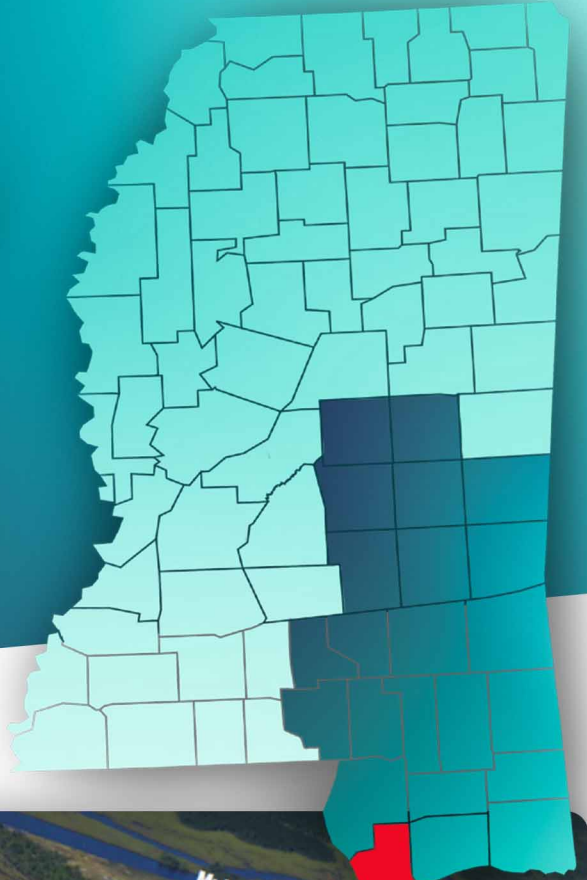


Port Bienville Site 6

► Bay St. Louis, MS 39520

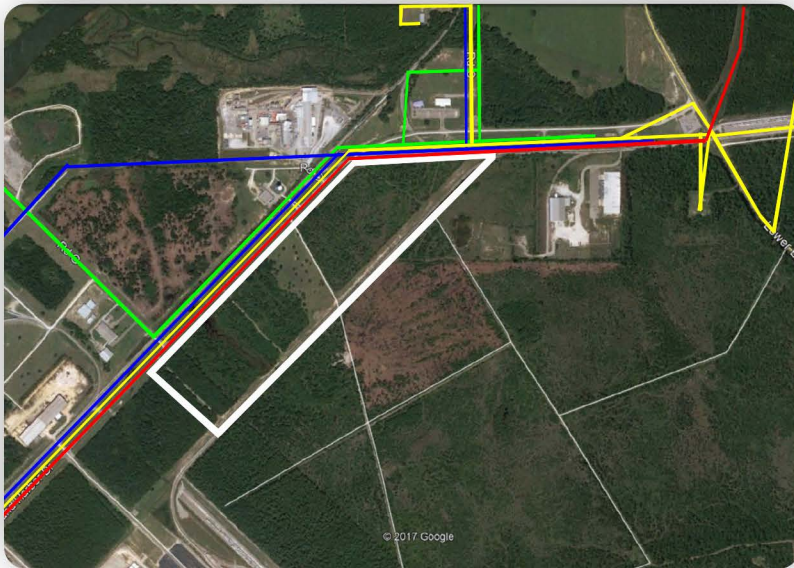


Port Bienville Industrial Park is an established 3,600-acre park that offers unparalleled transportation logistics through shortline rail service and shallow draft port access. This newly certified 50-acre site provides great connectivity. The Industrial Canal that borders the northwestern boundary of the park is maintained at a 12-foot channel depth and can accept container, bulk and break-bulk shipments. Additionally, the park's shortline rail connects to the CSX main line, giving further access to major markets. The park is owned and operated by the Hancock County Port and Harbor Commission.

General Site Overview

- **Location:** Lat. 30.238170 / Long. -89.555151
- **City:** Bay St. Louis
- **County:** Hancock
- **Site ownership:** Public
- **Site acreage:** 50-acres / 20.23 hectares
- **Developable acreage:** 50-acres / 20.23 hectares
- **Land for purchase/lease:** Lease
- **Distance to interstate/highway:** 2.5 miles from Highway 90
- **Rail service:** Yes (Port Bienville Shortline Railroad)

Site Utilities



- ▶ **Electric lines:** Coast Electric Power Association 25 kV
- ▶ **Natural gas:** 6" line at 750 psi
- Water line size:** 12"
- Water system capacity:** 0.4 MGD
- Excess water capacity:** 0.355 MGD
- ▶ **Wastewater line size:** 10"
- Wastewater system capacity:** 0.150 MGD
- Excess wastewater capacity:** 0.105 MGD

Workforce Data

- **Civilian Labor Force:** 249,861
- **Unemployed:** 8,644
- **Unemployment Rate:** 3.7
- **Employed:** 241,217

Technical Studies and Reports:

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