



3450 Giles Road, Gulfport, MS 39501

# FOREIGN TRADE ZONE DISTRIBUTION CENTER

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

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MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

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mluffey@southeastcre.com



## PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer this fully climatized large distribution warehouse facility FOR LEASE located off of Highway 49 in Gulfport, MS. Subject consists of 80,000 contiguous square feet. Ceiling heights are 20-24 feet, with 7 dock high doors. Subject is in close proximity to Port of Gulfport and Gulfport-Biloxi International Airport. This location offers easy access to Highway 49 and Interstate 10.

## OFFERING SUMMARY

Lease Rate:	\$8.50 SF/YR (NNN)
Available SF:	80,000 SF
Lot Size:	5 Acres

## PROPERTY HIGHLIGHTS

- 7 Dock High Doors
- 24' Eave Height & 28' Ridge Height
- Easy Access to Highway 49 and Interstate 10
- Close Proximity to Port of Gulfport and Gulfport-Biloxi International Airport

## INDUSTRIAL PROPERTY FOR LEASE

### PROPERTY SUMMARY





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INDUSTRIAL PROPERTY FOR LEASE

AERIAL



SOUTHEAST  
COMMERCIAL  
REAL ESTATE

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | [www.southeastcre.com](http://www.southeastcre.com)





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ADDITIONAL PHOTOS

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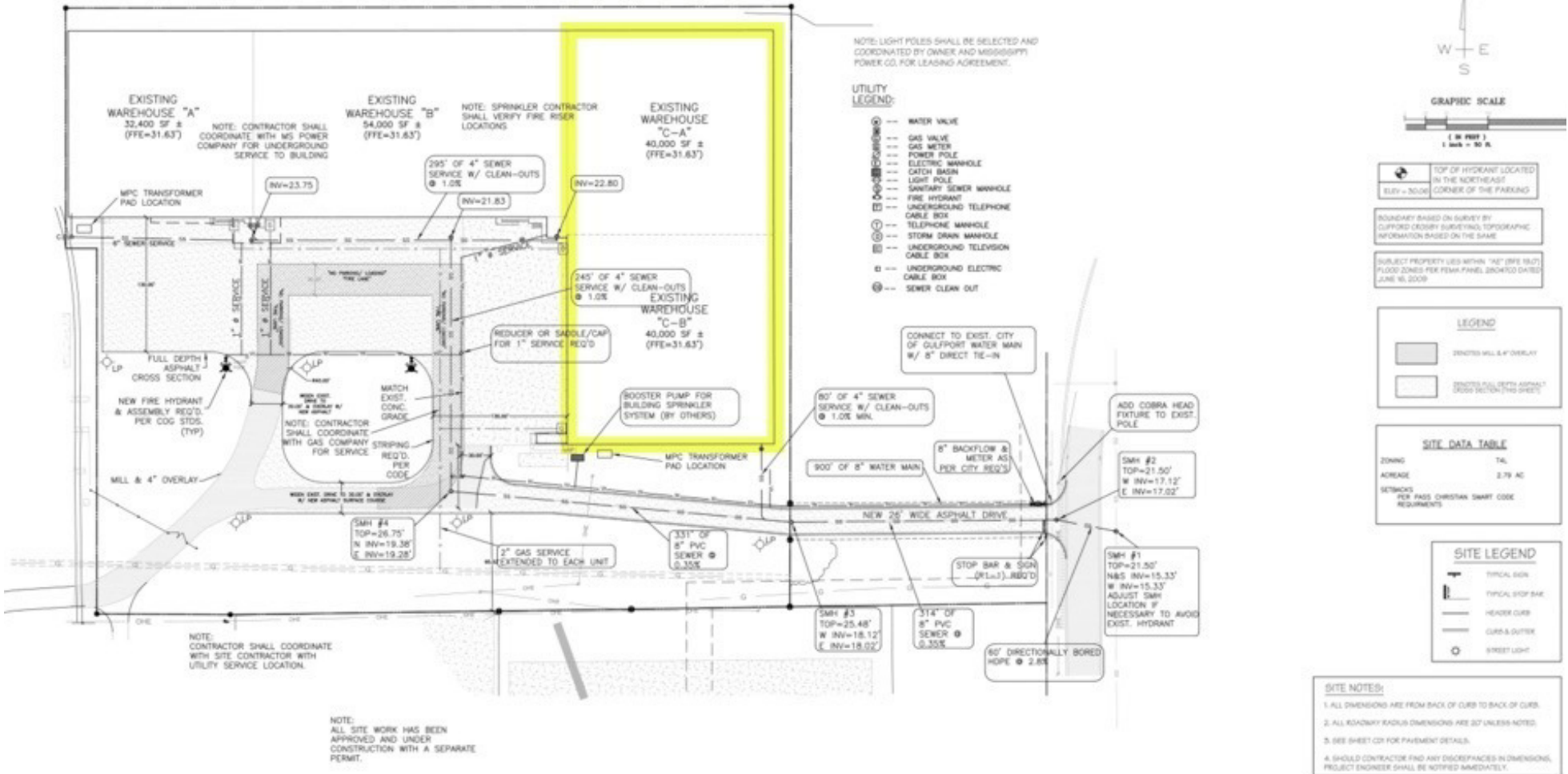
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**SURVEY**

