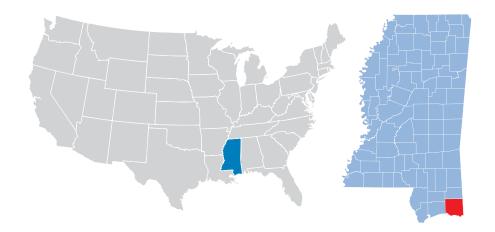
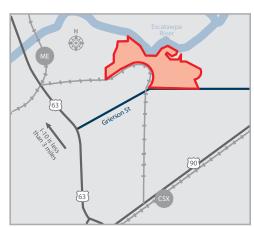


## EAST MOSS POINT INDUSTRIAL & TECHNOLOGY COMPLEX

MOSS POINT, MS 39563

128 acres / 51.79 hectares





The East 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 128 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	
Location	Lat. 30.416322 / Long88.495815
City	Moss Point
County	Jackson
Site ownership	Public
Site acreage	128 acress / 51.79 hectares
Developable acreage	128 acres / 51.79 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 349,903 21,727 7.8 328,176

Orive Time	2020 Population	2025 Population
0 minutes	212,609	216,925
5 minutes	647,194	661,397
0 minutes	879,524	906,244



