



9140 Canal Road, Gulfport, MS 39503
**I-10 FRONTAGE COMMERCIAL
 COMPLEX | 68,171 SF ON ±18.6 AC**

TIM CARLSON • PRINCIPAL **MONTE LUFFEY** • PRINCIPAL
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PROPERTY DESCRIPTION

Southeast Commercial presents an exceptional opportunity to acquire a multi-building commercial property strategically located along Canal Road with immediate access to Interstate 10. Situated just south of the I-10 Canal Road exit in Gulfport, this ±68,171 square foot commercial complex offers a rare combination of showroom, office, warehouse, and service functionality on an expansive ±18.6-acre site.

The property consists of two buildings designed for a variety of commercial and industrial uses. Building A is a two-story office totaling ±25,200 square feet, including ±6,600 square feet of finished office space. Building B offers ±37,631 square feet, with ±6,524 square feet of climate-controlled area, along with an additional ±5,340 square feet configured as a warehouse and service garage with mechanic bays, ideal for storage, distribution, or light manufacturing.

This unique property is well-suited for a truck supply, rv sales & service, or heavy equipment. The acreage provides ample room for parking, equipment storage, or future expansion.

Zoned C-2 General Commercial District, the property allows for a broad range of commercial uses with minimal restrictions. The site is generally level, fully serviced by utilities, and located outside of a critical flood zone, enhancing its long-term development potential. With convenient regional access, this offering presents a compelling opportunity for both owner-users and investors seeking a versatile Gulf Coast asset.

PROPERTY HIGHLIGHTS

- Strategic I-10 Frontage & Visibility
- All Concrete Drive & Parking
- Outside Critical Flood Zone
- Truck Wash Facility
- 18 Mechanic Bays and a Paint Booth

OFFERING SUMMARY

Sale Price:	\$6,200,000
Lot Size:	18.6 Acres
Building Size:	68,171 SF
Zoning:	C-2 General Commercial District

MULTI-BUILDING COMPLEX FOR SALE

PROPERTY SUMMARY





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~8 Miles to Port of Gulfport

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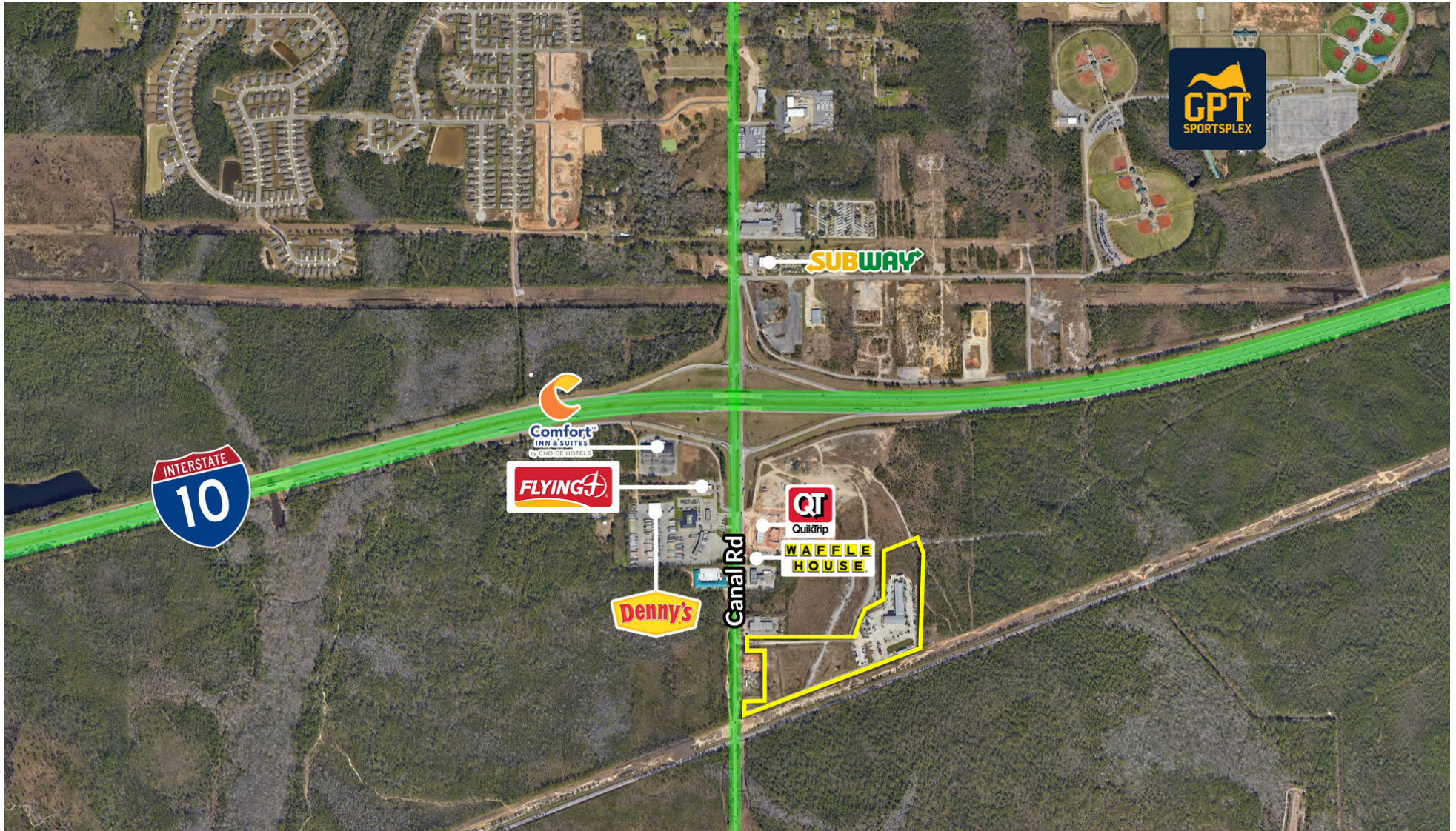
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AERIAL



SOUTHEAST COMMERCIAL REAL ESTATE

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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ADDITIONAL PHOTOS



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