

AVAILABLE BUILDING | CARTHAGE, MS

CHOCTAW INDIAN RESERVATION

CHOCTAW INDUSTRIAL BUILDING 1

43,385 Square Feet

1600 N. Pearl Street, Carthage MS 39051



Manufacturing Space: 40,000 sq. ft +/-

Office Space: 4,009 sq. ft.

Latitude: 32.758899 | **Longitude:** -89.536406

Ceiling Heights: Peak 15.7'; Eaves 13'

Year Constructed: 1986

Heated/Cooled: Yes

Previous Use: Wire Harness Assembly

Truck Loading: 3 Recessed + 1 Ground Level

Construction: Metal with Concrete Tilt-Up Exterior Walls

Sprinkled: 100% Wet Sprinkled

Lease Rate: Negotiable

Eligible for New Markets Tax Credits: Yes

Incentive: Rent Discount for Tribal Member Employment

- The Tribe does not assess property taxes
- Accelerated depreciation benefit reduces tax liability
- Indian Employment Tax Credits
- HUBZone eligible
- Eligible for federal financing programs

Natural Gas: Atmos

Electricity: Central Electric

Water/Sewer: City of Carthage

Telecom: AT&T and C Spire

I-20 @ Forest: 30 mi

I55 @ Canton: 33 mi

Hwy 35: 0.25 mi

Hwy 25: 1.25 mi

Nissan Plant: 37 mi

Jackson International Airport: 50 mi

Toyota Plant: 157 mi



CHOCTAW

OFFICE OF
ECONOMIC DEVELOPMENT
MISSISSIPPI BAND OF CHOCTAW INDIANS

JOHN HENDRIX, DIRECTOR

DIRECT: 601.650.1607

CELL: 601.416.0378

jhendrix@choctaw.org

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