

THE Port of Rosedale | Industrial Park



Top Opportunities.

For long-term success, choose the industrial location that stands above the rest in access, infrastructure and labor, in a business-friendly community that ranks at the top in quality of life. A great place for industry. A great place for families. A great place for growth.

- More than 300 prime acres available, including hydraulic fill acreage adjacent to navigable channel
- Shovel ready, with excellent infrastructure
- Qualified for permitting by the Mississippi Department of Environmental Quality
- Attractive tax incentives available at federal, state and county levels
- Acreage located on or near the Port of Rosedale slack-water harbor offering premiere Stevedoring Services and unrivaled access to the Mississippi River and the Arkansas River
- Excellent highway connections: Highway 1 to the Helena, Arkansas-Mississippi River Bridge only 50 miles north, and to the Greenville, Mississippi Highway 82 Bridge, only 40 miles to the south

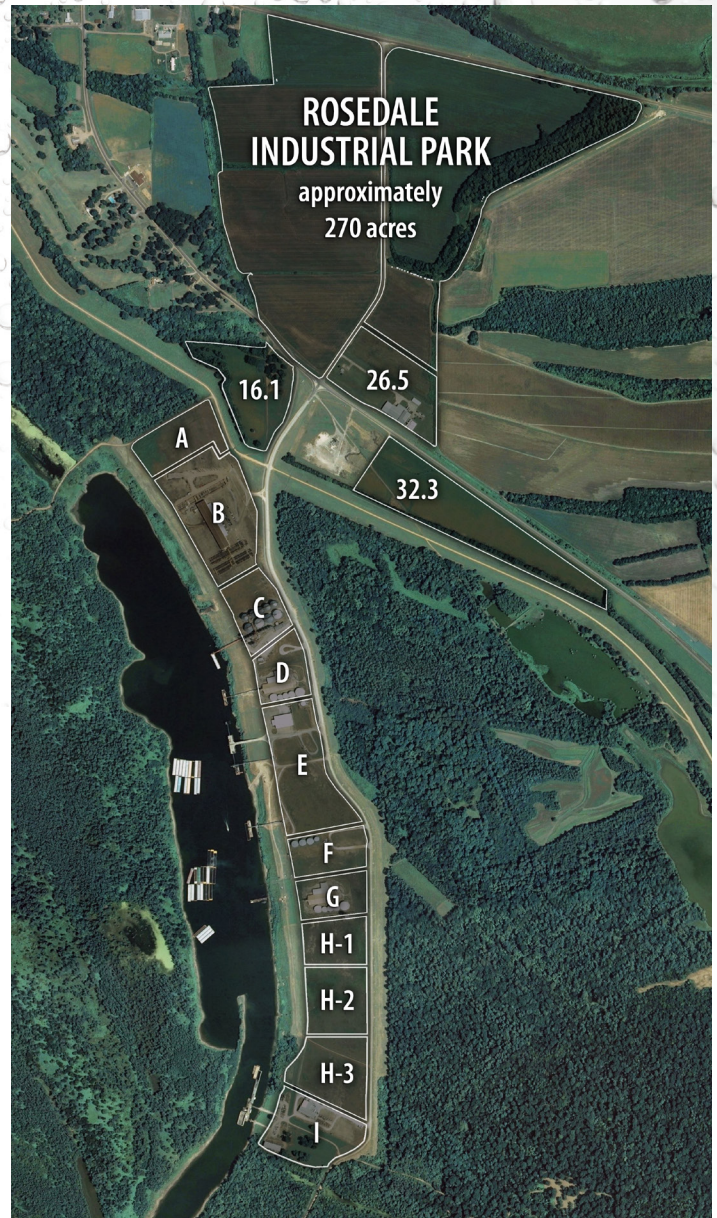
- Rail rehab plans underway
- Located on the future I-69 NAFTA Superhighway
- Excellent workforce
- Customized training available
- Nearby Cleveland named one of the 100 Best Small Towns in America and home to Delta State University
- Other adjacent properties available



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Federal, State, and County Incentives.

- **Mississippi Advantage Jobs Act:** The Advantage Jobs Act allows qualifying businesses to receive up to four percent of their employees' wages back at the end of each quarter, as a rebate from the Mississippi Tax Commission.
- **Growth and Prosperity Act:** This act provides 10-year tax exemptions (excluding school taxes) for qualified companies locating in designated counties, such as Bolivar County. These exemptions include:
 - a) All ad valorem taxes levied by the city and county, except for that portion of the ad valorem tax that is utilized to maintain public schools, fire and police protection;
 - b) All state sales and use taxes related to the purchase of component building materials and equipment; and
 - c) All state income and franchise taxes.
- **Shipments Through Public Port Terminals:** The State of Mississippi allows certain charges (wharfage and handling) on all export charges (out-of-state) to receive a tax credit from their Mississippi tax if they load barges through a publicly owned river terminal.
- **Free Port Warehouse :** Warehouses located in Mississippi which handle and store personal property may qualify for licensing as a free port warehouse, provided that a percentage of the value of the personal property handled by the warehouse is destined for shipment outside the state. This percent of value is applied to the merchandise on hand as of January 1, and this value is exempt from ad valorem taxes provided that the local taxing authorities have granted an exemption to the warehouse.



The Port of Rosedale Sites (all acreages approximate)

- A 10 acre available site
- B Cives Steel
- C BUNGE
- D Sanders Fertilizer
- E Rosedale-Bolivar County Port Commission Office and Public Terminal
- F HELENA Chemical
- G Garilon Grain
- H-1 Louis Dreyfus Commodities
- H-2 11.6 acre available site
- H-3 16 acre available site
- I JANTRAN