



The Helena Industrial Park is located in Jackson County adjacent to the Mississippi Export Railroad line and is approximately six miles from I-10. Owned by the Mississippi Export Railroad, these 45-acre and 40-acre sites are situated within a 125-acre park which is zoned light industrial. The Helena Industrial Park is an established park with current tenants consisting of Tindall Corporation's pre-stress concrete facility, Airgas and Mississippi Export Railroad's 40,000-square-foot bulk storage warehouse. The site is rail served with interconnects to the Canadian National, CSX, Kansas City Southern and Norfolk Southern main line railroads.



GENERAL SITE OVERVIEW

Location	Lat. 30.513045 / Long. -88.489380
City	N/A
County	Jackson
Site ownership	Private
Site acreage	125 acres / 50.59 hectares
Developable acreage	85 acres / 34.39 hectares
Land for purchase or lease	Purchase or lease
Distance to interstate or highway	Site approximately 5 miles from Highway 63
Rail service	Yes (Mississippi Export Railroad)

SITE UTILITIES

Electric lines serving the site	Singing River Electric Power Association 23 kV
Natural gas	16" line at 100 psi
Water line size serving the site	10"
Water system capacity	5.5 MGD
Excess water capacity	2 MGD
Wastewater line size serving the site	6"
Wastewater system capacity	2.5 MGD
Excess wastewater capacity	0.5 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

Drive Time	2020 Population	2025 Population
30 minutes	212,609	216,925
45 minutes	647,194	661,397
60 minutes	879,524	906,244

SOURCES:

MDES Labor: <http://mdes.ms.gov/media/173124/prinalf2020.pdf>

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



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