

**FOR LEASE OR SALE**  
**6892 HWY 49 NORTH**

**457,126 SF**  
**HATTIESBURG, MS**

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*Opportunity. Execution. Value Creation.*

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# PROPERTY DETAILS

6892 HWY 49 NORTH | HATTIESBURG, MS

AVAILABLE SPACE	457,126 SF
WAREHOUSE SPACE	+/- 443,076
OFFICE SPACE	+/- 10,066 SF
OUTDOOR COVERED STORAGE	+/- 3,984 SF
DOCK DOORS	26
CLEAR HEIGHT	Up to 28'
COLUMN WIDTH/DEPTH	Varies
ROOF	Metal, Pitched
YEAR BUILT	1972
YEAR RENOVATED	2026 (Renovations in Progress)
PARKING	Substantial
LAND AREA	31.2 Acres
ZONING	I-1
PARCEL ID	2-025B-25-060.00



# PROPERTY HIGHLIGHTS



**OUTDOOR COVERED STORAGE**



**IMMEDIATE ACCESS TO I-59**



**GREAT HIGHWAY VISIBILITY**

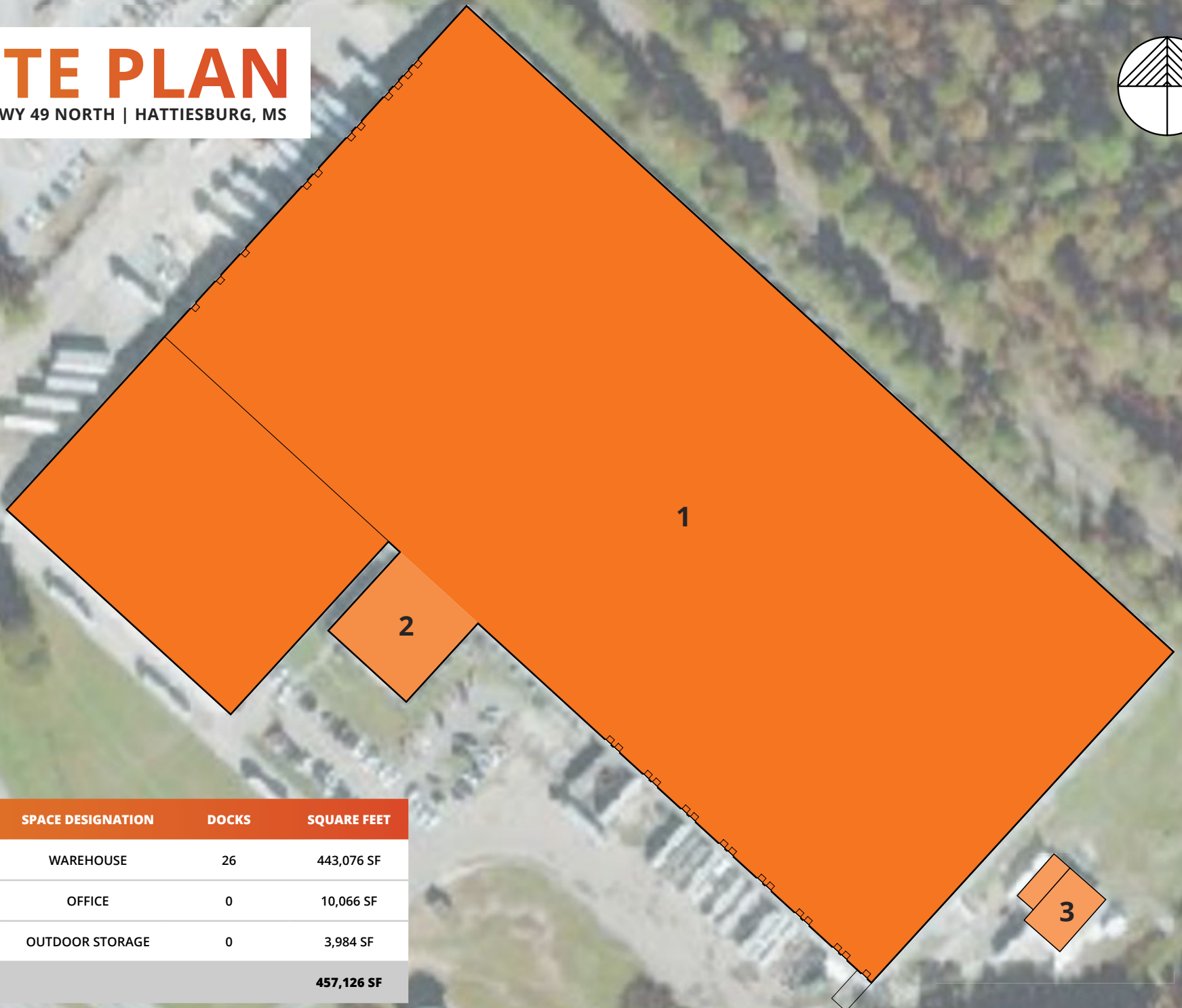


**LOCATED IN OPPORTUNITY ZONE**



# SITE PLAN

6892 HWY 49 NORTH | HATTIESBURG, MS



NUMBER	SPACE DESIGNATION	DOCKS	SQUARE FEET
1	WAREHOUSE	26	443,076 SF
2	OFFICE	0	10,066 SF
3	OUTDOOR STORAGE	0	3,984 SF
<b>TOTAL</b>			<b>457,126 SF</b>

# LOCATION MAP

6892 HWY 49 NORTH | HATTIESBURG, MS

<b>HATTIESBURG AMTRAK STN</b>	<b>6 MILES</b>
<b>JACKSON, MS</b>	<b>85 MILES</b>
<b>MOBILE, AL</b>	<b>103 MILES</b>
<b>MEMPHIS, TN</b>	<b>293 MILES</b>
<b>ATLANTA, GA</b>	<b>376 MILES</b>

