-Tombigbee Waterway.
- Water connections to the Mississippi-Ohio-Missouri-Great Lakes-St. Lawrence Navigation Systems and the Gulf of Mexico at the Port of Mobile.
- Rail, rail yard, and barge dock within secure perimeter.
- 3,500 acres/1,416 hectares including buffer zone.
- Near four-lane highway connections to Interstates 55, 40, 22, and 65.
- 60 minutes driving time to Huntsville International Airport and 90 minutes to Memphis International Airport.
- Onsite customized job training and retraining at no cost to the company for as long as the company is in Mississippi.
- Region home to companies like Caterpillar, Northrop Grumman, Tiffin Motorhomes, Nucor, and PCA.
- Student ACT scores above the national average.
- Most students are in technology preparation programs.
- County guarantees community college tuition and local foundation funds senior college and above.
- Crime rate in the lowest 5% nationally.
- Incentives and financing for qualified job creating projects.



Turbine Building. The turbine building is 66,528 SF/6,181 SQM, has a 250 ton crane, and an eave height up to 90 feet/27 meters. The building has rail into the building.



Remote Control Building. 11,200 SF/1,448 SQM remote control building. Rail adjacent to building. Computer control room, offices, and observation deck. Large basement.



Laboratory. 16,100 SF/1,496 SQM in three buildings. Former NASA chemical laboratory, fully equipped with testing equipment. 10' ceiling clearance. Nitrogen and carbon dioxide gas systems.

Companies located in Tri-State Commerce Park, Iuka, Mississippi, USA:

- **Northrop Grumman** (5 buildings). Manufactures very large composite aerospace and national defense components.
- **National Oil Well/VARCO** (4 buildings) Manufacturers very large composite and fabricated metal components for the mining, petrochemical, power, paper, pulp, wastewater, and other industries.
- **G&G Steel** (4 buildings). Manufactures very large metal fabricated components for bridges, locks and dams, and large components for the mining and petrochemical industry.
- **General Atomic** (1 building). Classified.
- **Dynetics** (1 building). Research and development and testing of aerospace hardware.
- **Tri-State Profile** (1 building). Components for recreational vehicles.
- **Flibe Energy** (Site). Energy related research and development.
- **Deep South Operating.** Data mining.

