





WAYNE COUNTY

Economic Development District



Tenants Surrounding Site:

- A. Odom Industries (Chemical Processing)
- B. Mar-Jac Poultry (Chicken Processing)
- C. Waynesboro Airport

-  Current Rail
-  Proposed Spur

WAYNE COUNTY INDUSTRIAL PARK

WAYNESBORO, WAYNE COUNTY, MISSISSIPPI [31.642152N -88.629938W](tel:31.642152N-88.629938W)

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PROPERTY ADVANTAGES:

- I. Publicly Owned
- II. 30 Acres
- III. Rail Access
- IV. Heavy Infrastructure



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WAYNESBORO, WAYNE COUNTY, MISSISSIPPI

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II. Aerial Map



Tenants Surrounding Site:

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WAYNESBORO, WAYNE COUNTY, MISSISSIPPI
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III. Infrastructure Map



Table of Contents:

- Red= Property Boundary
- Blue= 3 Phase Power
- Purple= 6" Natural Gas (40 psi)
- Green= 10" Water
- Orange= 16" Sewer
- Maroon= AT&T Fiber

- Current Rail
- Proposed Spur

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WAYNE COUNTY

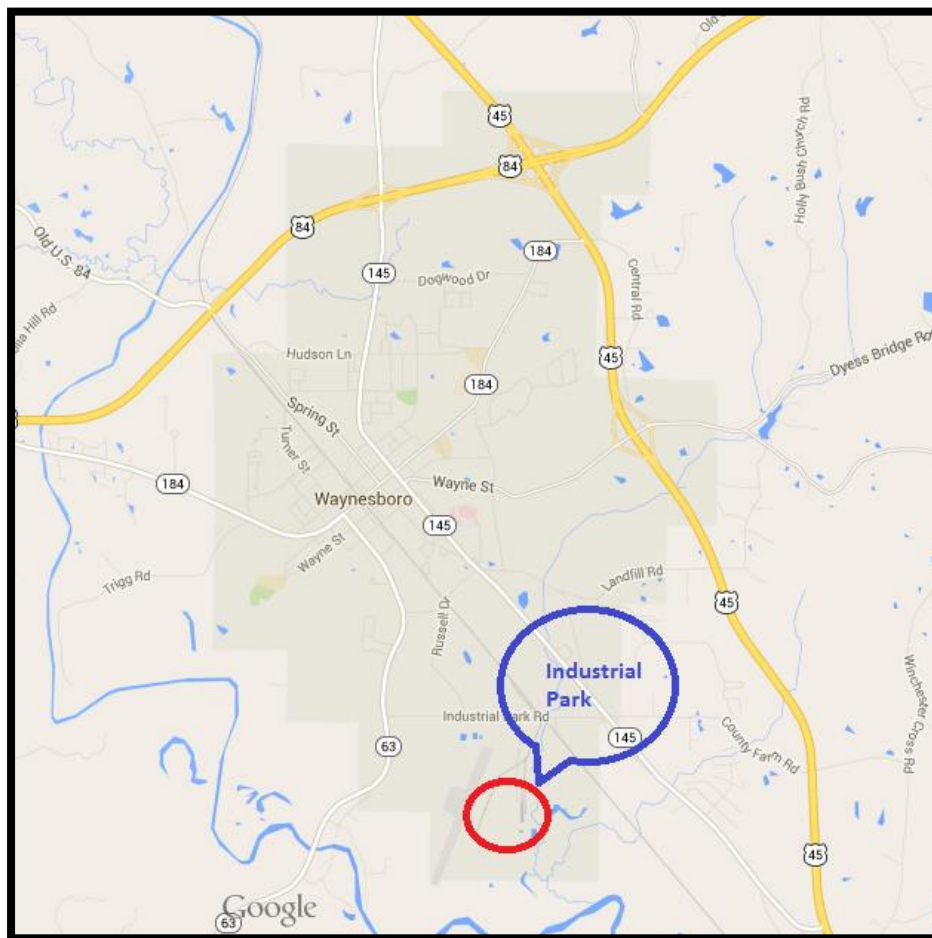
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IV. Local Map





