

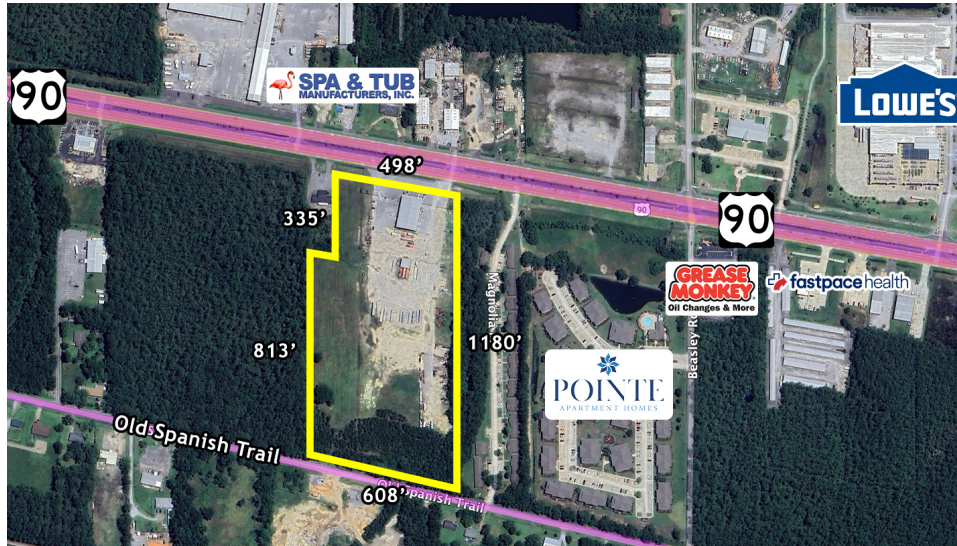


INDUSTRIAL OFFICE/ WAREHOUSE WITH ~15 AC

3601 US 90, Gautier, MS 39553

TIM CARLSON • PRINCIPAL
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PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer FOR SALE OR LEASE this 8,230 SF office warehouse located on +/-15 acres. 2,098 SF of this building is finished office space consisting of six offices, break room, stock room and restrooms. The remaining property consists of warehouse space with six (6) 14 foot tall roll up doors. The property also has approximately 2,000 sf of covered open area and a 21,000 gallon fuel storage and pump. The building is well maintained and in excellent condition. This ideal location is situated on Highway 90, with 498' of road frontage, in Gautier, MS. Property is zoned C-3 Highway Commercial District. Owner may consider financing or lease-to-own to approved buyer. A partial lease may also be considered.

OFFERING SUMMARY

Sale Price:	\$1,650,000
Lease Rate:	\$8,500.00/Month (NNN)
Building Size:	8,230 SF
Lot Size:	14.65 Acres
Zoning:	C-3 Highway Commercial District

PROPERTY HIGHLIGHTS

- 8,230 SF building suitable for industrial, warehouse, or distribution use
- Zoned C-3 for flexibility in commercial and industrial operations
- Prime location in the Highway Commercial District for high visibility and accessibility
- Spacious layout with ample room for storage and operations
- Well-maintained property with modern infrastructure and utilities
- Potential for expansion or customization to fit specific business needs
- Strategically positioned for efficient transportation and logistics operations
- Surrounded by established businesses and commercial activity
- Ideal for investors seeking a strategic industrial property with growth potential

INDUSTRIAL PROPERTY FOR SALE OR LEASE

PROPERTY SUMMARY



SOUTHEAST
COMMERCIAL
REAL ESTATE



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INDUSTRIAL PROPERTY FOR SALE OR LEASE

AERIAL



SOUTHEAST
COMMERCIAL
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SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>





