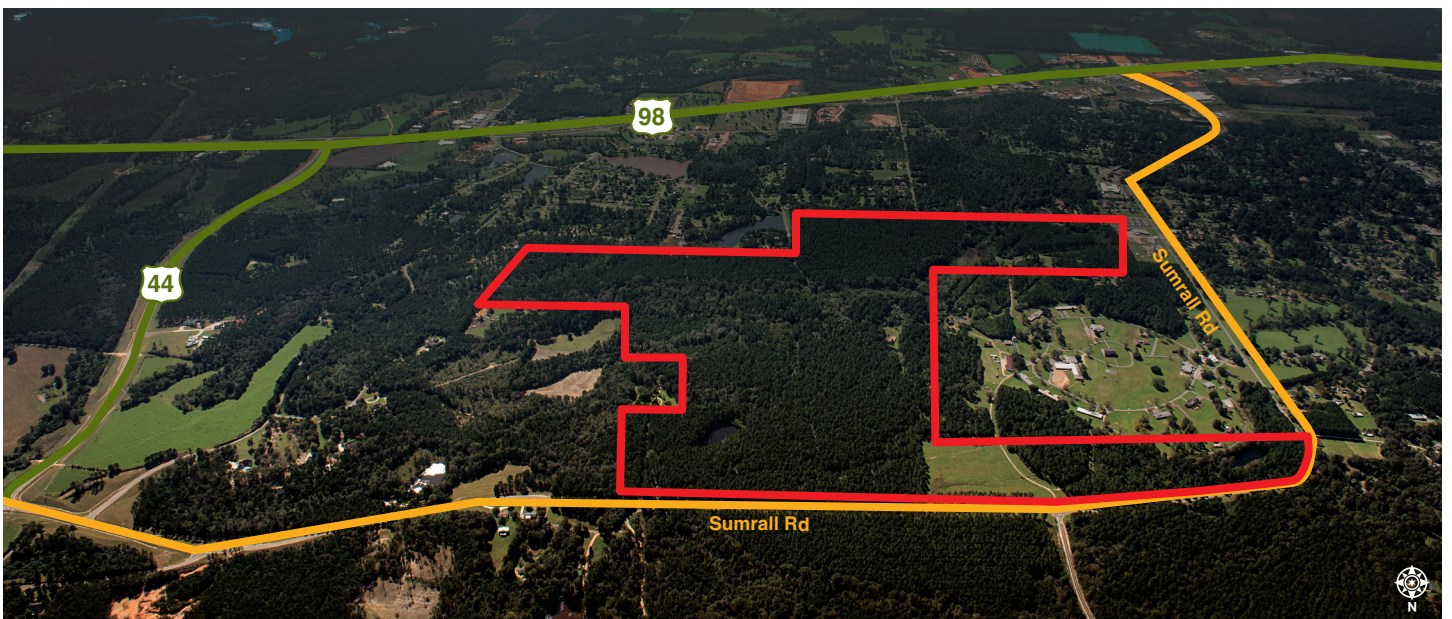


Marion County IndustryPlex is a master-planned industrial park strategically located along the newly improved U.S. Highway 98 bypass. This publicly-owned, 339-acre park offers favorable topography and ready infrastructure. The Marion County IndustryPlex is adjacent to an established business park with a growing tenant base. This site has access to a qualified workforce pipeline which draws from an 11-county region, including the greater Hattiesburg labor market.



GENERAL SITE OVERVIEW

Location	Lat. 31.266377 / Long. -89.794243
City	Columbia
County	Marion
Site ownership	Public
Site acreage	339 acres / 137.19 hectares
Developable acreage	339 acres / 137.19 hectares
Land for purchase or lease	Purchase or lease
Distance to interstate or highway	Less than 2 miles from Highway 98
Rail service	No

SITE UTILITIES

Electric lines serving the site	Mississippi Power 12.47 kV
Natural gas	6" line at 45 psi
Water line size serving the site	10"
Water system capacity	4.3 MGD
Excess water capacity	1.8 MGD
Wastewater line size serving the site	8"
Wastewater system capacity	1.47 MGD
Excess wastewater capacity	0.4 MGD

TECHNICAL STUDIES AND REPORTS

The Phase I Environmental Survey Assessment, endangered species, cultural resources, geotechnical and wetlands reports have been completed and are available upon request.

WORKFORCE DATA

Civilian Labor Force	Unemployed	Unemployment Rate	Employed
76,340	5,230	7.4	71,110

Drive Time	2020 Population	2025 Population
30 minutes	60,357	60,576
45 minutes	198,677	199,793
60 minutes	359,401	359,223

SOURCES:

MDES Labor: <http://mdes.ms.gov/media/173124/prinalf2020.pdf>

ESRI-Demo-Inc Profiles: <https://bao.arcgis.com>

EMSI: <http://www.emsi.com>



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