



# 103 ACRES IN PORT BIENVILLE INDUSTRIAL PARK

Road E & Road G, Pearlington, MS 39520

TIM CARLSON • PRINCIPAL

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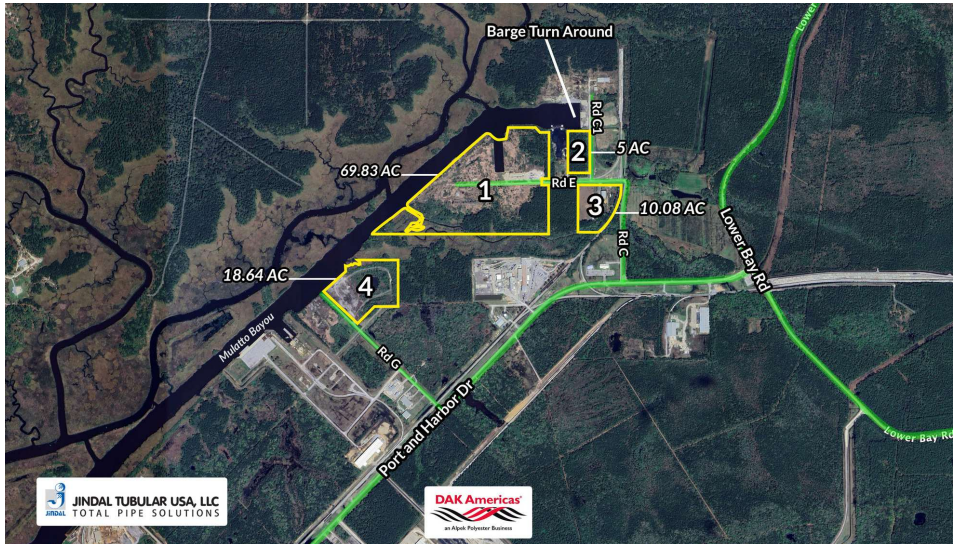
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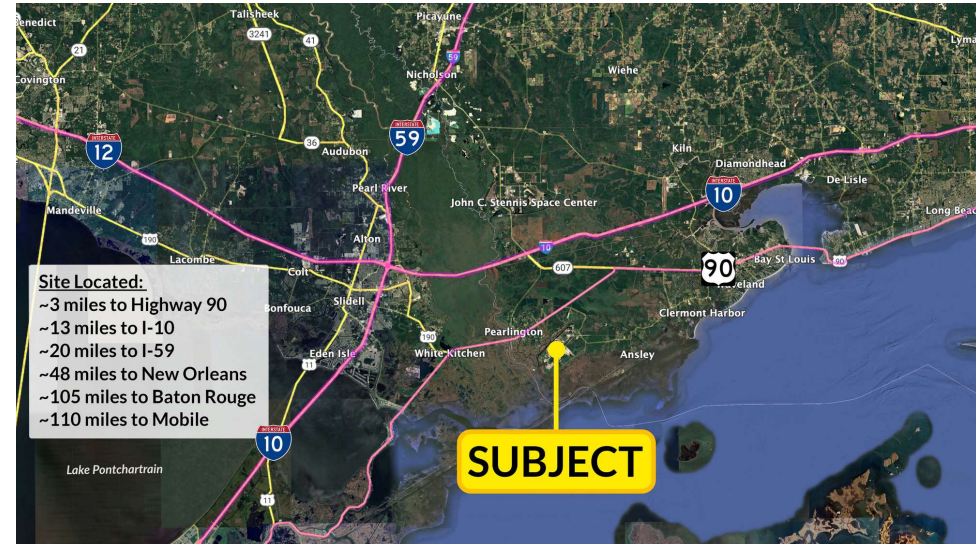
VIDEO

## PROPERTY DESCRIPTION

Unique industrial opportunity in Port Bienville a 3,600 acre Industrial Park, this property is broken into four sites totaling a combined 103 acres: Site 1 consists of 69.83 acres which sits along the Port Bienville barge channel. Site 2 consists of 5 acres and is mostly wooded with some frontage on the barge channel. Site 3 has 10.08 acres and is mostly cleared. Site 4 has 18.64 acres, is mostly cleared, with barge channel frontage. There is potential to add more acreage.

The Port Bienville Railroad supports industrial operations in the Park by handling over 15,000 rail cars annually and transporting more than 500,000 tons of materials and cargo. It is equipped to handle 286,000-lb. railcars and offers transload services, railcar storage, and switching. The line connects with CSXT, located 40 miles east of New Orleans.

