

# West Moss Point Industrial Site

► Moss Point, MS 39563

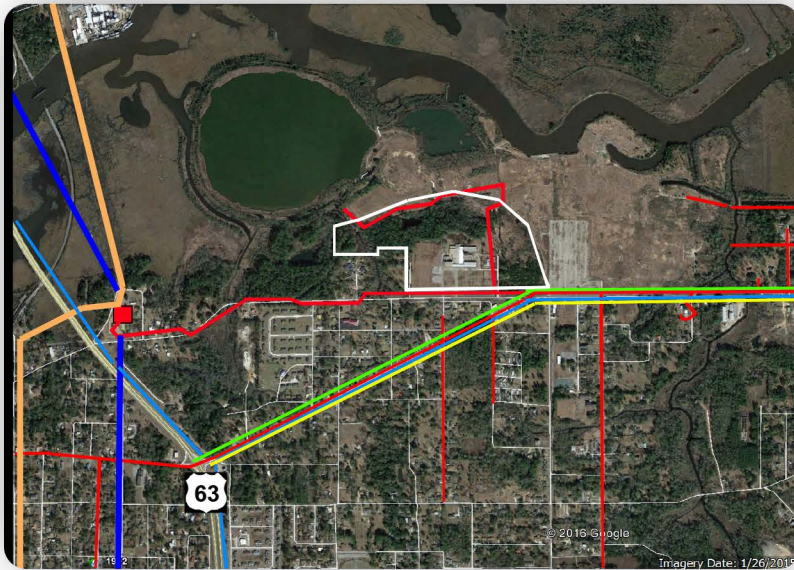


The West Moss Point Industrial Site is located in Jackson County within one mile of the four-lane Mississippi Highway 63 and three miles of I-10. This former International Paper site offers 74 developable acres with ready infrastructure and an on-site Mississippi Export Rail spur that provides interconnection 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. West Moss Point Industrial Site is located within Foreign Trade Zone #92 and is available for long-term lease.

# General Site Overview

- **Location:** Lat. 30.415351 / Long. -88.500701
- **City:** Moss Point
- **County:** Jackson
- **Site ownership:** Public
- **Site acreage:** 74-acres / 29.94 hectares
- **Developable acreage:** 74-acres / 29.94 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