

Manufab Building



ECONOMIC
DEVELOPMENT

3310 Port and Harbor Drive, Bay St. Louis, Mississippi (Hancock County)
30.2342, -89.5627

PROPERTY OVERVIEW

The Manufab Building is a 72,000 SF Industrial, Warehouse & Distribution building located in the Port Bienville Industrial Park with easy access to water, rail, and Interstate. Barge and rail are available, as well as a compacted limestone access road to load out dock. The site consists of a 5.3 acre compacted clay gravel laydown yard. The building includes a heavy duty slab (500 psi), 42' eave height, 8 overhead cranes between 10 and 15 tons, and air lines piped throughout.



Square Footage

72,000 SF



Property Type

Industrial, Warehouse
& Distribution



Ownership

Hancock County
Port & Harbor Commission



Acreage

9.7

Building Information

- **Total Square Footage:** 72,000 SF
- **Office Square Footage:** 4,800 SF
- **Site Size:** 9.7 Acres
- **Ceiling Height:** 42 ft
- **Floors:** 6"
- **Year Built:** 1997
- **Cranes:** 8
- **Capacity of Largest Bridge Crane:** 15
- **Drive in Doors:** 11
- **Former Tenant:** Manufab Partners



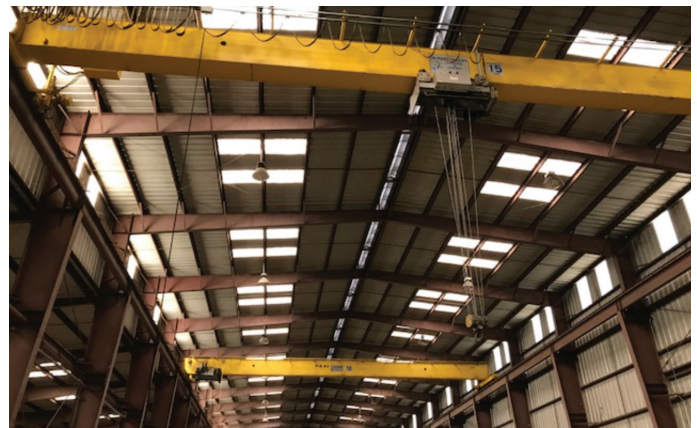
Transportation

- **Interstate Name:** I-10 (12.3 miles); I-59 (19.1 miles)
- **Highway Name:** U.S. Hwy 90 (3 miles); U.S. Hwy 607 (6.7 miles)
- **Airports:** New Orleans International Airport (MSY) (58.2 miles); Gulfport-Biloxi International Airport (GPT) (41.4 miles); Stennis International Airport (KHSA) (20.5 miles)
- **Port:** Port Bienville Industrial Park (0 miles)
- **Rail:** Port Bienville Shortline Railroad (HCPHC) (Adjacent)



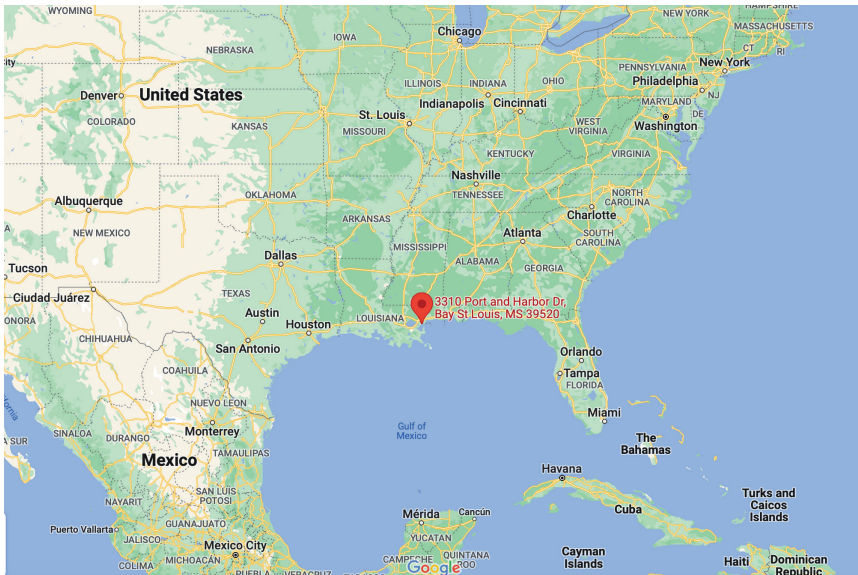
Utilities

- **Electric Provider:** Cooperative Energy/Coast Electric
- **Transmission Voltage:** 115kV
- **Natural Gas Provider:** CenterPoint Energy
- **Natural Gas Line Size:** 6 in
- **Water Provider:** Hancock County Utility Authority
- **Water Line Size:** 12 in
- **Sewer Provider:** Hancock County Utility Authority
- **Sewer Line Size:** 10 in
- **Telecommunications Provider:** AT&T, CSpire



Documents and Links

- **Economic Overview:** Manufab Building Economic Overview - 45 minute drive-time
- **Site Map**
- **Electrical Infrastructure Map**
- **Utilities Map**



Contact

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