

AVAILABLE BUILDING | CARTHAGE, MS

CHOCTAW INDIAN RESERVATION
AUTOMOBILE DEALERSHIP
15,650 Square Feet
710 Hwy. 35 South, Carthage, MS 39051



Office Space: 2900 sq. ft +/- (10' ceilings)

Shop, Parts, Offices: 12,750 sq. ft. (15' - 24' ceilings)

Asphalt Pavement: 10,000 sq. ft +/-

Concrete Pavement: 40,000 sq. ft +/-

Previous Use: Auto Dealership

Four 14' W x 16' H overhead doors

2 x 10' x 10' doors

6' chain link fence

Lease Rate: Negotiable

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

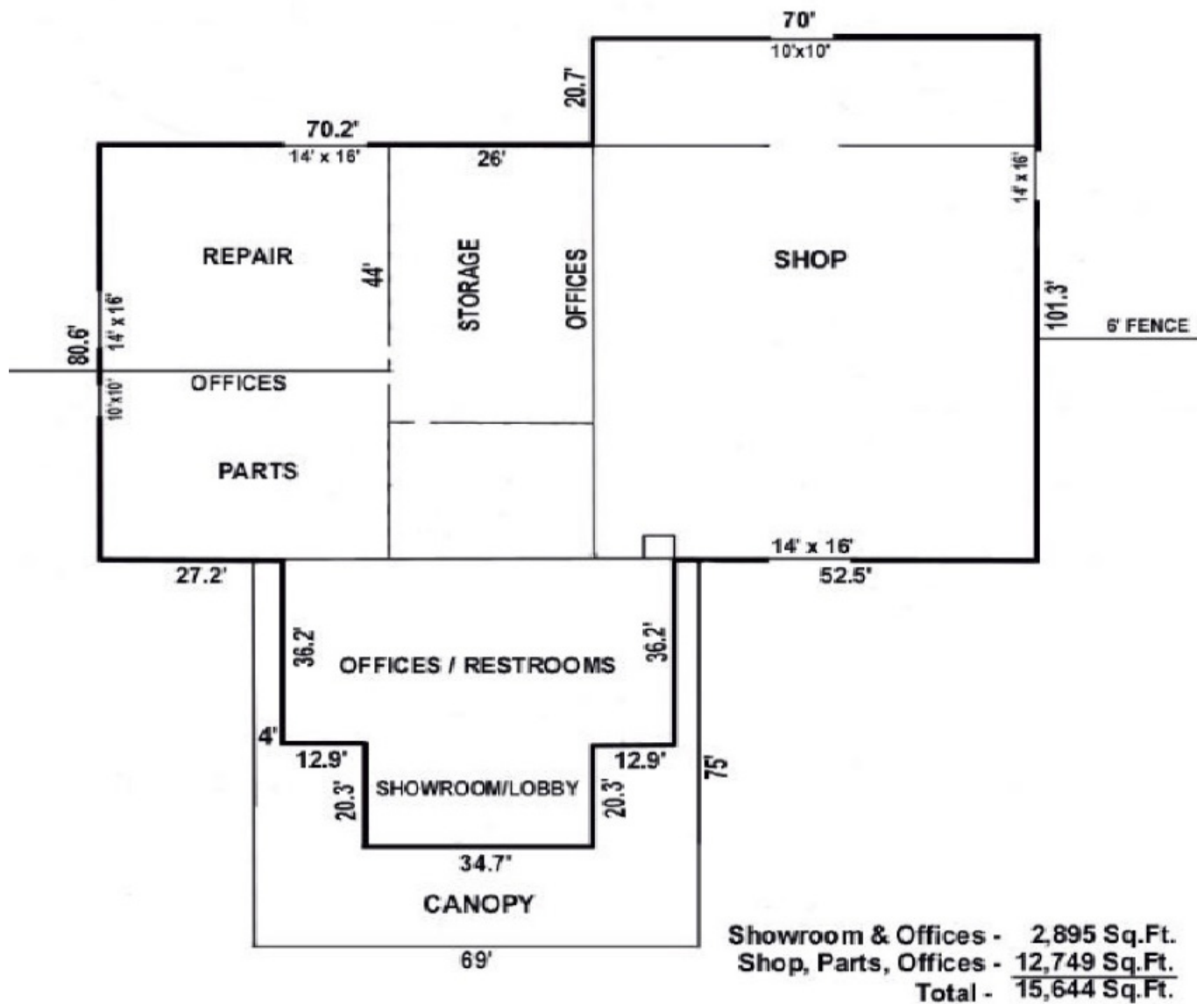
Natural Gas: Atmos
Electricity: Entergy
Water/Sewer: City of Carthage
Telecom: AT&T and C Spire

I-20 @ Forest: 30 mi
I55 @ Canton: 33 mi
Hwy 35: Adjacent
Hwy 25: 4.25 mi
Nissan Plant: 37 mi
Jackson International Airport: 50 mi
Toyota Plant: 157 mi



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BUILDING SKETCH