

# 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

For More  
Information



Max J. Derbes, Inc.  
REALTORS

**GERARD E. HENRY**, SIOR VICE PRESIDENT

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5440 MOUNES ST | SUITE 100 | NEW ORLEANS, LA



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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

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# SITE 1: 7801 TRINITY DR



<b>SITE 1</b>	<b>MOSS POINT MARINE OPERATIONS:</b> 7801 Trinity Dr., Moss Point, MS 39562
<b>ACRES</b>	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>
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>• Water Frontage was Reported as 1,000' LF on the Pascagoula River</li> <li>• Water Depth: 14'</li> <li>• High-Eave, Heavy Fabrication Buildings with Various Support Office + Shop Structures</li> <li>• Large Ground-Level Storage Warehouses</li> <li>• Traveling Gantry Cranes</li> <li>• Associated Platen Handling Facilities</li> <li>• Water-Side Docking + Launching Vessels</li> </ul>

**PRICE: \$7,160,000**

**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



<b>SITE 2</b>	<b>HALTER MOSS POINT OPERATIONS:</b> 5801 Elder Ferry Rd, Moss Point, MS 39563
<b>ACRES</b>	56.13 (Approx): <i>Of the total site, approx. 46 acres is in use as stabilized production yard area with the balance being wooded and/or wetlands.</i>
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>• Water Frontage was Reported as 1400'+- on the Escatawpa River</li> <li>• Water Depth: 20' - 25'</li> <li>• Small Fabrication Shop + Various Support Office</li> <li>• Large Ground Level Storage Warehouses</li> <li>• Traveling Gantry Cranes</li> <li>• Associated Platen Handling Facilities</li> <li>• Water-Side Docking + Launching Vessels</li> </ul>

**PRICE: \$4,400,000**

**I-10:** 2 Miles

**PORT OF NEW ORLEANS:** 112 Miles

**PORT OF GULFPORT:** 41 Miles

**PORT OF MOBILE:** 37 Miles



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