

# Marketing Presentation



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99 BRASWELL ROAD, HATTIESBURG, MS 39401  
33,500 SF WAREHOUSE  
FOR SALE AT \$1,200,000

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Presented By:

**Mississippi Commercial Realty**

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## Description

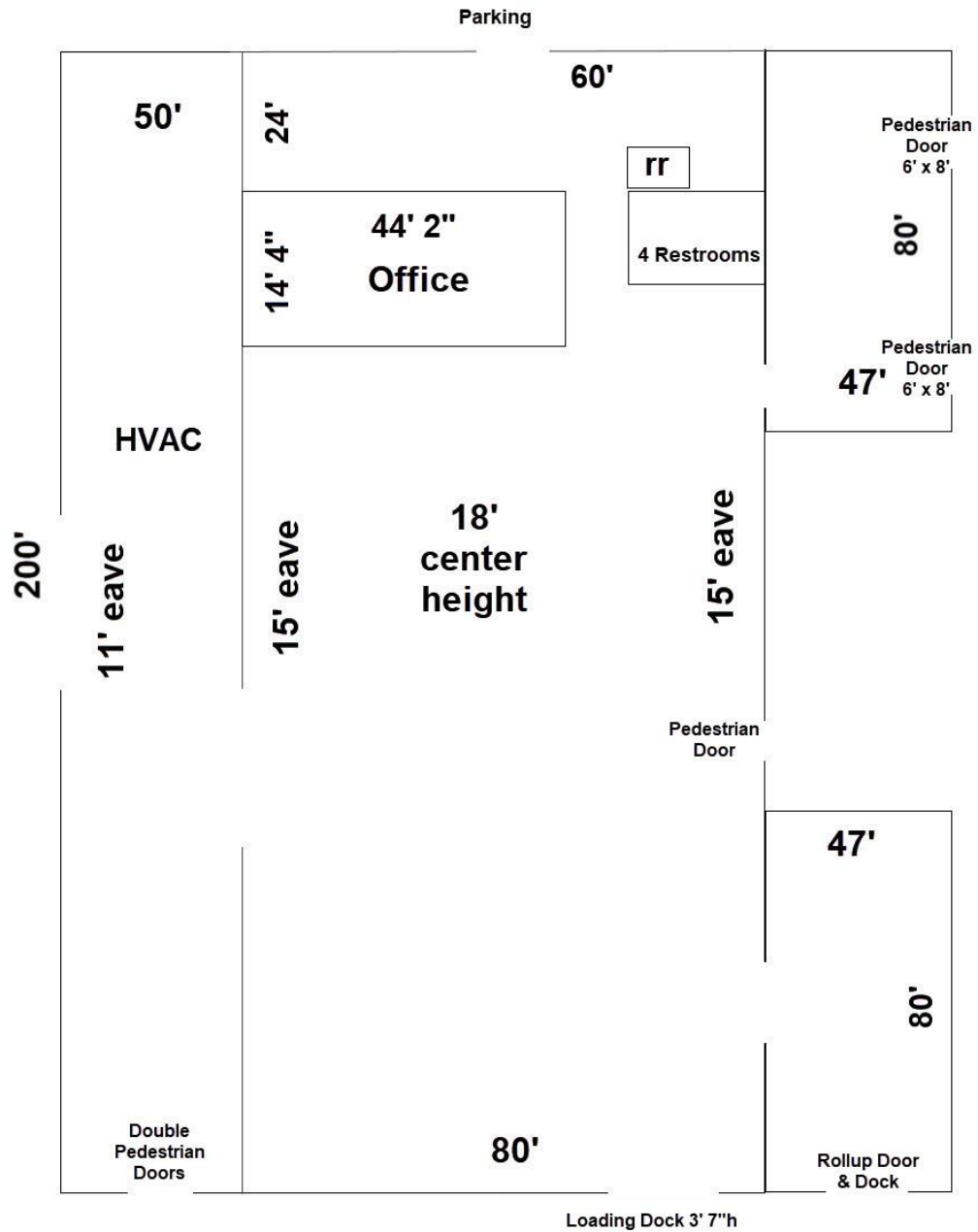
The property is a 33,500 square foot steel frame, metal roof, warehouse on approximately 3.5 acres land. Built in the 1965 and renovated in the 1980's, the warehouse is located at the I-59/MS Highway 42 interchange, just outside the Hattiesburg, Mississippi city limits in Forrest County. There are no zoning restrictions. The warehouse has fluorescent lighting throughout and insulated roof and sides, with 18' center support columns and 15' eave height. The 40' dock high covered loading bay in the rear has ample area for loading and truck turnaround. Shown by appointment only.





