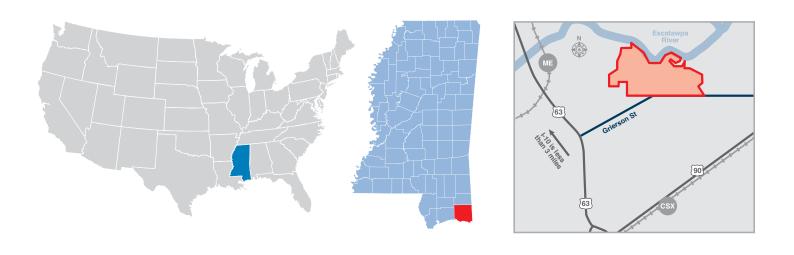


## MOSS POINT INDUSTRIAL & TECHNOLOGY COMPLEX

MOSS POINT, MS 39563

202 acres / 81.75 hectares



The 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 202 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.





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## **GENERAL SITE OVERVIEW**

| Location                          | Lat. 30.416322 / Long88.495815    |
|-----------------------------------|-----------------------------------|
| City                              | Moss Point                        |
| County                            | Jackson                           |
| Site ownership                    | Public                            |
| Site acreage                      | 365 acress / 147.71 hectares      |
| Developable acreage               | 202 acres / 81.75 hectares        |
| Land for purchase or lease        | Lease                             |
| Distance to interstate or highway | 1 mile from Highway 63            |
| Rail service                      | Yes (Mississippi Export Railroad) |

## SITE UTILITIES

| Electric lines serving the site       | Mississippi Power         |
|---------------------------------------|---------------------------|
|                                       | 23 kV                     |
| Natural gas                           | 8″ line at 30 psi on-site |
| Water line size serving the site      | 12"                       |
| Water system capacity                 | 4 MGD                     |
| Excess water capacity                 | 0.5 MGD                   |
| Wastewater line size serving the site | 12″                       |
| Wastewater system capacity            | 12 MGD                    |
| Excess wastewater capacity            | 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        |
| 347,371              | 22,748     | 6.5               | 324,623         |
|                      |            |                   |                 |
| Drive Time           | 2016 Popul | lation            | 2021 Population |
| 30 minutes           | 211,557    |                   | 217,552         |
| 45 minutes           | 632,416    |                   | 650,233         |
|                      | 851,337    |                   | 881,830         |

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



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