

# The HIVE Business Park - Site C1



## 7.0 Acres

### LOCATION

Site C1 is a 7.0-acre green field site, located adjacent to Mississippi Highway 76, this site is perfectly suited for corporate headquarters and manufacturing operations.

Site Size:	7.0 Acres
Electrcial:	60 MW substation 161 kV existing line
Water:	12-inch line
Sewer:	8-inch line
Gas:	4-inch gas line
Telecomm:	Fiber - 1 Gbps+
Due Diligence:	Completed

### ACCESS

Your company is poised for a bright future with all it needs to be operational, efficient and successful in the Hive. Located on Mississippi Highway 6, less than 6 miles from U.S. 45, and just under 10 miles from Interstate 22. The HIVE is also less than an hour's drive from two major research universities in the University of Mississippi and Mississippi State University.

### FEATURES

Adjacent to US Highway 6 and US Highway 76 and just over six miles from Interstate 22

Situated in between two major research universities and minutes from Downtown Tupelo, this next generation business park offers great opportunities.



HANCOCK ROAD ; C1  
Tupelo, MS, 38804

COORD.

34.241791, -88.801592



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