# Floor Plan

## 99 Braswell Road, Hattiesburg, MS

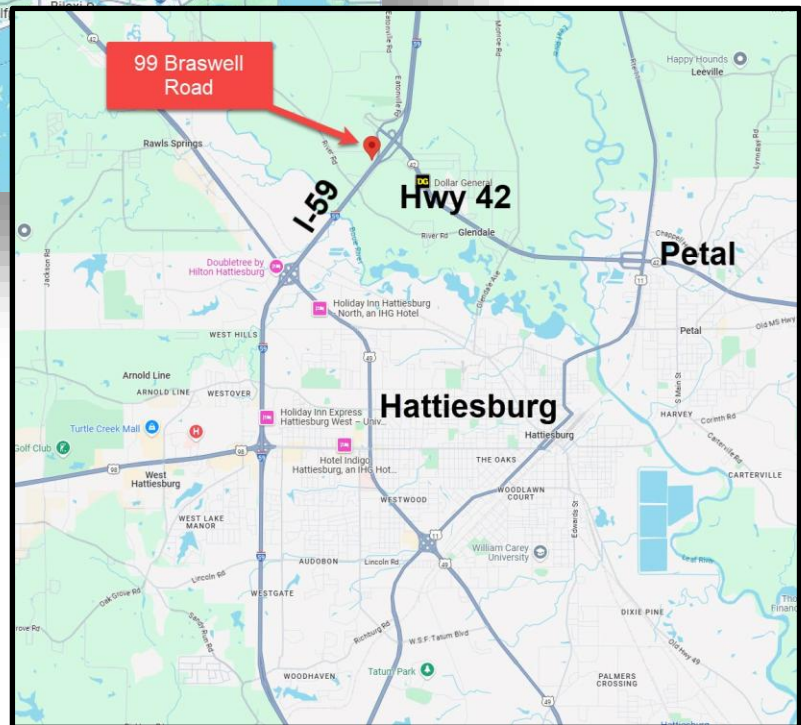
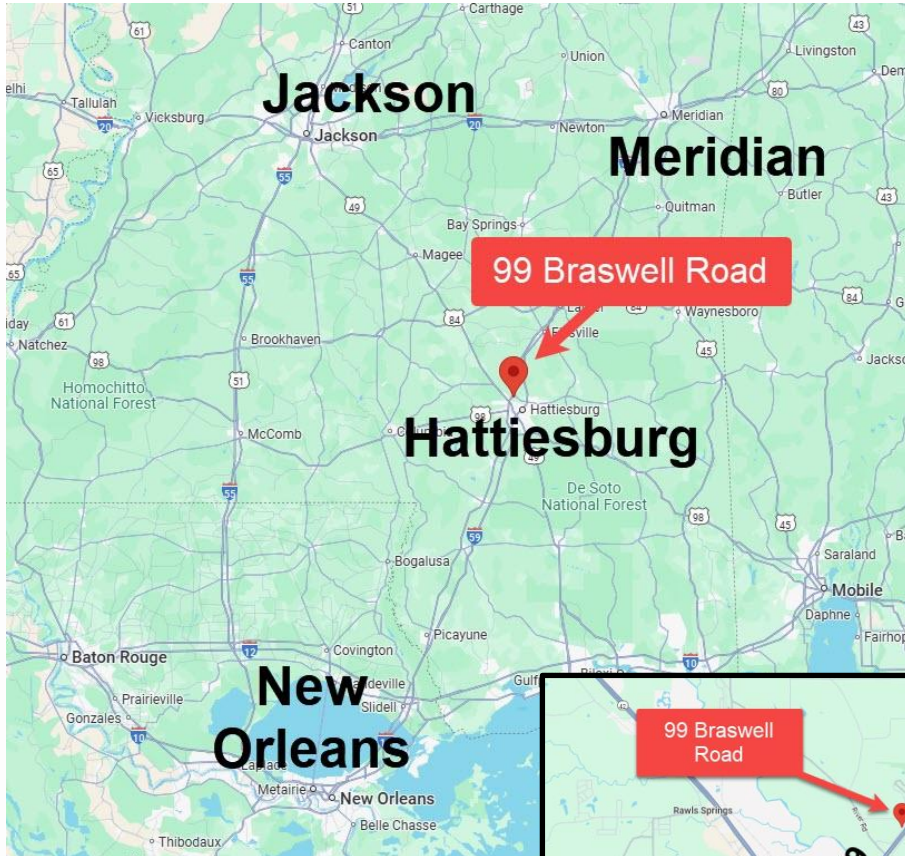


### Truck Turnaround Area



## Location

The property offers easy access from exit #69 at the interchange of Interstate 59 and Mississippi Highway 42 (Evelyn Gandy Parkway). Interstate 59 runs northeast/southwest, connecting to New Orleans at I-10 and northeast through Meridian to Birmingham's I-20. Mississippi Highway 42 runs east/west, connecting Alabama to Central Mississippi through Hattiesburg.