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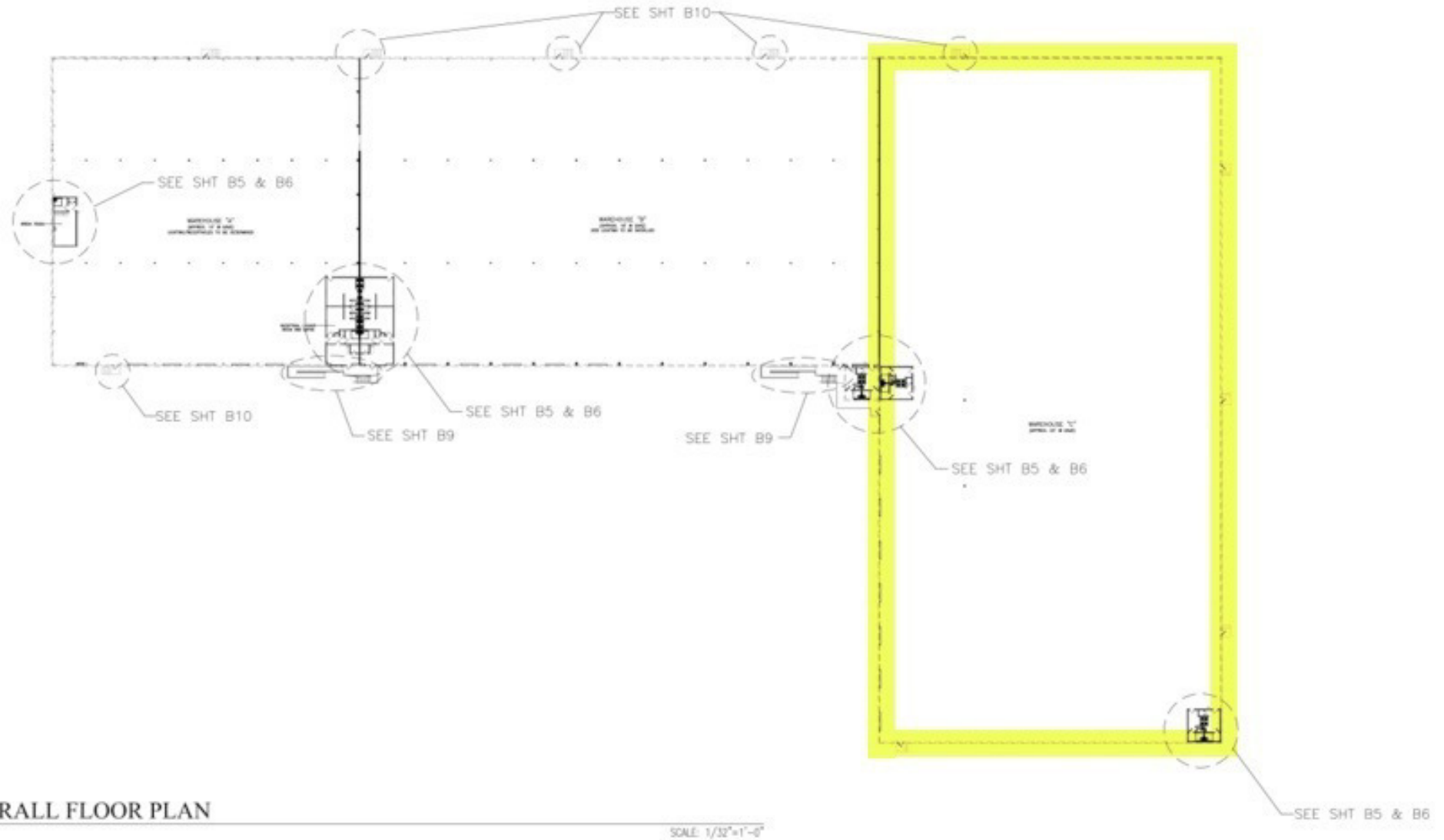
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INDUSTRIAL PROPERTY FOR LEASE

