



Helena Industrial Complex

Helena | Jackson County | Mississippi

Property information:

Site Name Helena Industrial Complex
Location 11452 Saracennia Rd., Helena
Latitude 30° 30' 39" N
Longitude 88° 29' 45" W
Ownership Mississippi Export Railroad (MSE)
Site Size 46 acres (divisible to 15 acres)
Rail Frontage Site is part of MSE's Helena Industrial Complex



Contact: **James Gunther**
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This location has been designated a CN Certified Rail Ready Site.

Through our 3rd party partner, Austin Consulting, this site has been evaluated and is now available for development. Our trusted, dedicated team has the resources and expertise in supply chain logistics and facility development, and we're ready to help you get to your final operational success and beyond.

By selecting a CN Rail Ready Site, you can:

- Reduce development and project build time
- Reduce investment risk by ensuring access to rail
- Increase speed to market for your products
- Lower costs due to mitigated risk

CN Rail Connectivity:

MSE shortline connects to CN at milepost 38 on CN's Beaumont subdivision

Specific Property information

Zoning classification: I-2 light industrial

Electric: Singing River Electric and Mississippi Power Co.

Natural Gas: City of Moss Point

Water: Jackson County Water Authority

Wastewater: Jackson County Utility Authority

Highways: Interstate 10 (6.1 mi.)



Existing access road serving the industrial complex



Singing River Electric's substation located in the industrial complex

Regulatory Assessments:

Phase 1; Wetland Delineation; Endangered Species; Archaeological; Geotechnical

Suggested Fit for Use:

Warehousing, production and assembly plants



Mississippi Export Railroad's railyard adjacent to the site