



## Kosciusko-Attala County Industrial Park – Kosciusko, Mississippi



The Kosciusko-Attala County Industrial Park is located 1 mile from Kosciusko, Mississippi. This industrial park has a total of 145 acres with 41 acres still available for sale. The property is zoned industrial and fully served by utilities.

Kosciusko is located in central Mississippi approximately 21 miles east of Interstate 55. This industrial park is owned by Attala County.



*Top: This aerial photograph shows some of the available land in the site. Insert: This aerial photograph shows the site and surrounding property.*

# Specifications

**INDUSTRIAL SITE NAME**

..... Kosciusko-Attala County Industrial Park

**LOCATION**

County ..... Attala  
 City ..... Kosciusko  
 Township ..... 14N  
 Range ..... 3E  
 Section ..... 10  
 Distance to city with 25,000 or more population  
 ..... 71 miles  
 Name of city ..... Jackson

**CHARACTERISTICS**

Total acres ..... 145  
 Available acreage ..... 55  
 Largest tract available ..... 40  
 Topography/slope ..... Gently sloping (3-5%)  
 Percent of total site subject to flooding ..... 0-5%  
 Zoning classification ..... Industrial

**FIRE PROTECTION**

Supplier ..... City  
 Fire Insurance rating class ..... 7

**WATER**

Distance to water main ..... Adjacent  
 Diameter of water main in inches ..... 10"  
 Water pressure in psi ..... 56  
 Supplier ... Kosciusko Water and Light Department  
 Distance to elevated water tank ..... Adjacent  
 Water tank capacity in gallons ..... 500,000

**SEWER**

Distance to sanitary sewer service ..... On site  
 Domestic sewage treatment type ..... Lagoon  
 Diameter of sewer main in inches ..... 15"

**GAS**

Distance to gas main ..... On site  
 Diameter of gas main in inches ..... 6"

Gas pressure in psi ..... 22  
 Distributor ..... Mississippi Valley Gas

**ELECTRICITY**

Distance to 3-phase power ..... On site  
 Distributor ... Entergy, Central Electric Power & Light

**HIGHWAY**

Roadway system adjacent to site ..... Local  
 Distance to interstate ..... 20 miles  
 Name of interstate ..... Interstate-55  
 Distance to 4-lane highway ..... 20 miles  
 Name of 4-lane highway ..... Interstate 55  
 Site located in a commercial trucking zone ..... Yes

**AIR**

Distance to commercial airport ..... 71 miles  
 Airport name ..... Jackson International  
 Distance to general aviation airport ..... 2 miles  
 Airport name ..... Kosciusko-Attala County Airport  
 Runway length ..... 5,000'

**WATER**

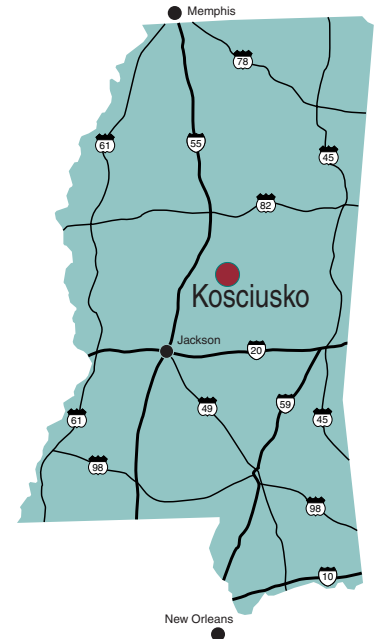
Distance to navigable waterway ..... 108 miles  
 Depth ..... 9'  
 Width ..... 300'  
 Name of waterway ..... The Mississippi River  
 Distance to barge terminal ..... 108 miles  
 Name of terminal ..... Greenville Port  
 Distance to deepwater port ..... 214 miles  
 Name of port ..... Mississippi State Port

**RAIL**

Distance to railroad ..... 5 miles  
 Name of railroad ..... Illinois Central  
 Rail spur ..... No

**SITE STATUS**

Industrial site number ..... 04003nwfield  
 Sale price per acre ..... Yes/Negotiable  
 Lease price per acre ..... No



*The information contained on this sheet and furnished to the Mississippi Development Authority is from sources deemed reliable. No warranty or representation is made by this department as to the accuracy thereof.*

**Alternate Contact:**

**Plat of Property**

Approximate Dimensions

**Plat Not Available**