

# FOR SALE



60.65 +/- AC INDUSTRIAL DR · HERNANDO, MS 38632

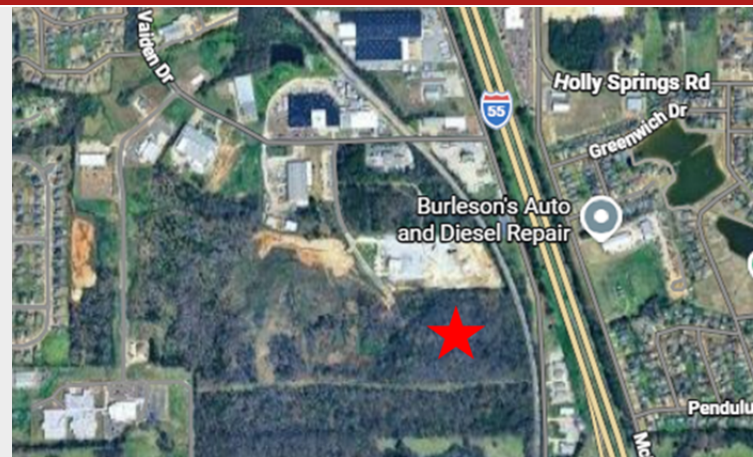
## SUMMARY

**Price:** \$3.50 per SF

**Property Type:** Commercial

**Land Size:** 60.65 +/- AC

**Zoning:** M-2



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## Property Description

Prime 60.65 +/- acres of heavy industrial land just minutes from the Hernando I-55 exit! This site is positioned among established industrial operations—Niteo, the DeSoto County Sheriff and Justice Departments, and the U.S. Army—offering unmatched synergy and growth potential. With the ability to subdivide, this tract is ready for your next project. Call today to make this strategic industrial location yours.

## Location Overview

Positioned less than 1.5 miles from the Hernando I-55 exit, this site offers immediate access to one of DeSoto County's most active transportation corridors. The property sits within a well-established industrial cluster, creating a strong environment for logistics, manufacturing, and large-scale operations. Its proximity to major roadways, utilities, and existing industrial users makes this an ideal location for businesses seeking connectivity, efficiency, and long-term growth potential.

## LOCATION DESCRIPTION

- Less than 1.5 miles from the Hernando I-55 exit
- Positioned within a strong, established industrial corridor
- Surrounded by Niteo, DeSoto County Sheriff & Justice Departments, U.S. Army
- Excellent access to regional and interstate transportation routes
- Ideal for logistics, manufacturing, and heavy industrial operations



# Location Map

