## Property Information:

<table>
<thead>
<tr>
<th>Property</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site Name</strong></td>
<td>Helena Industrial Complex</td>
</tr>
<tr>
<td><strong>Location</strong></td>
<td>11452 Saracennia Rd., Helena</td>
</tr>
<tr>
<td><strong>Latitude</strong></td>
<td>30° 30’ 39” N</td>
</tr>
<tr>
<td><strong>Longitude</strong></td>
<td>88° 29’ 45” W</td>
</tr>
<tr>
<td><strong>Ownership</strong></td>
<td>Mississippi Export Railroad (MSE)</td>
</tr>
<tr>
<td><strong>Site Size</strong></td>
<td>45 acres + 40 acres for expansion</td>
</tr>
<tr>
<td><strong>Rail Frontage</strong></td>
<td>Site is part of MSE’s Helena Industrial Complex</td>
</tr>
</tbody>
</table>

**Property Information:**
- 5 miles to Interstate 10
- 45 acre site
- 40 acre expansion
- 24 miles to Mobile Regional Airport

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

Regulatory Assessments:
Professional site assessment work has been advanced

Suggested Fit for Use:
Warehousing, production and assembly plants

Contact: Shane Crain
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Certification review by Austin Consulting is certified accurate as of July 2020