Port Bienville Industrial Park is home to prominent companies including: SABIC, Jindal Tubular USA LLC, WSI SABIC Innovative Plastics, Calgon Carbon Corporation, DAK Americas- Pearl River Site, Mac LLC/Bayou Concrete, Polychemie Inc./SNF Inc. Commercial Plastics Recycling, Inc.



## PROPERTY HIGHLIGHTS

- Shortened Permitting Time
- Cost Savings to Permitting
- Location Benefits with Water Access
- Regulatory Advantages
- Unmatched Multimodal Access
- Many Unique Site Features

## OFFERING SUMMARY

Sale Price:	Contact Agent
Acreage:	103.55 Acres

LAND FOR SALE

## PROPERTY SUMMARY







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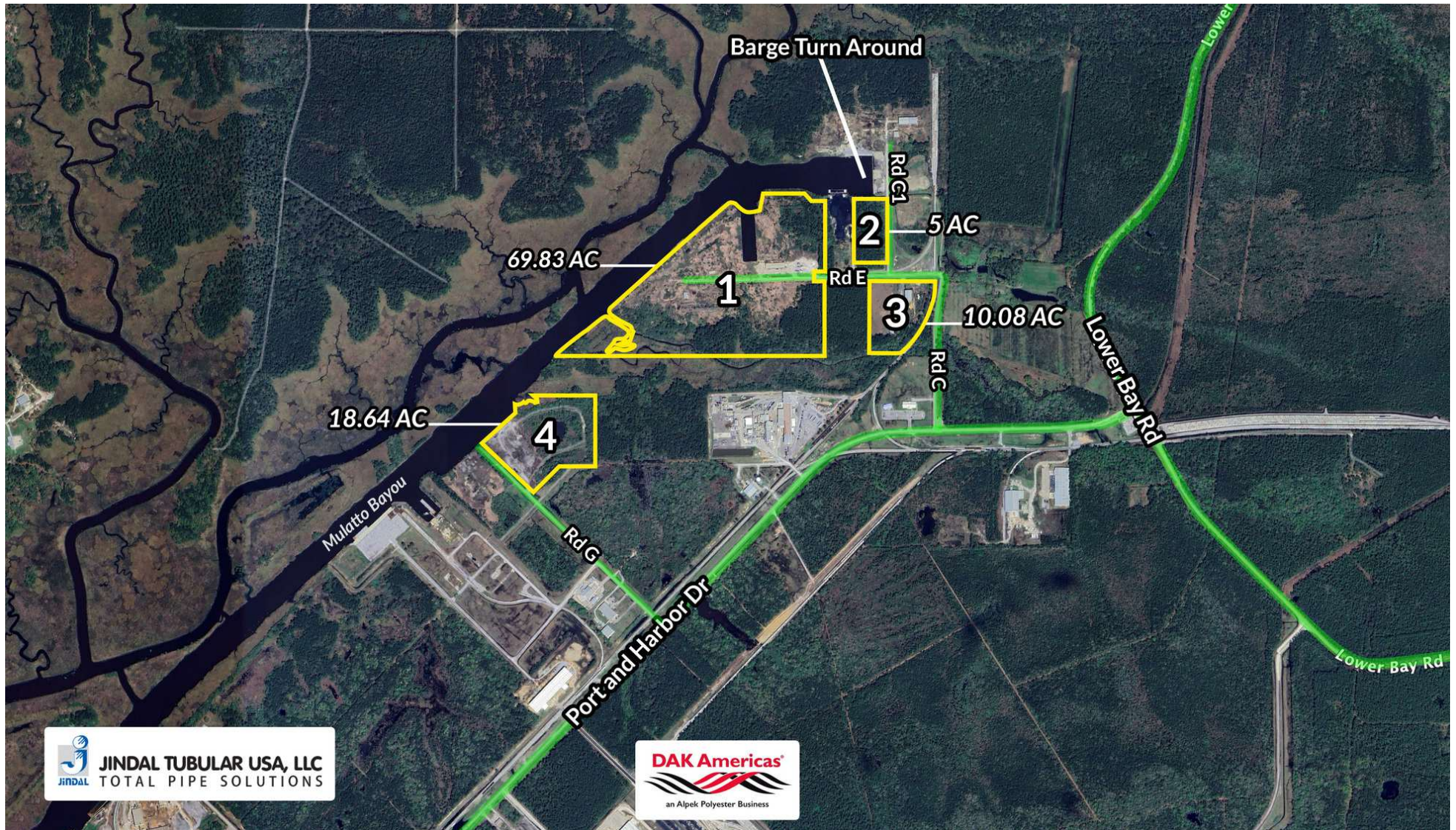
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LAND FOR SALE

