



# 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** ..... 45 acres + 40 acres for expansion
- Rail Frontage** ..... Site is part of MSE's Helena Industrial Complex



Contact: **Shane Crain**  
shane.crain@cn.ca



Certification review by Austin Consulting is certified accurate as of July 2020

# Helena Industrial Complex

Helena | Jackson County | Mississippi



**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.

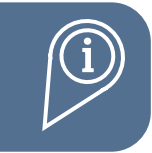
## By selecting a CN Rail Ready Site, you can:

- 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 and Destin Pipeline Group

**Water:** Jackson County Water Authority

**Wastewater:** Helena Water Utility

**Highways:** Interstate 10 (5 mi.)



Existing access road serving the industrial complex



Singing River Electric's substation located in the industrial complex



### Regulatory Assessments:

Professional site assessment work has been advanced



### Suggested Fit for Use:

Warehousing, production and assembly plants



Mississippi Export Railroad's railyard adjacent to the site



Contact: **Shane Crain**  
shane.crain@cn.ca



Certification review by Austin Consulting is certified accurate as of July 2020