



The West Moss Point Industrial & Technology Complex is located in Jackson County within one mile of the four-lane Mississippi Highway 63 and three miles of I-10. This former International Paper site offers 74 developable acres with ready infrastructure and an on-site Mississippi Export Rail spur that provides connection to CSX and CN main lines. A 12-foot, federally-maintained channel adjacent to the site allows for barge access with portage to the Port of Pascagoula. Moss Point Industrial Complex is located within Foreign Trade Zone #92 and is available for long-term lease.



## GENERAL SITE OVERVIEW

<b>Location</b>	Lat. 30.415351 / Long. -88.500701
<b>City</b>	Moss Point
<b>County</b>	Jackson
<b>Site ownership</b>	Public
<b>Site acreage</b>	74 acres / 29.94 hectares
<b>Developable acreage</b>	74 acres / 29.94 hectares
<b>Land for purchase or lease</b>	Lease
<b>Distance to interstate or highway</b>	1 mile from Highway 63
<b>Rail service</b>	Yes (Mississippi Export Railroad)

## SITE UTILITIES

<b>Electric lines serving the site</b>	Mississippi Power 23 kV
<b>Natural gas</b>	8" line at 30 psi on-site
<b>Water line size serving the site</b>	12"
<b>Water system capacity</b>	4 MGD
<b>Excess water capacity</b>	0.5 MGD
<b>Wastewater line size serving the site</b>	12"
<b>Wastewater system capacity</b>	12 MGD
<b>Excess wastewater capacity</b>	2 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
349,903	21,727	7.8	324,623

Drive Time	2020 Population	2025 Population
30 minutes	212,609	216,925
45 minutes	647,194	661,397
60 minutes	879,524	906,244

**SOURCES:**

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

ESRI-Demo-Inc Profiles: <https://bao.arcgis.com/esriBAO/index.html?portal=ccim.maps.arcgis.com#>



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