

CHOCTAW INDIAN RESERVATION

CHOCTAW INDUSTRIAL BUILDING 3

43,789 Square Feet

1600 N. Pearl Street, Carthage MS 39051



Manufacturing Space: 38,300 sq. ft +/-
Office Space: 2,000 sq. ft.
Latitude: 32.758899 | **Longitude:** -89.536406
Ceiling Heights: Peak 21.5' and Eaves 15.5'
Year Constructed: 2000
Heated/Cooled: Yes
Previous Use: Wire Harness Assembly
Truck Loading: 3 Recessed
Construction: Metal
Sprinkled: 100% Wet Sprinkled
Lease Rate: Negotiable
Eligible for New Markets Tax Credits: Yes
Incentive: Rent Discount for Tribal Member Employment

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

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



CHOCTAW

OFFICE OF
ECONOMIC DEVELOPMENT
MISSISSIPPI BAND OF CHOCTAW INDIANS

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AVAILABLE BUILDING | CARTHAGE, MS

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