



# PRICED BELOW DIRT VALUE! 22 WF ACRES 173K SF BLDG 20+ MW OF POWER AVAIL.

**TIM CARLSON** • PRINCIPAL  
OFFICE: 228.276.2700  
MOBILE: 228.547.0707  
tcarlson@southeastcre.com

**MONTE LUFFEY** • PRINCIPAL  
OFFICE: 228.276.2700  
MOBILE: 228.547.1953  
mluffey@southeastcre.com



## OFFERING SUMMARY

Sale Price:	\$5,950,000 (\$34.39PSF)
Annual Lease Rate:	\$6.75/SF (NNN)
Zoning:	WF Waterfront
Lot Size:	+/-22 Acres (\$294,318/Acre)

## HIGHLIGHTS

- 173,560 SF of Tilt-Up Concrete/Block Construction
- Offices, Conference Room, Bathrooms, & Breakroom
- Heavy Duty Concrete Pyle Driven Slab
- +/-22 Acres Conveyed with Sale (18.6 Contiguous to Biloxi Bay)
- WF (Waterfront) Zoning (Highest Density & Use)
- 20-100 Megawatts of Power Available via Mississippi Power
- Located in an Opportunity Zone, Perfect for Redevelopment into a Climatized Warehouse, Data Center, Casino, Hotel, Condominiums, or Boat and RV Storage
- Large Gravel Compacted Laydown Yard
- Potential Rail Access and Spur
- Freight Options are Available at the Nearby Port of Gulfport and Gulfport-Biloxi Regional Airport (30-Minute Drive)

## PROPERTY DESCRIPTION

HUGE PRICE ADJUSTMENT. SOUTHEAST COMMERCIAL is pleased to offer FOR LEASE OR SALE a +/-22 Acre waterfront site with improvements of a 173,560 square foot tilt-up concrete and concrete block-constructed warehouse. The subject property has been improved with a large warehouse structure and is effectively constructed in four segments, all of which were built in the mid-1970's. All of the structures are constructed with reinforced concrete Pyle driven slab foundations and concrete interior walls, floors, and roof. The first two segments are tilt-wall concrete construction with a built-up metal roofing system and 28' eave heights. The first segment (space two on the aerial) includes four 10' x 12' overhead doors and the second segment (space three on the aerial) includes two 10' x 12' overhead doors. These structures contain approximately 59,280 square feet each and each include a break room and two restrooms. The third segment (space four on the aerial) measures approximately 31,000 square feet and is similar in construction to the first two segments, also having 28' eave heights. This segment also features four 10' x 12' overhead doors as well as a break room and two restrooms. The fourth segment (space one on the aerial) is also similar in construction, but contains approximately 20,000 square feet and has 45' eave heights. It also has four 10' x 12' overhead doors, a break room, and two restrooms. The finished areas in each structure include commercial carpet flooring, painted sheet rock walls, and suspended acoustical tile ceilings. The warehouse areas also have various overhead doors connecting the spaces within the structures. The building is a high-quality construction and has withstood multiple hurricanes, including Hurricane Katrina in 2005. This property was originally developed by the Heinz Family for use in the manufacturing of dog/cat food and was utilized in this capacity until sometime preceding Hurricane Katrina.

## INDUSTRIAL PROPERTY FOR SALE OR LEASE

### PROPERTY SUMMARY



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE



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**INDUSTRIAL PROPERTY FOR SALE OR LEASE**

