

FOR SALE

MISSISSIPPI GULF COAST
INDUSTRIAL PROPERTIES
JACKSON COUNTY, MS



7801 TRINITY DR
MOSS POINT, MS 39562

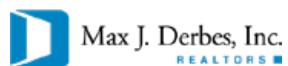


5801 ELDER FERRY RD
MOSS POINT, MS 39563



2810 LOUISE ST
PASCAGOULA, MS 39581

For More
Information



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615 THIRD AVE SOUTH | SUITE 500 | NASHVILLE, TN

FACILITIES OVERVIEW

This portfolio offers two shipbuilding fabrication facilities in Moss Point and one, Class A, storage and distribution warehouse facility in Pascagoula. The shipyards have historically served VT Halter Marine's vessel construction operations.

Easy access to main highways and in close proximity to nearby rivers and the Gulf of Mexico for marine transport. The properties possess a wide variety of capabilities for different fabrications, construction and structural assembly.

PRIOR FACILITY UTILIZATION:

- Modular Construction
- Structural Fabrication
- Pressure Vessel Fabrication
- Pipe Fabrication
- Specialized Machine Shop Services
- Blast + Paint Facilities



SITE 1 **MOSS POINT MARINE OPERATIONS**
7801 Trinity Dr., Moss Point, MS 39562

SITE 2 **HALTER MOSS POINT OPERATIONS**
5801 Elder Ferry Rd, Moss Point, MS 39563

SITE 3 **CENTRAL DISTRIBUTION WAREHOUSE**
2810 Louise St, Pascagoula, MS 39581

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SITE 1: 7801 TRINITY DR



SITE 1	MOSS POINT MARINE OPERATIONS: 7801 Trinity Dr., Moss Point, MS 39562
ACRES	207.46 (Approx): <i>Of the total site, approx. 50 acres is in use as stabilized production yard area with the balance being wooded and/or wetlands.</i>
HIGHLIGHTS	<ul style="list-style-type: none"> • Water Frontage was Reported as 1,000' LF on the Pascagoula River • Water Depth: 14' • High-Eave, Heavy Fabrication Buildings with Various Support Office + Shop Structures • Large Ground-Level Storage Warehouses • Traveling Gantry Cranes • Associated Platen Handling Facilities • Water-Side Docking + Launching Vessels

PRICE: \$8,950,000

I-10: 3 Miles

PORT OF NEW ORLEANS: 112 Miles

PORT OF GULFPORT: 41 Miles

PORT OF MOBILE: 40 Miles



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SITE 2: 5801 ELDER FERRY RD



SITE 2

HALTER MOSS POINT OPERATIONS: 5801 Elder Ferry Rd, Moss Point, MS 39563

ACRES

56.13 (Approx): *Of the total site, approx. 46 acres is in use as stabilized production yard area with the balance being wooded and/or wetlands.*

HIGHLIGHTS

- Water Frontage was Reported as 1400'+- on the Escatawpa River
- Water Depth: 20' - 25'
- Small Fabrication Shop + Various Support Office
- Large Ground Level Storage Warehouses
- Traveling Gantry Cranes
- Associated Platen Handling Facilities
- Water-Side Docking + Launching Vessels

PRICE: \$5,500,000

I-10: 2 Miles

PORT OF NEW ORLEANS: 112 Miles

PORT OF GULFPORT: 41 Miles

PORT OF MOBILE: 37 Miles



For More
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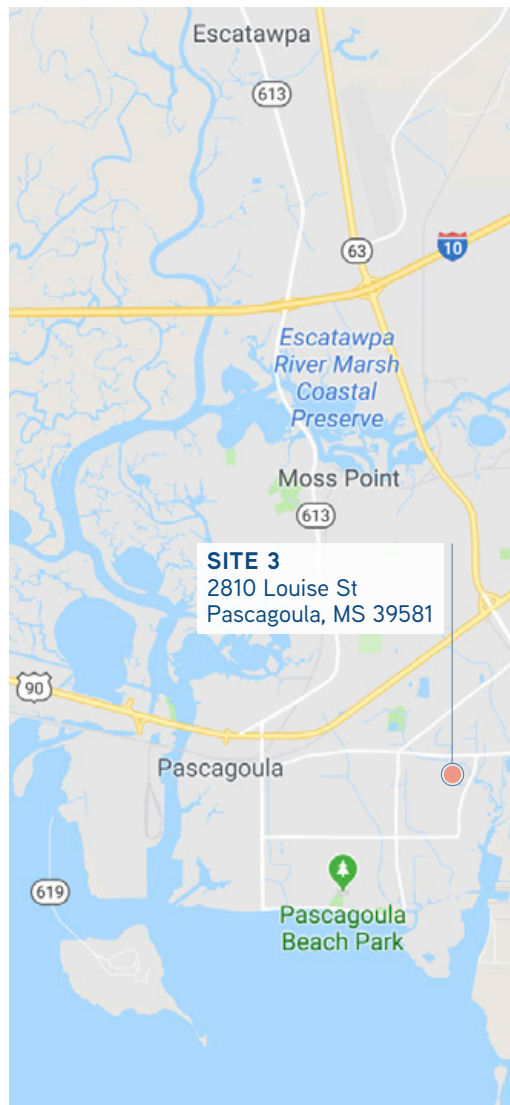


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SITE 3: 2810 LOUISE ST



SITE 3 **CENTRAL DISTRIBUTION WAREHOUSE:** 2810 Louise St, Pascagoula, MS 39581

ACRES 6.24 (Approx)

- HIGHLIGHTS**
- 76,000 SF
 - Metal Warehouse Building: Sprinkler Pre-Engineered, 30' Center Clear Height, 25' Side Eave Height
 - Ground Loading via (3) 14' x 24' + (2) 12' x 14' Overhead Doors + Covered Truck Loading Dock
 - Approx 3,350 SF Office on Second Level
 - Built in 2001
 - Sprinkler - Wet System

PRICE: \$2,500,000

I-10: 7 Miles

PORT OF NEW ORLEANS: 116 Miles

PORT OF GULFPORT: 46 Miles

PORT OF MOBILE: 40 Miles



For More
Information

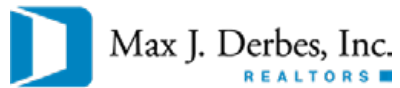


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