

FOR LEASE

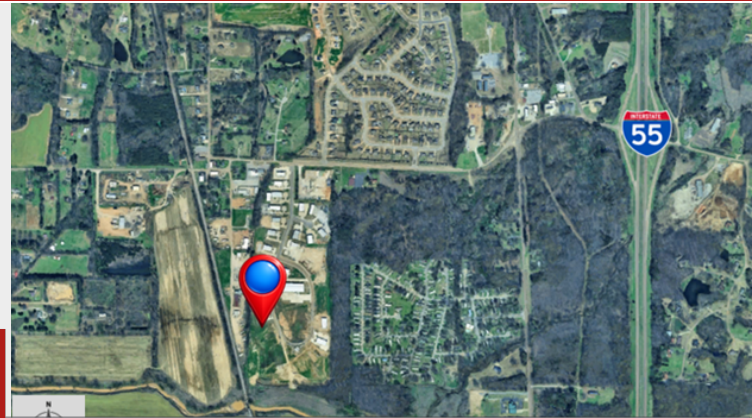
Conceptual Rendering



1177 NESBIT DRIVE • NESBIT, MS 38651

SUMMARY

- Building Size:** 6,000 +/- SF
(5,000 +/- SF Whse / 1,000 +/- SF Office)
- Lot Size:** 1.80 +/- AC
- Zoning:** M-1



FAST INTERSTATE ACCESS!

Buildout Opportunity!

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Size	Rate	Type	Term
6,000 +/- SF	\$5,000 / Month	NNN	5 Years

PROPERTY DESCRIPTION

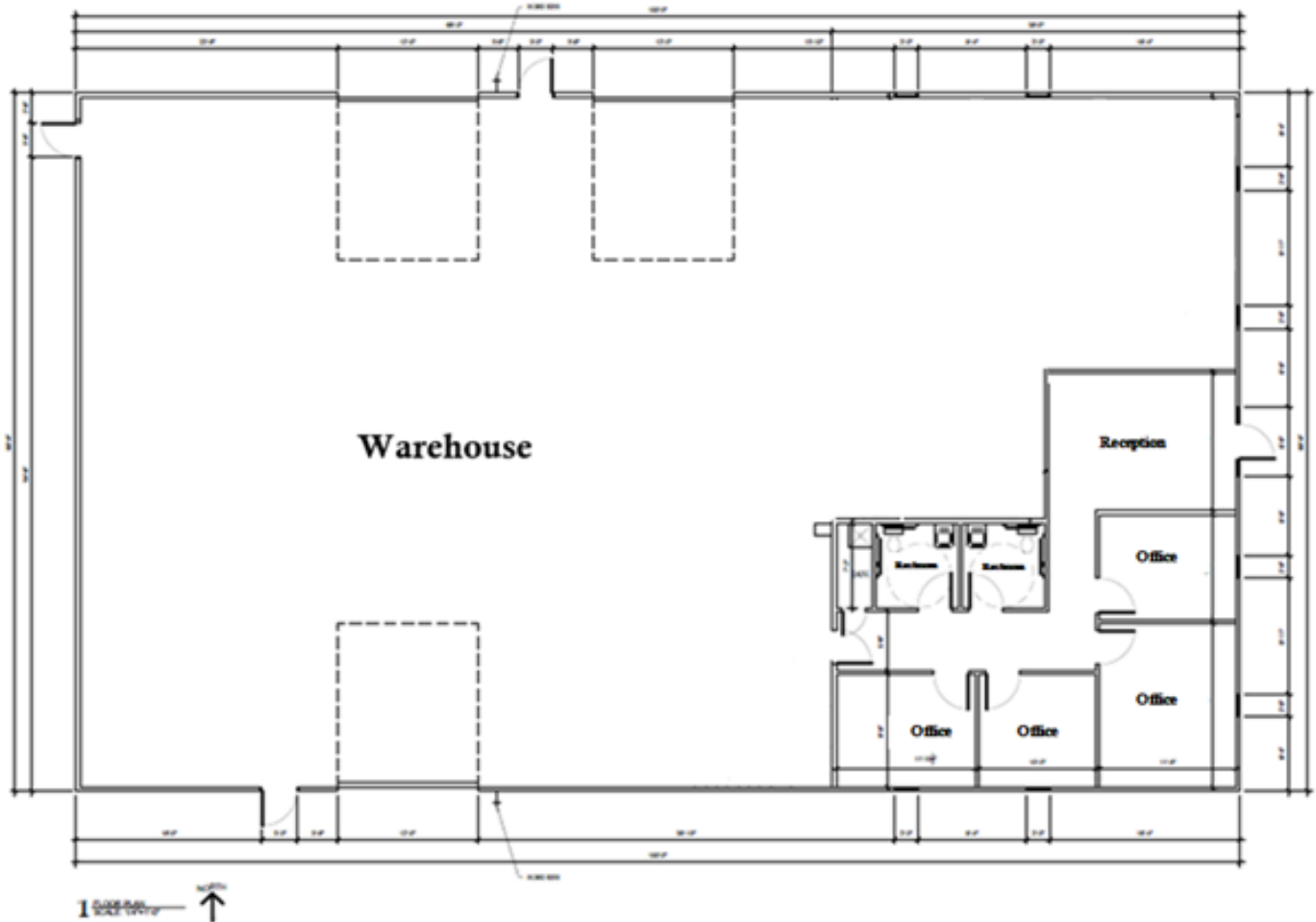
Unlock the potential to create a 6,000 +/- SF space tailored precisely to your business needs. This property offers a chance to design a layout and workflow that aligns perfectly with your operations. Whether you envision open collaborative space, private offices, showroom areas, or a specialty configuration, ownership is prepared to collaborate and bring your ideal setup to life.

This is more than a location — it's an opportunity to shape a space that supports your long-term success!

LOCATION DESCRIPTION

Located just minutes from the I-55 interchange, the site delivers exceptional accessibility and visibility within one of DeSoto County's fastest-growing commercial corridors. Strong surrounding demographics, steady traffic flow, and proximity to established businesses make this an ideal location for companies ready to elevate their presence with a custom-built environment.





Base Layout Shown — Ready for As-Built Use or Custom Build-Out

The layout shown above represents the base configuration of the space prior to build-out, providing a clear starting point for planning and customization. This foundational footprint allows prospective tenants to visualize how their ideal layout—whether office, retail, medical, or specialty use—can be tailored to fit their operational needs. It serves as the framework from which all design, space planning, and finish selections can be developed, ensuring a smooth and efficient build-out process.

Approximate sizes: 5,000 +/- SF Warehouse, 1,000 +/- SF Office Area

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