



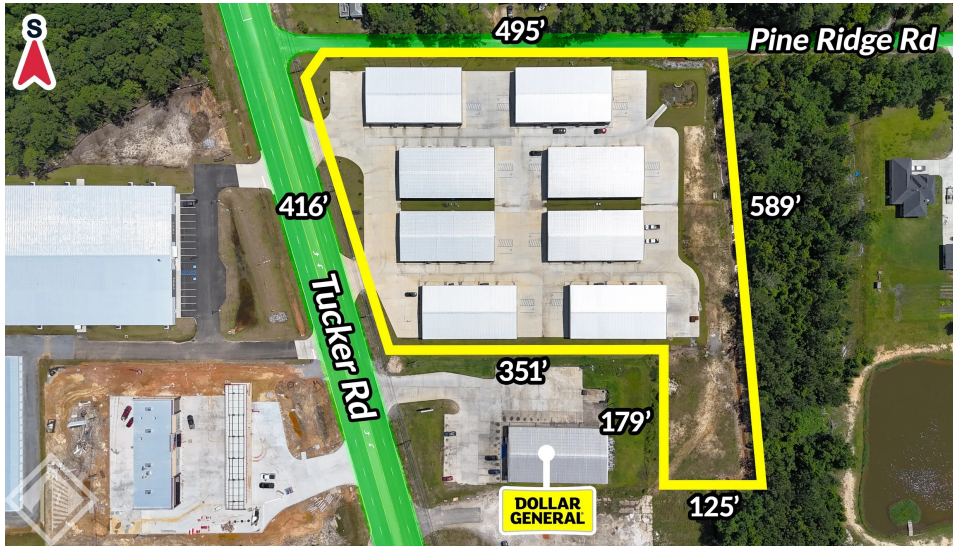
8655 Tucker Road, Ocean Springs, MS 39564
OPEN WAREHOUSE SPACE FOR LEASE
BUILD-TO-SUIT OPPORTUNITIES

MONTE LUFFEY • PRINCIPAL

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TIM CARLSON • PRINCIPAL

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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
- Convenient layout within a multi-building commercial complex

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



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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INDUSTRIAL PROPERTY FOR LEASE

ADDITIONAL PHOTOS



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SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com





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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

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AVAILABLE UNITS



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PINE RIDGE RD



TUCKER RD

8655 Tucker Road
Ocean Springs, MS 39564

AVAILABLE
6/15/26

B2	2,916
C1	2,708
C2	2,708
C3	2,708
D1	2,708
D2 & D3	5,416
E1	2,708
E2 & E3	5,416
F1	2,708
F2	2,708
F3	2,708
G2	2,916
G3	2,916
H1	2,916

INDUSTRIAL PROPERTY FOR LEASE

AVAILABLE UNITS

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ADDITIONAL PHOTOS



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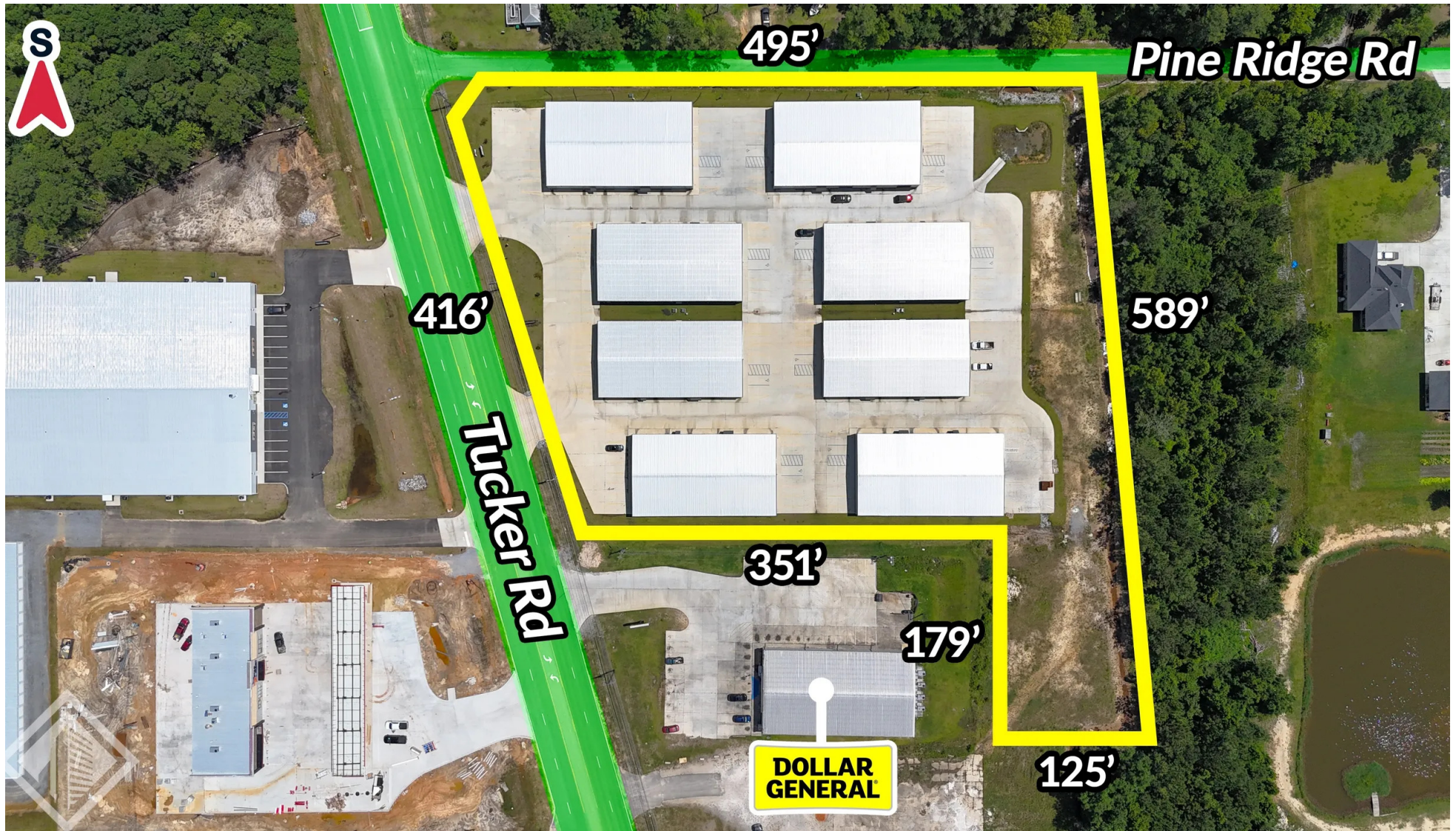




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INDUSTRIAL PROPERTY FOR LEASE

AERIAL



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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



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