

Quality of Life

Franklin County offers an appealing prospect of living in an area overflowing with historic value, where folks believe in extending true Southern Hospitality and homespun family values. High quality education, available and affordable housing, and an abundance of recreational activities makes Franklin County a great place to live.

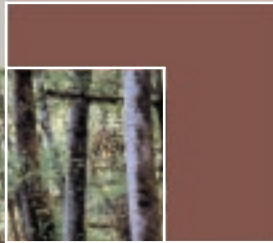


State and Local Incentives

There are many state and local incentive programs available to new and expanding industry. State and local tax credits, tax abatements, workforce training, and support services are just a few of the many assistance options. Contact the Franklin County Economic Development office at (601) 384-2453 for more information.

Okhissa Lake

Okhissa Lake is a 1000 acre lake project under construction scheduled to open in 2004, and is expected to attract people from a 350 mile radius. It will feature boating, fishing, water skiing, beach relaxation, and much more.



Available Labor Force

The community has 3,500 available workers with a strong work ethic in an area where the cost of living allows for lower, more competitive wages. According to the Mississippi Development Authority, Labor prices are 59% below the national averages. In the commuting ten-county region, 75,000 workers are available with 70% of them having received a high school diploma and 17% receiving a college degree. Low wages and high employee dedication - all within a right-to-work state make Franklin County an ideal location for companies moving to the area.



The Mississippi Development Authority
Post Office Box 849 • Jackson, Mississippi, 39205
Phone: 601.359.3155 Fax: 601.359.4339
www.mississippi.org • e-mail:webmaster@mississippi.org

This brochure was made possible through a grant from Entergy of Mississippi

Available 104,000 sq.ft. facility



Bude, Mississippi

Adjacent Railroad

Available Labor

State and Local Incentives

Quality of life

Transportation

Franklin County



Facility Information

The building has a total of 104,000 square feet and is adjacent to both U.S. Highway 84 and the Canadian National Railroad. Additional features of the building include 200 parking spaces, 100% air conditioned and heated, 16 ft ceiling clearance, 9 dock doors, municipal water and sewer, and 3 phase power supplied by Entergy.



Location

Located in the center of the ten-county region of Southwest Mississippi, Franklin County resides midway between I-55 and the Port of Natchez on the Mississippi River, the busiest waterway in the country. I-55 intersects I-10 and I-20, which are the two most prominent east-west traffic corridors in the Southeastern United States.



COMMON BUILDING NAME

.....Franklin Manufacturing

LOCATION

CountyFranklin
CityBude
Street addressSecond Street

COMPLEX

Total number of buildings1
Total square feet in complex108,080
Year main building constructed1969, 70, 75
Manufacturing square feet21,150
Warehousing square feet81,995
Office square feet815
Number acres included8.6
Number adjacent acres available80
Exterior construction of buildingBlock
Exterior wall insulationNo
Roof insulationYes
Roof typeBuilt-up
Ceiling clearance at side under beam16'
Ceiling clearance at center between beam18'
Column spacing along building length30'
Column spacing along building width50'
Floor type in main buildingConcrete
Floor thickness in main building6"

Facility Specifications

Main building air conditionedYes
Main building heatedYes
Fire insurance rating class8
Type of sprinkler systemWet

SHIPPING/RECEIVING

Number of truck wells (truck capacity)9
Number of dock high doors9
Number of floor level doors10
Number of rail doorsNone

PARKING

Number of paved parking spaces100
Number of gravel parking spaces100

TRANSPORTATION MILEAGE

Miles to interstate24
Miles to a 4 lane highway1
Miles to nearest commercial airport84
Miles to nearest general aviation airport35
Miles to nearest deepwater port160
Miles to nearest inland port38
Miles to nearest railroadAdjacent
Name of nearest railroadIllinois Central
Rail spurNo

WATER

Type of water supplierMunicipal
Water sourceWell
Diameter of water main in inches6"
Water pressure in psi65
Elevated water tank on siteYes
Water tank capacity in gallons100,000

SEWER

Sewer typeMunicipal
Waste water treatmentLagoon
Diameter of sewer main in inches8"

GAS

SupplierMississippi Valley Gas
Diameter of gas main in inches2"
Gas pressure in psi30

ELECTRICITY - 3 phase

SupplierEntergy

BUILDING STATUS

Former useCut and sew
Building number70425swregion
For saleYes/Negotiable
For leaseYes/Negotiable

For more information contact The Mississippi Development Authority at (601) 359-3155

