

CHOCTAW INDIAN RESERVATION

# CHAHTA MANUFACTURING FACILITY

66,120 Square Feet

14124 Highway 16 West, DeKalb, MS 39328



**Manufacturing:** 38,080 sq. ft. (12' ceilings)

**Warehouse Space:** 21,940 sq. ft +/- (12' ceilings)

**Office Space:** 6100 sq. ft +/- (8' ceilings)

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

**Cooling:** Trane and Carrier

4 @ 12,000 CFM 60 Ton Units

2 @ 16,000 CFM 80 Ton Units

7 @ 7,000 CFM 20 Ton Units

**Water Sprinkler:**

8" Valve Static Pressure 60 lbs

Residual Pressure 55 lbs

**Docking | Shipping | Receiving:**

(4) 10' x 11' Bays

(2) 10' x 11' Ground Level Bays

## ADVANTAGES

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

## UTILITY PROVIDERS

**Natural Gas:** Atmos

**Electricity:** EMEPA

**Water/Sewer:** City of DeKalb

## DISTANCE TO

**Hwy 16:** Adjacent

**Hwy 45:** 15 mi

**I-20:** 45 mi

**Philadelphia Municipal Airport:**

25 mi

**Meridian Key Field:** 40 mi



# CHOCTAW

OFFICE OF  
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MISSISSIPPI BAND OF CHOCTAW INDIANS

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