

FOR LEASE



FLEX SUITE AVAILABLE

889 NESBIT ROAD · NESBIT, MS 38651

Suite	SF	Rate	Term	Type	Status
1	1,250 +/-	N/A	3 Yrs	Mod Gross	Leased
2	1,250 +/-	N/A	3 Yrs	Mod Gross	Leased
3	1,250 +/-	\$1,562.50/mo	3 Yrs	Mod Gross	Available
4	1,250 +/-	N/A	3 Yrs	Mod Gross	Leased



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Property Description

Discover a versatile 1,250 ± SF flex suite at 889 Nesbit Rd, perfectly positioned for businesses needing both office presence and warehouse functionality. Suite 3 offers a balanced layout with 950 SF of warehouse and 300 SF of finished office, all within C-1 zoning-ideal for service companies, contractors, distributors, or growing local businesses.

Location Overview

Located just ½ mile west of Hwy 51 and less than a mile from I-55 via the Pleasant Hill Rd/North Hernando exit, this site offers quick, convenient access to the Hernando, Nesbit, and Southaven markets. The property sits in a growing commercial corridor with strong connectivity to major transportation routes, making it ideal for businesses needing efficient access and regional reach.

Highlights

- Excellent connectivity--just 1/2 mile from Hwy 51 and minutes from I-55
- Convenient with easy access to Hernando, Nesbit and Southaven
- Each suite is all electric with separate water meters and garbage



