

East Moss Point Industrial Site

► Moss Point, MS 39563

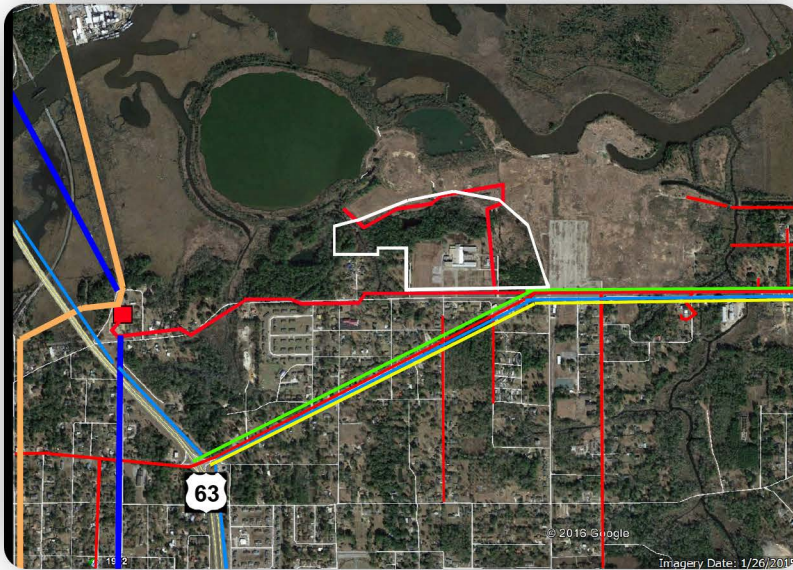


The East Moss Point Industrial Site is located in Jackson County within one mile of the four-lane Mississippi Highway 63 and three miles of I-10. This former International Paper site offers 128 developable acres with ready infrastructure and an on-site Mississippi Export Rail spur that provides interconnection to CSX, CN, Canadian Pacific-Kansas City and Norfolk Southern main lines. A 12-foot deep, federally-maintained channel adjacent to the site allows for barge access with portage to the Port of Pascagoula. East Moss Point Industrial Site is located within Foreign Trade Zone #92 and is available for long-term lease.

General Site Overview

- **Location:** Lat. 30.416322 / Long. -88.495815
- **City:** Moss Point
- **County:** Jackson
- **Site ownership:** Public
- **Site acreage:** 128-acres / 51.79 hectares
- **Developable acreage:** 128-acres / 51.79 hectares
- **Land for purchase/lease:** Lease
- **Distance to interstate/highway:** 1 mile from Highway 63
- **Rail service:** Yes (Mississippi Export Railroad)

Site Utilities



- ▶ **Electric lines:**
Mississippi Power
23 kV
- ▶ **Natural gas:**
8" line at 350 psig on-site
- ▶ **Water line size:**
8"
Water system capacity:
4 MGD
Excess water capacity:
1 MGD
- ▶ **Wastewater line size:**
8"
Wastewater system capacity:
12 MGD
Excess wastewater capacity:
6 MGD

Workforce Data

- **Civilian Labor Force:** 355,215
- **Unemployed:** 10,548
- **Unemployment Rate:** 3.9
- **Employed:** 344,667

Technical Studies and Reports:

- Phase I Environmental Survey Assessment
- Endangered species
- Cultural resources
- Geotechnical Report
- Wetlands Report