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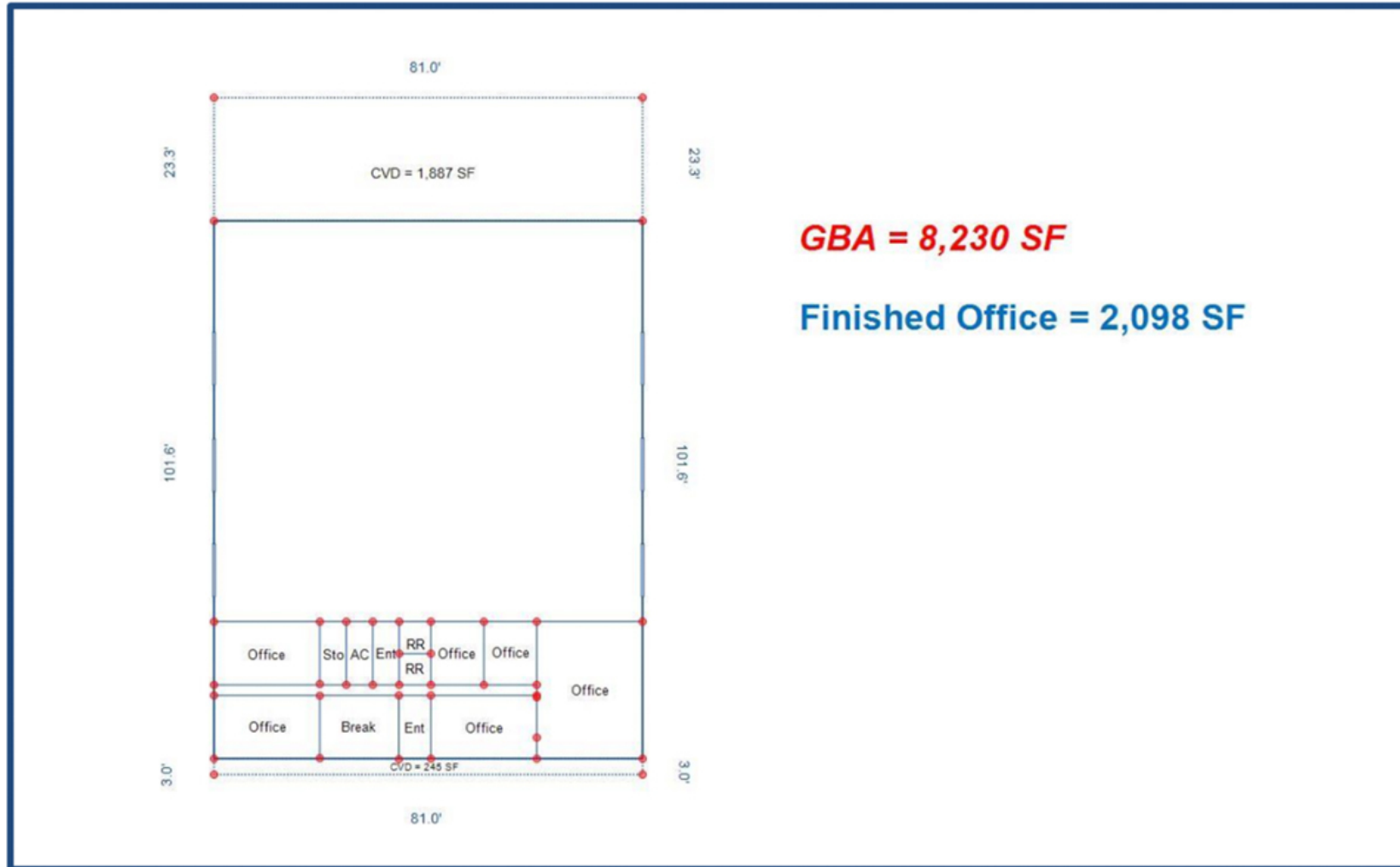
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BUILDING SKETCH



INDUSTRIAL PROPERTY FOR SALE OR LEASE

BUILDING PLAN



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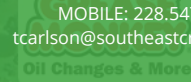


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\$88,263

Average Household Income
within 15 minutes of site.



39

Median Age
Within 15 minutes of site.



16,830

Number of housing units
within 15 minutes of site.

2024 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	2,144	10,819	39,401
Average HH Income	\$75,026	\$79,212	\$88,263
2029 Projections	5 Minutes	10 Minutes	15 Minutes
Population	2,102	10,672	39,533
Average HH Income	\$85,953	\$91,315	\$102,084

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

INDUSTRIAL PROPERTY FOR SALE OR LEASE

AREA DEMOGRAPHICS



**SOUTHEAST
COMMERCIAL**
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