SITE OVERVIEW

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



SOUTHEAST  
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REAL ESTATE





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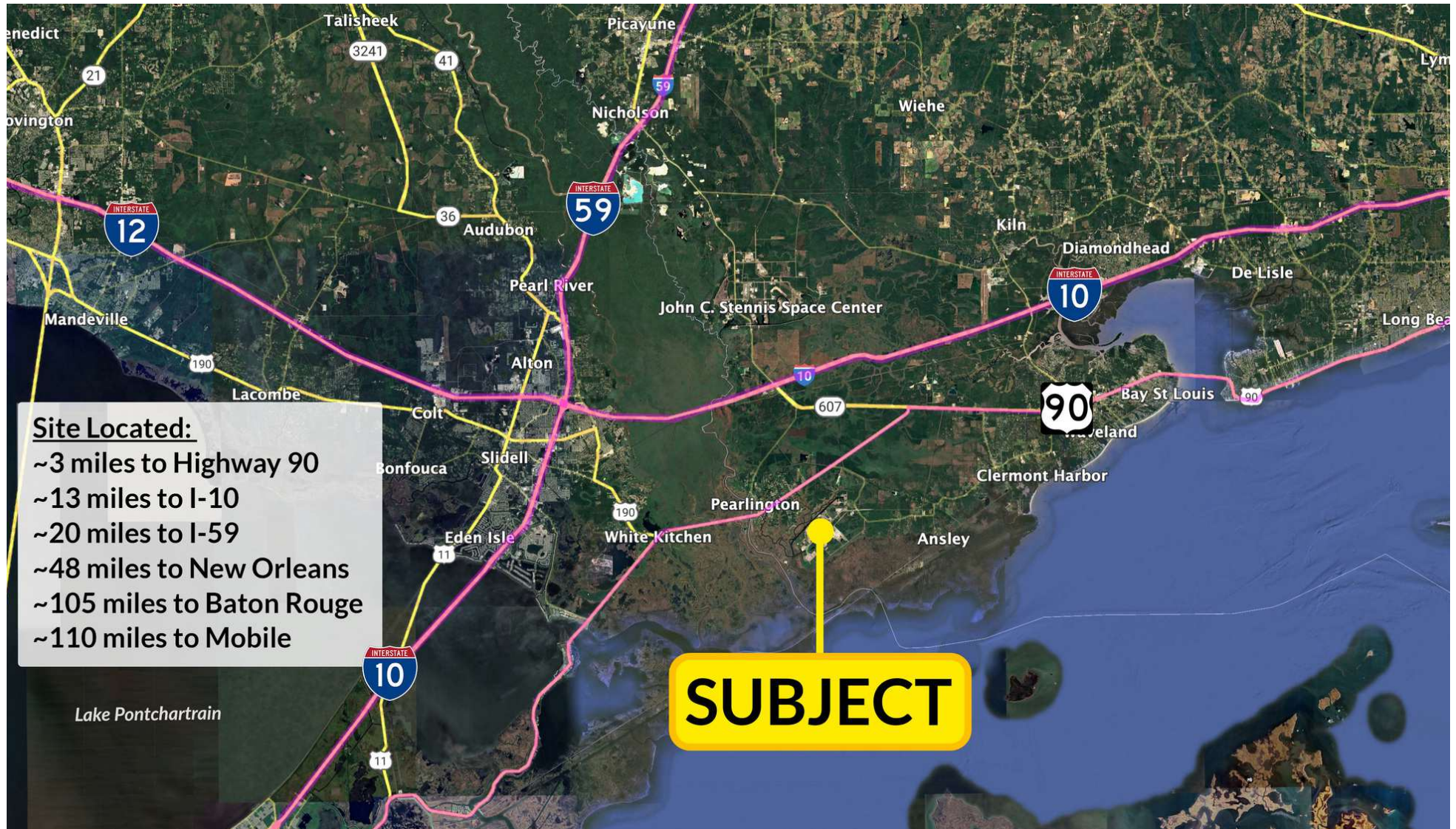
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LAND FOR SALE

PROXIMITY MAP







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LAND FOR SALE

SURROUNDING BUSINESSES

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



SOUTHEAST  
COMMERCIAL  
REAL ESTATE