



MISSISSIPPI EXPORT RAILROAD

HELENA INDUSTRIAL COMPLEX

Moving Forward TRANSPORTING EXCELLENCE



85 Certified Acres Available

4 CLASS 1 Connections

EASY ACCESS TO
2 Major Highway Systems



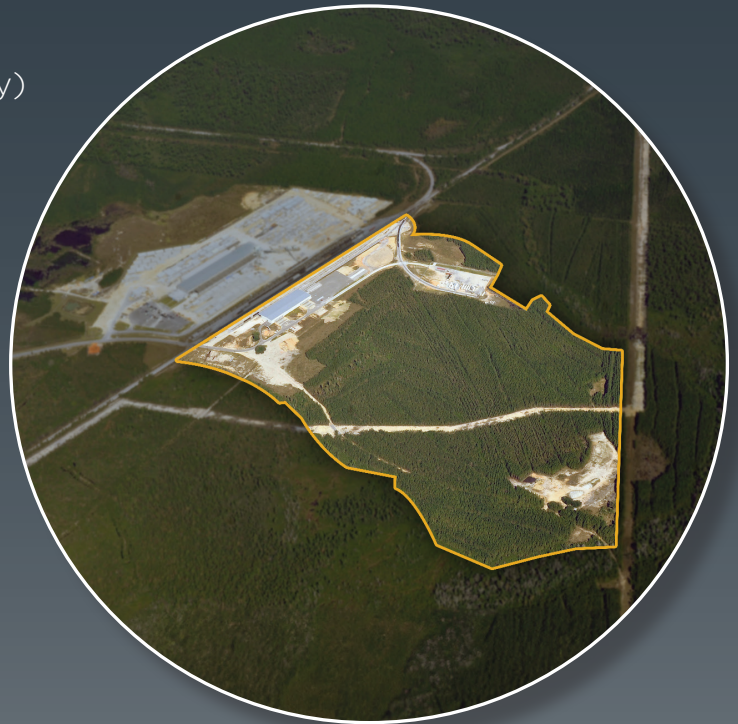


MISSISSIPPI EXPORT RAILROAD

The Helena Industrial Complex is located in Jackson County, Mississippi and owned and served by Mississippi Export Railroad. The 125 acre complex is an established site with 85 Certified acres available.

SITE DETAILS

- Located in Moss Point, MS (Jackson County)
- 125 Acres total, 85 Certified Acres
- Topography: Flat
- Zoning: Light Industrial
- Within City Limits: No
- Available for Lease or Purchase
- Subdividable
- Prepared to Build Warehouse and Additional Track for Transloading



TRANSPORTATION

- Nearest Interstate: I-10, 5 miles
- Nearest Highway: US Hwy 63, 4 miles
- Nearest Airport: Trent Lott Intl, 2 miles
- Nearest Commercial Airport: Mobile Regional, 24 miles
- Nearest Port: Port of Pascagoula, 13 miles and Port of Mobile, 39 miles
- Rail Served: Daily by MSE
- Nearest Railcar Storage Yard: 140 spaces onsite; 260 spaces 2 miles from site

UTILITIES

- Electric: Singing River Electric, 13.2kv
- Natural Gas: Destin Pipeline Co, 16" line with 100 psi
- Water: Helena Utility District, 10" line with 5.5 MGD
- Sewer: Helena Utility District, 6" line with 2.5 MGD
- Telecom/Fiber: AT&T & Sparklight

CLASS 1 CONNECTIONS

- Canadian National (4 days/week interchange 30 miles from site)
- CPKC (4 days/week interchange 30 miles from site)
- CSX (Daily interchange 10 miles from site)
- Norfolk Southern (4 days/week interchange 30 miles from site)

SHORT LINE PARTNERS

- AGR, CGR, TASD
- All 4 days/week interchange 76 miles from site



BRANDON BOYD, MANAGER OF BUSINESS DEVELOPMENT AND CUSTOMER SERVICE

4519 McInnis Ave. Moss Point, MS 39563 | T: (228) 623-8620 | F: (228) 475-3337 | bboyd@mserr.com | www.mserr.com