



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 / 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 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

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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