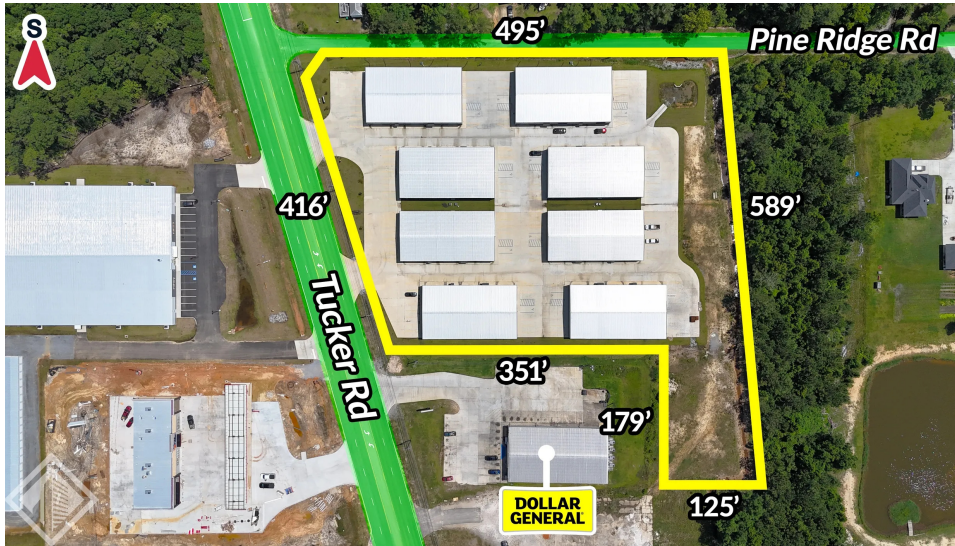




8655 Tucker Road, Ocean Springs, MS 39564  
**OPEN WAREHOUSE SPACE FOR LEASE**  
**BUILD-TO-SUIT OPPORTUNITIES**

**MONTE LUFFEY** • PRINCIPAL  
 OFFICE: 228.276.2700  
 MOBILE: 228.547.1953  
 mluffey@southeastcre.com

**TIM CARLSON** • PRINCIPAL  
 OFFICE: 228.276.2700  
 MOBILE: 228.547.0707  
 tcarlson@southeastcre.com



**PROPERTY DESCRIPTION**

Now available for lease, this flexible warehouse space is located within a multi-building commercial complex and is well suited for storage, inventory, equipment, distribution, and light industrial operations.

The available space is currently offered as open warehouse area with no existing office buildout or interior finishes, providing tenants with a blank canvas to configure the space to their specific needs. Ownership is open to build-to-suit improvements for qualified tenants, allowing for customized layouts and functionality.

Whether you need straightforward warehouse storage or a customized operational facility, this property offers the flexibility to support a variety of business needs. Contact the listing agent for additional information or to schedule a tour.

**PROPERTY HIGHLIGHTS**

- Flexible open warehouse space
- Build-to-suit options available
- Ideal for storage, inventory, equipment, and light industrial uses
- Customizable to accommodate tenant requirements
- Minimum lease term: 1 year

**OFFERING SUMMARY**

Lease Rate:	\$12 SF/YR (NNN)
Available Units:	12
Available SF:	2,708 - 8,125 SF
Lot Size:	5 Acres

**INDUSTRIAL PROPERTY FOR LEASE**

**PROPERTY SUMMARY**





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**LEASE INFORMATION**

Lease Type: NNN  
 Total Space: 2,708 - 8,125 SF

Lease Term: 1 Year Minimum  
 Lease Rate: \$12 SF/YR

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
B2	Available	2,916 SF	NNN	\$12.00 SF/yr
G2	Available	2,916 SF	NNN	\$12.00 SF/yr
G3	Available	2,916 SF	NNN	\$12.00 SF/yr
H1	Available	2,916 SF	NNN	\$12.00 SF/yr
C1	Available	2,708 SF	NNN	\$12.00 SF/yr
C2	Available	2,708 SF	NNN	\$12.00 SF/yr
C3	Available	2,708 SF	NNN	\$12.00 SF/yr
D1	Available	2,708 SF	NNN	\$12.00 SF/yr
D2 & D3	Available	5,416 SF	NNN	\$12.00 SF/yr
E1	Available	2,708 SF	NNN	\$12.00 SF/yr
E2 & E3	Available	5,416 SF	NNN	\$12.00 SF/yr
F 1,2,3	Available	8,125 SF	NNN	\$12.00 SF/yr