Robert Hand, CCIM, SIOR | Hattiesburg, Mississippi

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## Valuation

The property is priced at \$35/SF which is below the average of other industrial properties for sale and sold, within the same size range of square footage and condition. There are 10 warehouses listed for sale averaging \$45/SF and 24 warehouses sold averaging \$53/SF.

<b>Mississippi For Sale-10,000 to 40,000 SF</b>				
Primary Use	Listing Type	Building Size / SF	Price	Price/SF
Industrial	For Sale	20,917	\$1,674,000	\$ 80.03
Industrial	For Sale	14,000	\$899,000	\$ 64.21
Industrial	For Sale	12,147	\$750,000	\$ 61.74
Industrial	For Sale	19,510	\$822,000	\$ 42.13
Industrial	For Sale	12,691	\$557,000	\$ 43.89
Industrial	For Sale	11,352	\$400,000	\$ 35.24
Industrial	For Sale	26,294	\$925,000	\$ 35.18
Industrial	For Sale	12,659	\$339,900	\$ 26.85
Industrial	For Sale	15,912	\$339,000	\$ 21.30
Industrial	For Sale	38,752	\$695,000	\$ 17.93
<b>Average</b>				<b>\$ 45.00</b>

<b>Mississippi Sold</b>		
Property Type	Address	Sold Price/ SqFt
Industrial	203 WISTERIA DR	\$ 24.00
Industrial	2205 W FOURTH ST	\$ 87.00
Industrial	112 E EIGHTH AVE	\$ 57.00
Industrial	120 RICHARDSON RD	\$ 56.00
Industrial	133 SUPERIOR DR	\$ 27.00
Industrial	522 N MAIN ST	\$ 35.00
Industrial	PONDEROSA DR	\$ 35.00
Industrial	2301 W FOURTH ST	\$ 38.00
Industrial	105 INDUSTRIAL DR	\$ 37.00
Industrial	133 LAKEVIEW DR	\$ 84.00
Industrial	205 S LAKE DR	\$ 37.00
Industrial	831 HWY 11	\$ 89.00
Industrial	2125 GLENDALE AVE	\$ 44.00
Industrial	5087 OLD HWY 42	\$ 104.00
Industrial	184 RAWLS SPGS LOOP RD	\$ 43.00
<b>Average \$/SF</b>		<b>\$ 53.13</b>



## About Mississippi Commercial Realty



Mississippi's only commercial real estate broker with the CCIM and SIOR designations, an MBA and the appraiser's practitioner license. We are known for using the latest technology to help landlords and tenants solve their real estate problems, bringing a high level of ethical conduct to the industry, with great attention to detail and professionalism.

We have expertise in every sector of commercial real estate, completing these landmark projects:

- The largest office space lease in Hattiesburg.
- One of the largest hotel acquisitions.
- The largest warehouse disposition in downtown.
- Several of the largest apartment developments.
- The largest land disposition.

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*Nationally recognized expertise with expedited results:*

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- Named Top 50 Financial Executive by CityBusiness Magazine.
- Named Top 100 Investment Executive in the U.S., 1994, by Financial Planning Magazine.
- Member National Association of Realtors.
- Past President, International Association of Financial Planners.
- Past President, New Orleans MSU Alumni Association.
- Past industry panel member for the NASD Board of Arbitrators.
- Eagle Scout.

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*More national publications than any other real estate broker in the state:*

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- *Commercial Investment Real Estate Magazine*- "Valuing Commercial Real Estate Using Regression Analysis".
- *Commercial Investment Real Estate Magazine*- "Visualizing Risk In a Lease Buyout Decision".
- *Commercial Investment Real Estate Magazine*- "Using Lifestyle Demographic Analysis To Make Better Commercial Real Estate Decisions".
- *Chief Executive Officer Magazine*- "Return of The AutoMat".
- *Registered Representative Magazine*- "Growing Your Business By Providing a Higher Level of Services".

*What makes our firm different is that our clients never have to worry about conflicts of interest. We never accept work where clients compete. Our competitive advantage is that we use technology to solve problems and are dedicated to providing clients and colleagues with the knowledge to help make better real estate decisions.*