



171.6 Acre Industrial Site Highway 98 – Hattiesburg, MS

Industrial Property inside the Hattiesburg Industrial Park and within the City limits of Hattiesburg. Property has 1 mile of Highway 98 frontage as well as KCS railroad access. Frontage road that parallels Highway 98 provides safe access to Highway 98 and W L Runnels Industrial Drive. All services and utilities offered within the Industrial Park will be available at this site.

Nearest Interstate:

- U.S Interstate 59 - 4.1 miles (7 KM)

Nearest 4-Lane Highway:

- U.S Highway 49 - <0.4 miles (<1 KM)

Nearest Commercial Airport:

- Hattiesburg-Laurel Regional Airport - 18.9 miles (30 KM)

Nearest Deepwater Port:

- Port of Gulfport - 65 miles (105 KM)

Site Characteristics:

- Zoning - Industrial
- 100 Year Floodplain - No
- Topography - Gently Rolling
- Covenants - Yes

Utilities:

- Electric Distribution - Pearl River Valley Electrical Authority
- Natural Gas - Spire
- Water - City of Hattiesburg
- Sewer - City of Hattiesburg
- Telecommunications - AT&T