

# McHenry East Industrial Site



ECONOMIC  
DEVELOPMENT

466 East McHenry Road, McHenry, Mississippi 39561  
30.697735, -89.096817

## PROPERTY OVERVIEW

The McHenry East Industrial Site is a multiple building site, which is affordable, accessible and ready for occupancy. The 100 acre site boasts multiple buildings, two miles of paved road, and industrial water, sewer, and electric on site. The campus was previously home to General Dynamics, a dedicated, hard-working team with Department of Defense level manufacturing experience. Today, state of the art rocket fuel innovator, Adranos, occupies five of the existing buildings. The remaining buildings are available for lease, as well as land for new development. The surrounding acreage is 16th Section land owned by the Stone County School Board, which acts as a buffer to development.



### Acreage

100 Total Acres



### Property Type

Industrial



### Ownership

Stone County Economic  
Development Partnership

## Site Information

- **Total Acres:** 100
- **Additional Acreage Available:** 600±
- **Ownership:** Stone County Economic Development Partnership
- **Zoning:** Industrial
- **Previous Use:** Formerly housed General Dynamics; Initially produced small missiles, then vehicle armor; Contracts completed and facility closed in early 2012
- **Topography:** Flat
- **Flood Plain:** No
- **Property Advantages:** Existing manufacturing and warehouse space available; within close proximity to Gulfport-Biloxi MSA

## Transportation

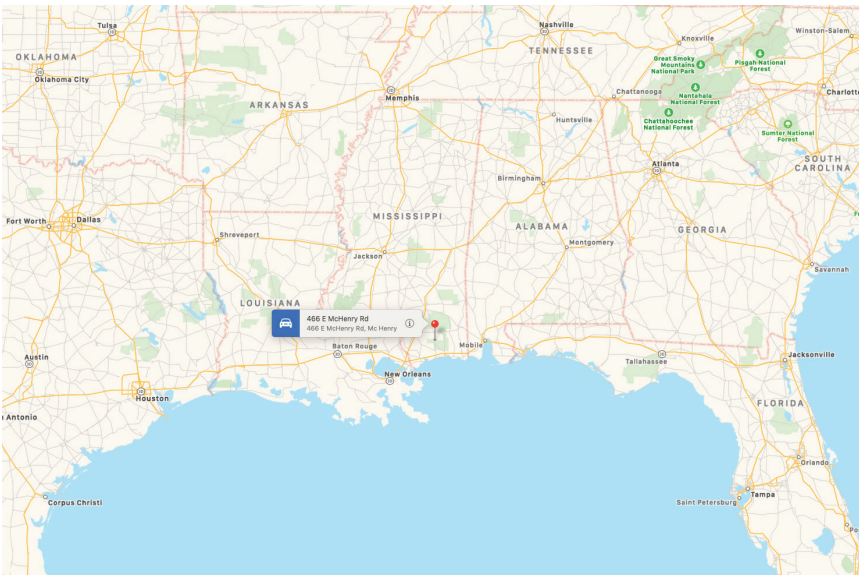
- **Interstate Name:** I-10 (22 miles)
- **Highway Name:** US Hwy 49 (2.4 miles)
- **Airports:** Gulfport-Biloxi International Airport ((GPT) 24.3 miles)
- **Port:** Port of Gulfport (27.3 miles)
- **Rail:** Kansas City Southern (2.8 miles)

## Utilities

- **Electric Provider:** Cooperative Energy/Pearl River Valley Electric
- **Transmission Voltage:** 115kV
- **Natural Gas Provider:** Reliant Entex (not on-site)
- **Gas Main Size:** 4 inch
- **Gas Pressure:** 50 psi
- **Water Provider:** Stone County Utility Authority
- **Water Main Size:** 10 inch; 80 ps
- **Sewer Provider:** Stone County Utility Authority
- **Sewer Main Size:** 12 inch; Force Main; 750,000 GPD Treatment Plant Capacity (200K used)
- **Telecommunications Provider:** AT&T & CSpire

## Documents

- **Economic Overview:** McHenry East Industrial Site 45 minute drive-time
- **Electrical Infrastructure Map**
- **Utilities Map**



## Contact

### **Betsy M. Rowell**

Stone County Economic Development  
Partnership  
601.928.5418  
browell@stonecounty.com

### **Mitch Stringer**

Cooperative Energy  
601.705.1349  
mstringer@cooperativeenergy.com