



MISSISSIPPI EXPORT RAILROAD

SOUTH MS INDUSTRIAL RAIL SITE

Moving Forward
TRANSPORTING EXCELLENCE



353 Certified
Acres
Available

4 CLASS 1
Connections

EASY ACCESS TO
3 Major
Highway
Systems

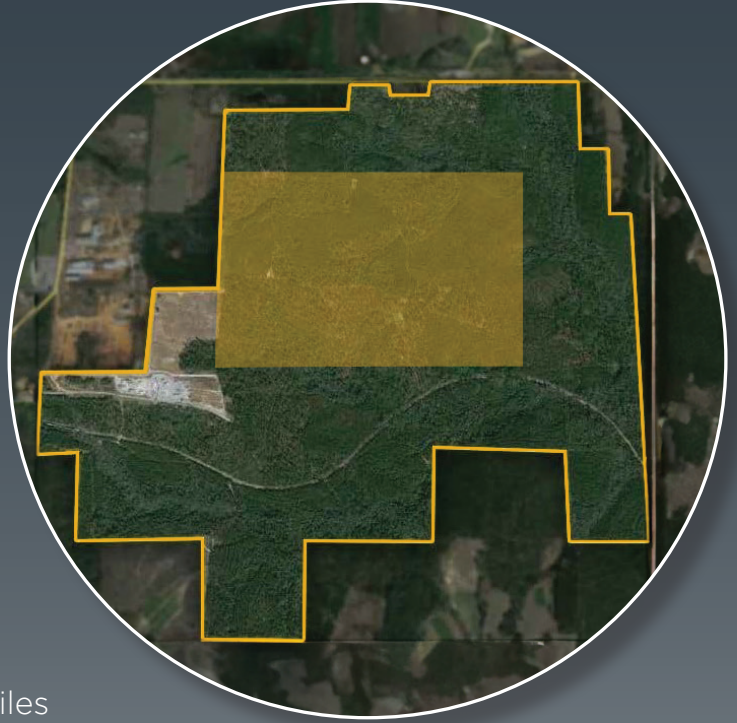


MISSISSIPPI EXPORT RAILROAD

The South Mississippi Industrial Rail Site is a 1,200 acre park located in Lucedale, Mississippi. The site includes a 353 acre MS Power Project Ready Certified Site. Lucedale is located in George County, MS 40 miles north of the Mississippi Gulf Coast. US Hwy 98 (4-lane) is adjacent to this property.

SITE DETAILS

- Located in Lucedale, MS (George County)
- Available Acres: 1,200 Acres including 353 Certified Acres
- Topography: Gentle Rolling
- Zoning: Heavy Industrial
- Within City Limits: No
- Floodplain: Outside of FEMA 100-year floodplain
- Available for Lease or Purchase



TRANSPORTATION

- Nearest Interstates: I-65, 31 miles and I-10, 35 miles
- Nearest Highway: US Hwy 98, 2.5 miles
- Nearest Airport: Mobile Regional, 30 miles
- Nearest Ports: Port of Mobile, 39 miles and Port of Pascagoula, 40 miles
- Rail Served: Daily by MSE

UTILITIES

- Electric: MS Power Company, 12.47 kV
- Natural Gas: Atmos Energy, 6" line with 600 mcf
- Water: Multi-Mart Water Association, 12" line with 0.72 MGD
- Sewer: George County Waste Water, 6" line with 0.5 MGD

CLASS 1 CONNECTIONS

- Canadian National (4 days/week interchange 1 mile from site)
- CPKC (4 days/week interchange 1 mile from site)
- CSX (Daily interchange 40 miles from site)
- Norfolk Southern (4 days/week interchange 1 mile from site)

SHORT LINE PARTNERS

- AGR, CGR, TASD
- All 4 days/week interchange 48 miles from site



BRANDON BOYD, DIRECTOR 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