FLOOR PLAN



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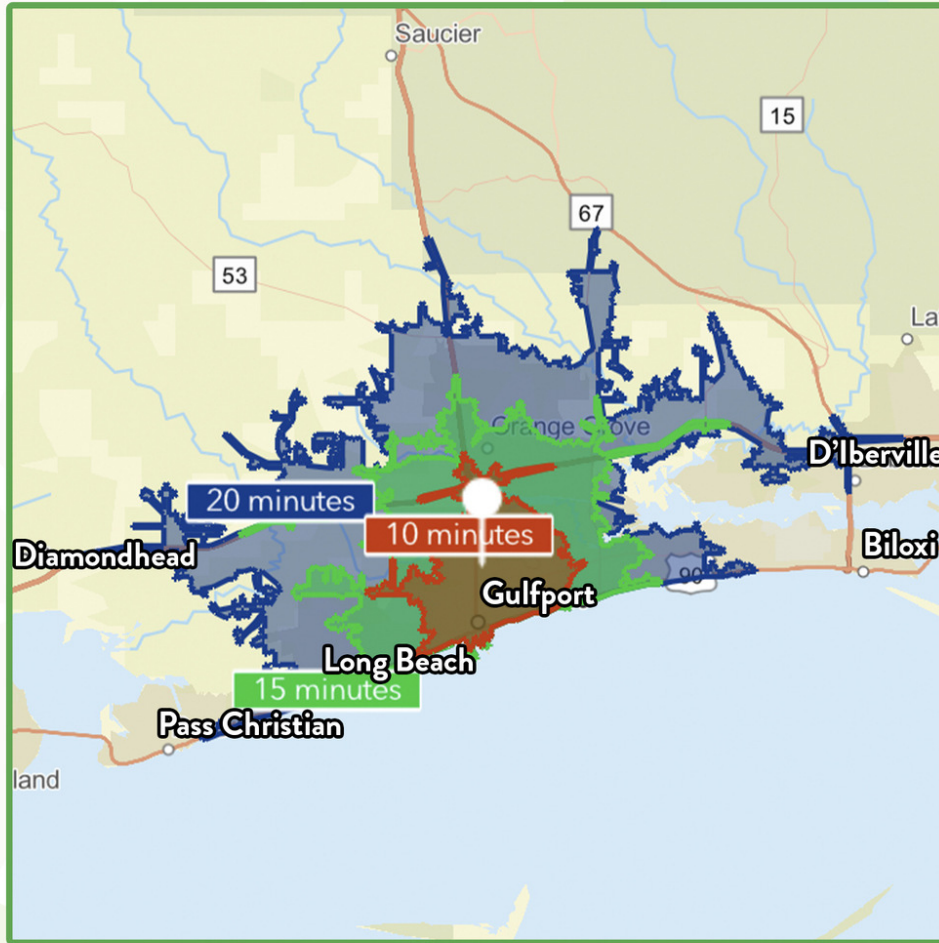
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**\$79,443**

Average Household Income  
within 20 minutes of site.



**38.8**

Median Age  
Within 20 minutes of site.



**54,111**

Number of housing units  
within 20 minutes of site.

2024 Demographics	10 Minutes	15 Minutes	20 Minutes
Population	23,991	66,170	119,830
Average HH Income	\$53,881	\$71,970	\$79,443
2029 Projections	10 Minutes	15 Minutes	20 Minutes
Population	24,359	67,498	123,311
Average HH Income	\$62,258	\$84,109	\$92,887

### Travel Time to Site

- 10 Minutes
- 15 Minutes
- 20 Minutes

INDUSTRIAL PROPERTY FOR LEASE

## AREA DEMOGRAPHICS



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