**INDUSTRIAL PROPERTY FOR LEASE**

**AVAILABLE UNITS**



**SOUTHEAST  
 COMMERCIAL**  
 REAL ESTATE



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INDUSTRIAL PROPERTY FOR LEASE

**ADDITIONAL PHOTOS**

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)



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE



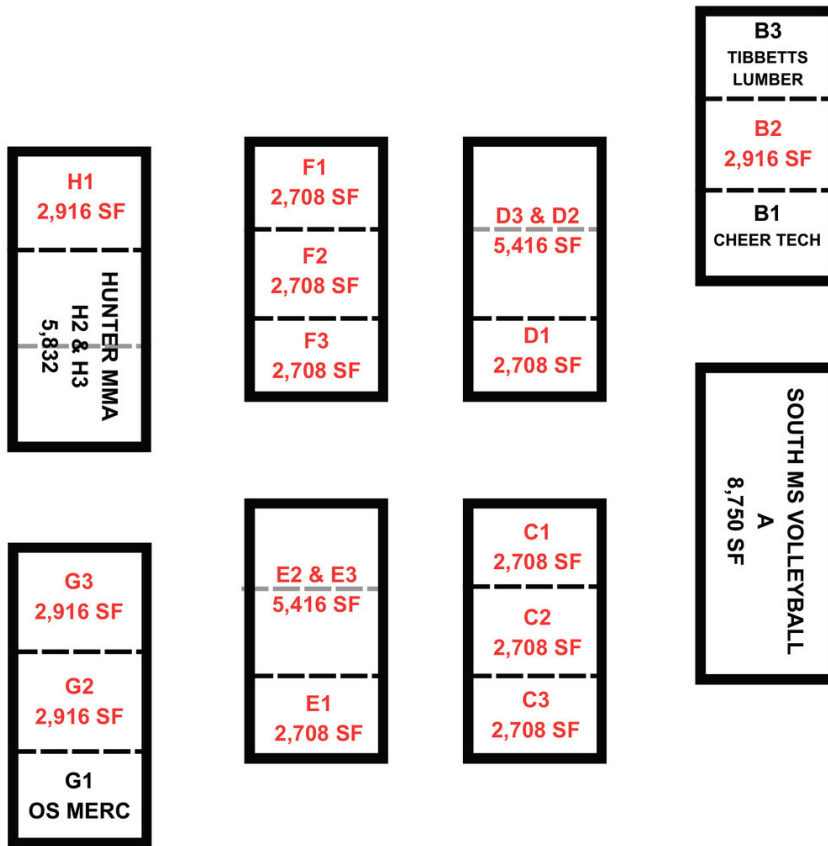


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**BUILD-TO-SUIT OPPORTUNITIES**

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**TUCKER FLEX LLC**  
**8655 Tucker Road**  
**Ocean Springs, MS 39564**

**PINE RIDGE RD**



**AVAILABLE**  
**6/15/26**

<b>B2</b>	<b>2,916</b>
<b>C1</b>	<b>2,708</b>
<b>C2</b>	<b>2,708</b>
<b>C3</b>	<b>2,708</b>
<b>D1</b>	<b>2,708</b>
<b>D2 &amp; D3</b>	<b>5,416</b>
<b>E1</b>	<b>2,708</b>
<b>E2 &amp; E3</b>	<b>5,416</b>
<b>F1</b>	<b>2,708</b>
<b>F2</b>	<b>2,708</b>
<b>F3</b>	<b>2,708</b>
<b>G2</b>	<b>2,916</b>
<b>G3</b>	<b>2,916</b>
<b>H1</b>	<b>2,916</b>