**DRONE AERIAL**



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**AERIAL VIEW**



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**EXTERIOR PHOTOS**

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**INTERIOR PHOTOS**

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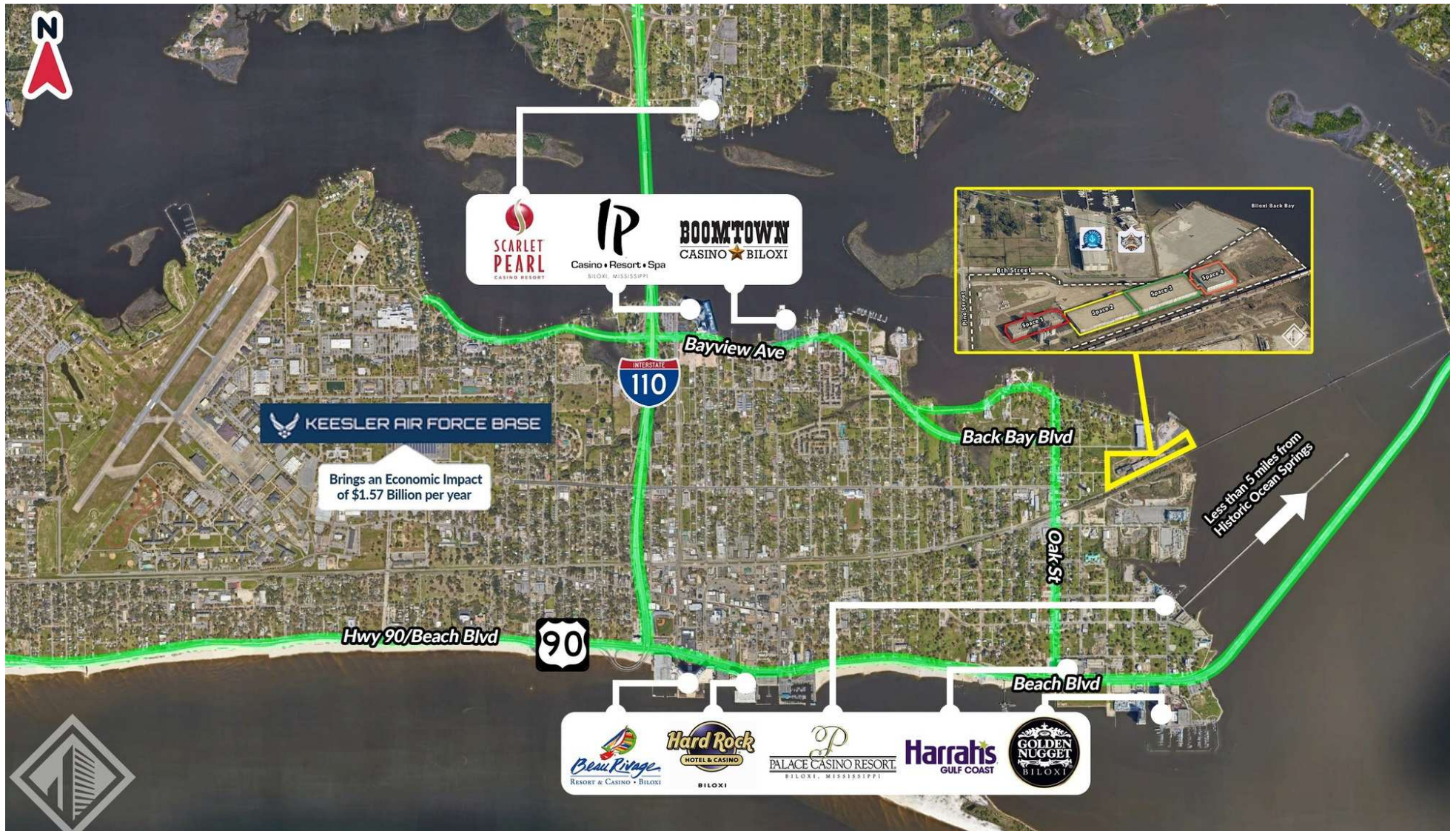
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**AERIAL MAP**



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**\$78,195**

Average Household Income within 15 minutes of site.



**39**

Median Age

Within 15 minutes of site.



**24,024**

Number of housing units within 15 minutes of site.

2024 Demographics	8 Minutes	10 Minutes	15 Minutes
Population	6,279	11,923	50,202
Average HH Income	\$56,647	\$62,658	\$78,195
2029 Projections	8 Minutes	10 Minutes	15 Minutes
Population	6,305	12,007	51,092
Average HH Income	\$66,216	\$72,185	\$90,666



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**AREA DEMOGRAPHICS**



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