

# FOR LEASE



## Office/Warehouse Spaces for Lease!

### SUMMARY

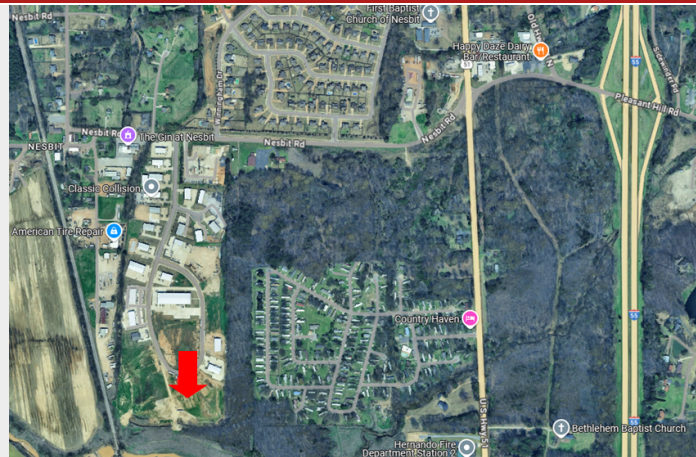
**Available Spaces:** 1,250 +/- SF to 7,500 +/- SF

**Lease Rates:** \$12.86 to \$15.00 SF/YR

**Lease Type:** Modified Gross

**Lot Size:** 2.58 +/- AC

**Zoning:** M-1



### Property Description

A new commercial flex warehouse park is coming to 1100 Bramont Drive in Nesbit, MS! The development will include three buildings with 13 spaces available, ranging from around 1,250 SF to 7,500 SF. Rental rates will fall between \$12.86 and \$15.00 per SF. Pre-leasing kicks off soon, with suites ready by Winter 2025. Call today as this is an opportunity you won't want to miss!

### Location Description

This expanding industrial cove is conveniently located just half a mile from the Highway 51 and Pleasant Hill interchange, and only 0.8 mile from the I-55 Pleasant Hill Road interchange. Simply exit onto Pleasant Hill, follow the road into the historic Nesbit town district, and you'll find the cove on the left.

RHODES THOMPSON  
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**Pre-Leasing Coming Soon!**  
**Available - Winter 2025**

## PROPERTY INFORMATION

BRAMONT DRIVE, NESBIT, MS 38651



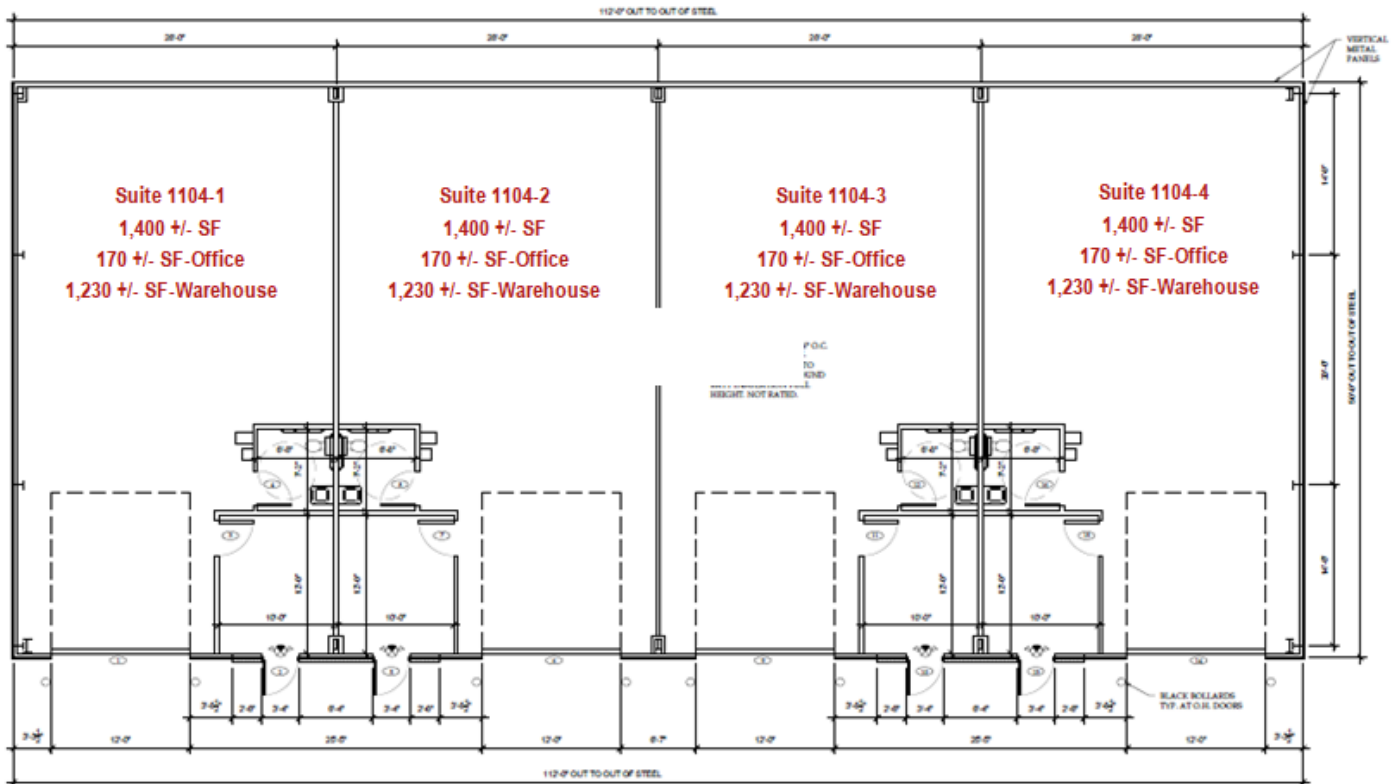
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# PROPERTY INFORMATION

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## 1104

Suite	Size (SF)	Lease Rate	Term	Lease Type	Tenant
1100-1	1,500 +/- SF	\$1,875 /mo	5 Years	Mod Gross	Available
1100-2	1,500 +/- SF	\$1,875 /mo	5 Years	Mod Gross	Available
1100-3	1,500 +/- SF	\$1,875 /mo	5 Years	Mod Gross	Available
1100-4	1,500 +/- SF	\$1,875 /mo	5 Years	Mod Gross	Available
1100-5	1,500 +/- SF	\$1,875 /mo	5 Years	Mod Gross	Available
1102-1	2,500 +/- SF	\$3,000 /mo	5 Years	Mod Gross	Available
1102-2	1,250 +/- SF	\$1,350 /mo	3 Years	Mod Gross	Available
1102-3	1,250 +/- SF	\$1,350 /mo	3 Years	Mod Gross	Available
1102-4	1,250 +/- SF	\$1,350 /mo	3 Years	Mod Gross	Available
1104-1	1,400 +/- SF	\$1,500 /mo	3 Years	Mod Gross	Available
1104-2	1,400 +/- SF	\$1,500 /mo	3 Years	Mod Gross	Available
1104-3	1,400 +/- SF	\$1,500 /mo	3 Years	Mod Gross	Available
1104-4	1,400 +/- SF	\$1,500 /mo	3 Years	Mod Gross	Available

## ASK ABOUT COMBINING SPACES!

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