**TUCKER RD**

**INDUSTRIAL PROPERTY FOR LEASE**

**AVAILABLE UNITS**



**SOUTHEAST**  
**COMMERCIAL**  
 REAL ESTATE

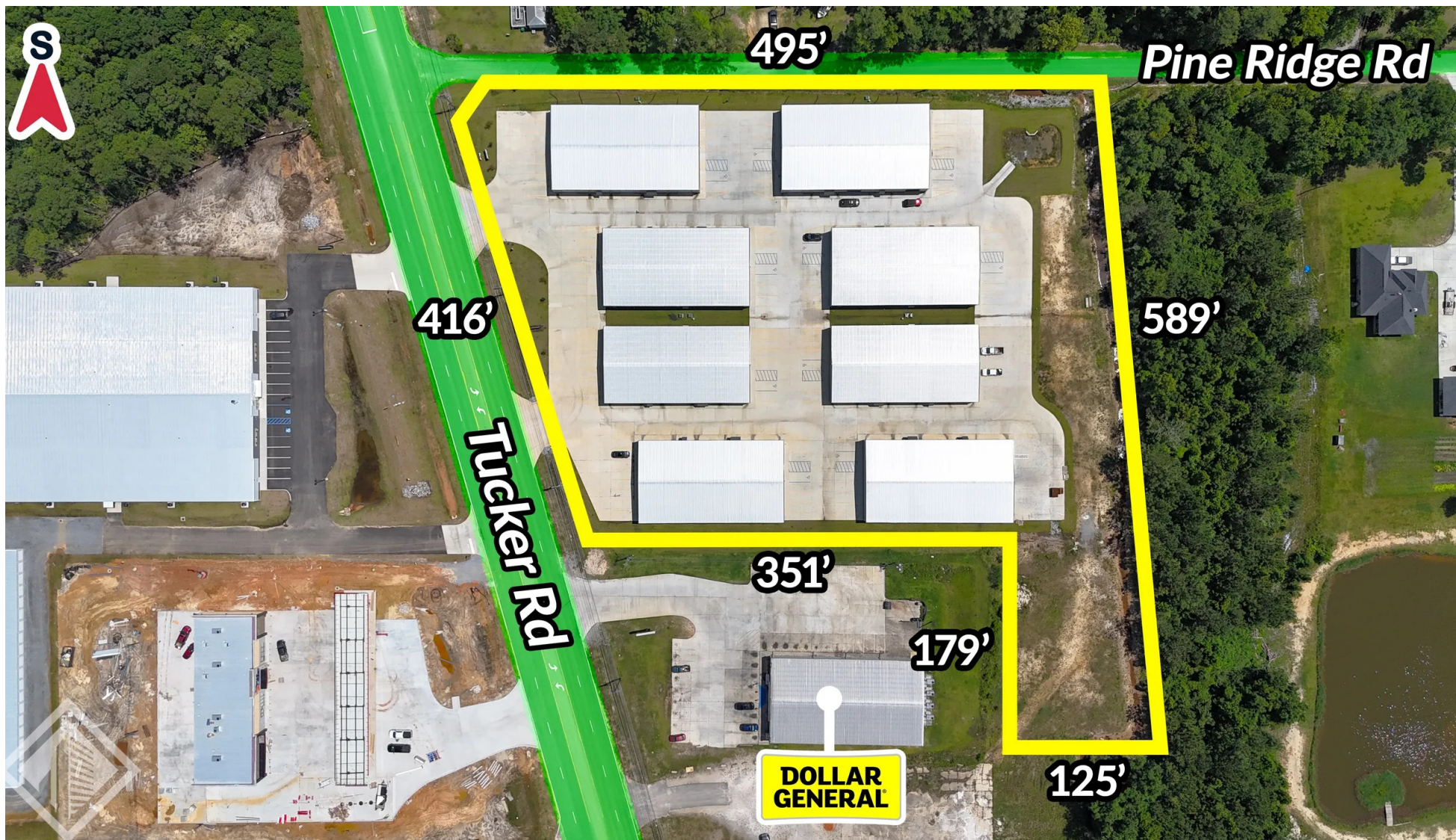




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**AERIAL**



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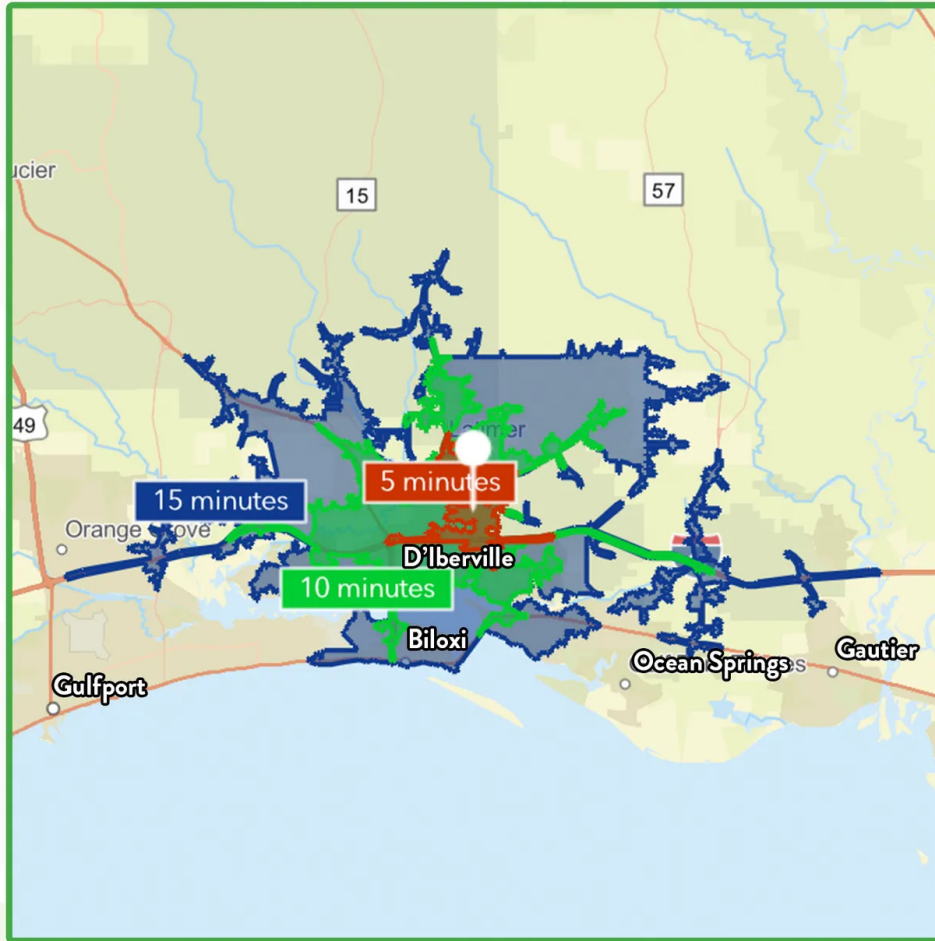




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**\$91,254**

Average Household Income within 15 minutes of site.



**39**

Median Age

Within 15 minutes of site.



**34,908**

Number of housing units within 15 minutes of site.

2025 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	2,670	29,976	76,657
Average HH Income	\$115,600	\$88,088	\$91,254
2030 Projections	5 Minutes	10 Minutes	15 Minutes
Population	2,702	30,342	78,216
Average HH Income	\$130,035	\$96,279	\$101,165

**Travel Time to Site**

- 5 Minutes
- 10 Minutes
- 15 Minutes

**INDUSTRIAL PROPERTY FOR LEASE**

**AREA DEMOGRAPHICS**



**SOUTHEAST COMMERCIAL**  
 REAL ESTATE