Yellow Creek Port

Tri-State Commerce Park



Laboratory

Dynetics

Cooling Tower

National Oil Well VARCO

Deep South Operating

Rail to Road Building

Jenn-Tom Waterway

Turbine Building

Flibe Energy

Northrop Grumman

Northrop Grumman

Northrop Grumman

Wastewater treatment plant

Substation

General Atomics

RAILROAD

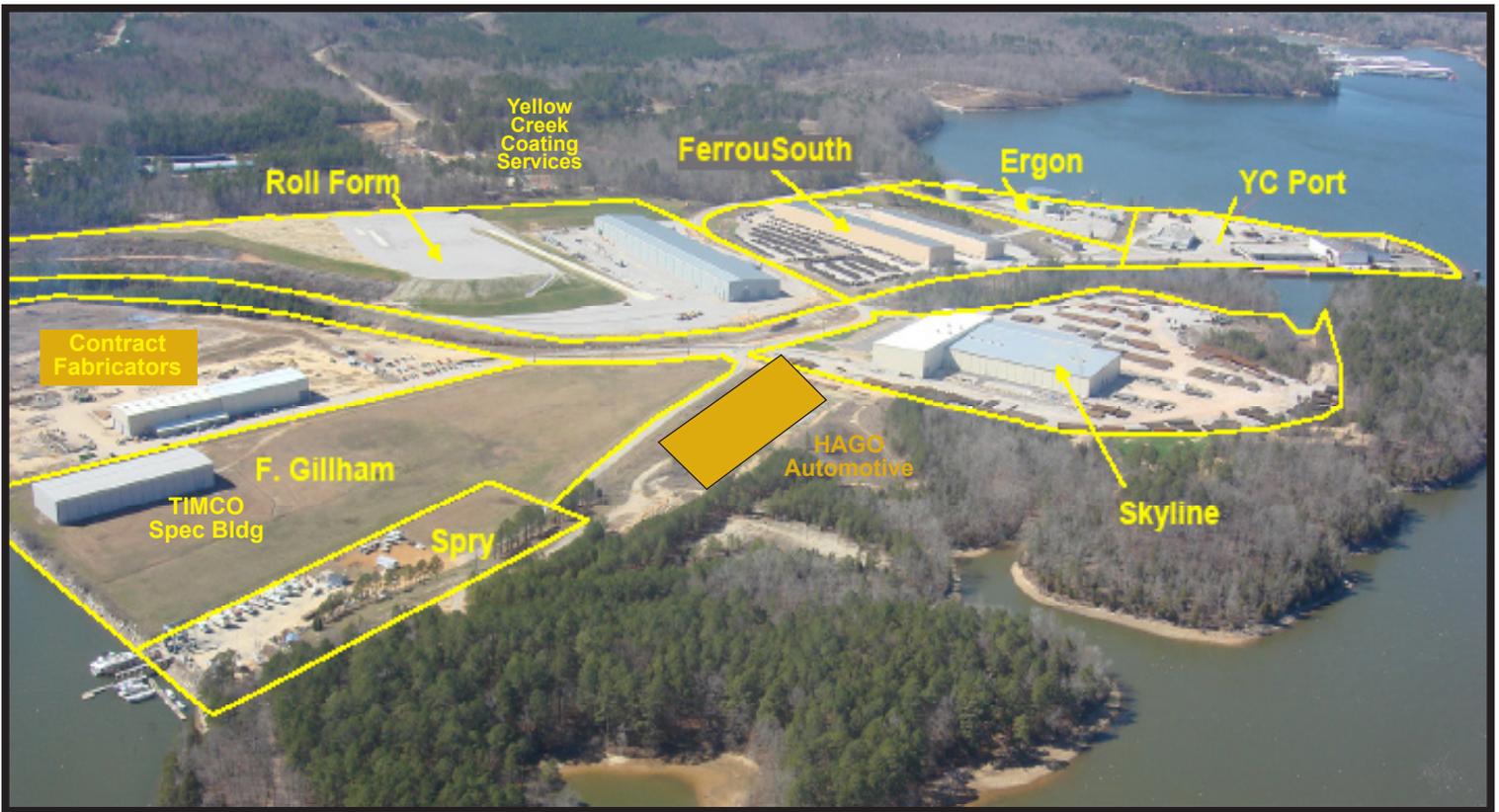
Tri-State Profile

Barge Dock

G&G Steel

National Oil Well VARCO

Tri-State Commerce Park



Yellow Creek Port. Yellow Creek Port is located across the waterway from Tri-State Commerce Park. The port is the steel coil and other bulk products handling facility for a three state region with several cranes with lift capacity up to 300 tons each. The port offers warehouses with barge/rail/truck transfer facilities. The port also offers over 2,500 acres of industrial parks on waterway, rail, and four-lane highway.

Companies at Yellow Creek Port:

- **FerrouSouth.** Metals processing.
- **Skyline Steel/Nucor.** Largest spiral welded structural steel pipe in North America.
- **Roll Form Group/Samuel.** Cold roll sheet piling, rail and barge parts, etc.
- **Ergon.** Asphalt loading and unloading.
- **Contract Fabricators, Inc..** Large pressure vessels and other large fabrications.
- **Monotech/PSP Industries.** Large steel fabricated components.
- **HAGO Automotive.** Precision steel fabricated parts for the automotive industry.
- **Spry Marine.** Boat and diesel engine service.
- **Yellow Creek Coating Services.** Metal sandblasting, cleaning, coating, and painting.
- **Gillham/TIMCO Building.** 30,000 SF speculative industrial building.

BEST OF THE NEW



Tishomingo County



“Award Winning Public Private Partnership”

Tishomingo County Development Authority
Tishomingo County Development Foundation
Tishomingo County Tourism Council

www.tishomingo.org | www.tishomingofunhere.org

BEST OF THE OLD



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