WAYNE COUNTY

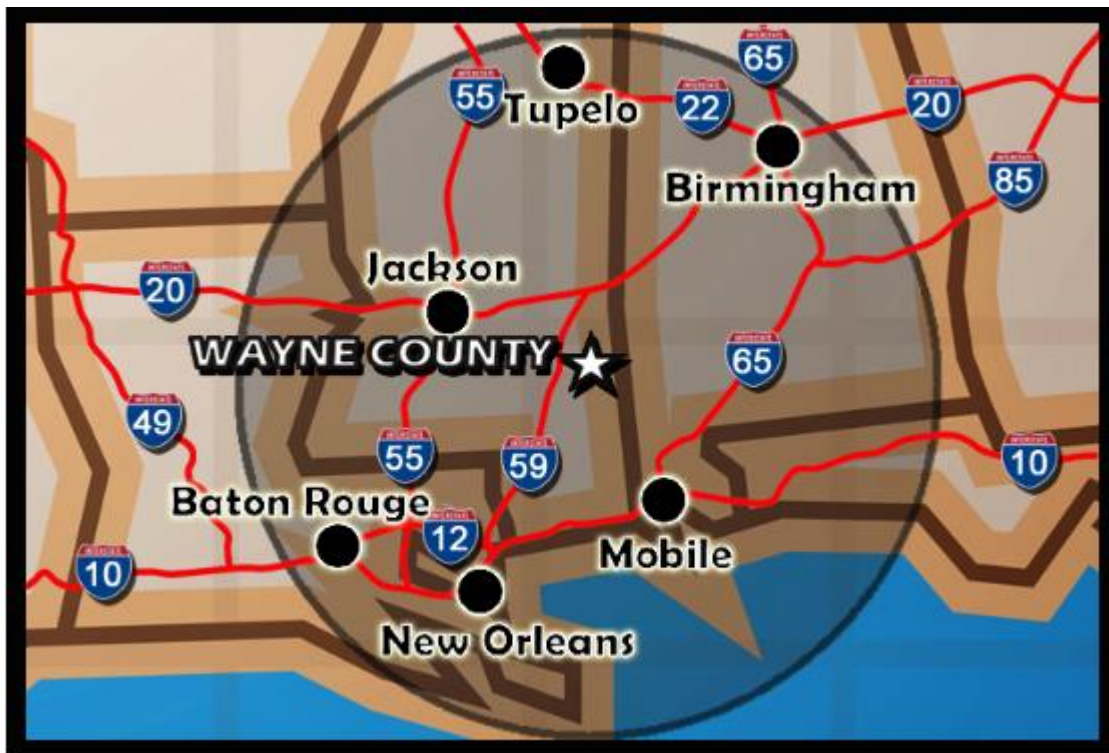
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V. Regional Map





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VI. Data

Identity

Sites Name: Wayne County Industrial Park

Address: 307 Marshall Durbin Drive

Owner Broker: Wayne County

Contact: Sean Dunlap

Phone: 601-735-6056

Publicly or Privately Owned: Publicly Owned

Prior Use: Agriculture

Other Tenants Around Site: Odom Industries (Chemical), Mar-Jac (Poultry), Quality Plywood, Scotch Plywood

Zoning/Acreage/Topography

Zoning Classifications: Heavy Industrial

Acreage: 30

100 Year

Floodplain: COM_BUILDINGSITES_SITES_FLOODPLAIN_OPTION

Total Property Taxes Paid Last

Year: None, publicly owned

Describe Site's Topography: Flat to gently rolling

Phase 1 Environmental Complete: Yes

Electric

Provider: Dixie Electric

Transmission Voltage To Location: 3 Phase

Is Dual Feed Available from 1

Substation?: Yes

Is Dual Feed Available from 2

Substation?: No

Natural Gas

Provider: Chickasawhay Natural Gas District

Gas Main Size: 6"

Distance in Feet from Location to Gas

Main: Adjacent to Site

Gas Pressure: 40 psi

Telecommunications

Local Exchange Carrier: AT&T

ADSL available from C.O. (Analog or Digital): No

C.O. on a Fiber Ring: No

Can Dual Service Be Provided from 2

Central Offices: No

Fiber Available: No

ISDN Available from C.O.: No

Sewer

Provider: City of Waynesboro

Sewer Main Size: 16"

Is Use of LIR Required?: No

Water

Provider: City of Waynesboro

Water Main Size: 10"

Is a Booster Pump

Required?: Unspecified

Is an Elevated Water Storage Tank

onsite?: Unspecified

Transportation

Describe Highway Access: Industrial Park Road, 1/2 mile from MS 63 and MS 145. 2 miles from 4-laned US 45.

Has Rail Access: Yes

Rail Service Carrier: Meridian Southern Railway

Main Line or Short Line Rail?: Short Line

Spur To Location: Spur to location is permitted.

Distance to Rail Line: 400 feet

Has River Access: No

Protective Services

Distance to Nearest Police Station: 2 miles

Distance to Nearest Fire Station: 1 mile

Distance to Nearest Hospital: 3 miles

Lease/Sales

Lease Price: Negotiable, based on jobs.

Sales Price: Negotiable, based on jobs.