

Mississippi Coast Ambulatory Surgery Center

2406 Catalpa Ave Pascagoula, MS 39567

18,500 SF ASC — Available for Lease



Leasing Information

Jordan Johnson

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Property Highlights

- + “Plug and Play” Medical / Ambulatory Surgical Facility
- + Signage and Monument Available
- + All required mechanicals for ASC use in place
- + Located within 2 blocks of Singing River Health System’s Pascagoula Hospital
- + Parking 3.95/1000
- + Programing:
 - 5 Operating Rooms
 - 10 Pre-Ops
 - 3 Treatment Rooms
 - 2 Private Recovery Rooms
 - 9 Post-Anesthesia Care Units (PACU’s)
 - 8 Sit-Up Recovery Spaces
 - 1 Stereotactic Radiosurgery Room
 - Covered Admission and Discharge



Property Overview

This plug and play Ambulatory Surgery Center is strategically located just off Hwy 90, providing easy accessibility to a broad patient base and situated ± 2 blocks from Singing River's Pascagoula Hospital and other major Healthcare Providers.

Pascagoula, Mississippi plays a primary role in the Gulf Coast's healthcare ecosystem. The city is home to Singing River Health System's Pascagoula Hospital, one of the region's largest healthcare providers. The system operates a full-service hospital 2 blocks from the Subject in addition to multiple outpatient clinics throughout Jackson County, making Pascagoula a hub for both primary and specialty care. Neighboring communities—Ocean Springs, Biloxi, Gulfport and Mobile, AL—contribute to a broader patient base and strengthen regional demand for healthcare services.

Positioned just ± 38 minutes West of Mobile, Alabama and ± 28 Minutes East of Biloxi MS, Pascagoula offers strong connectivity via I-10, U.S. Route 90, and Trent Lott International Airport. These transit routes facilitate access for patients and healthcare professionals alike.



Drive Times & Location Map

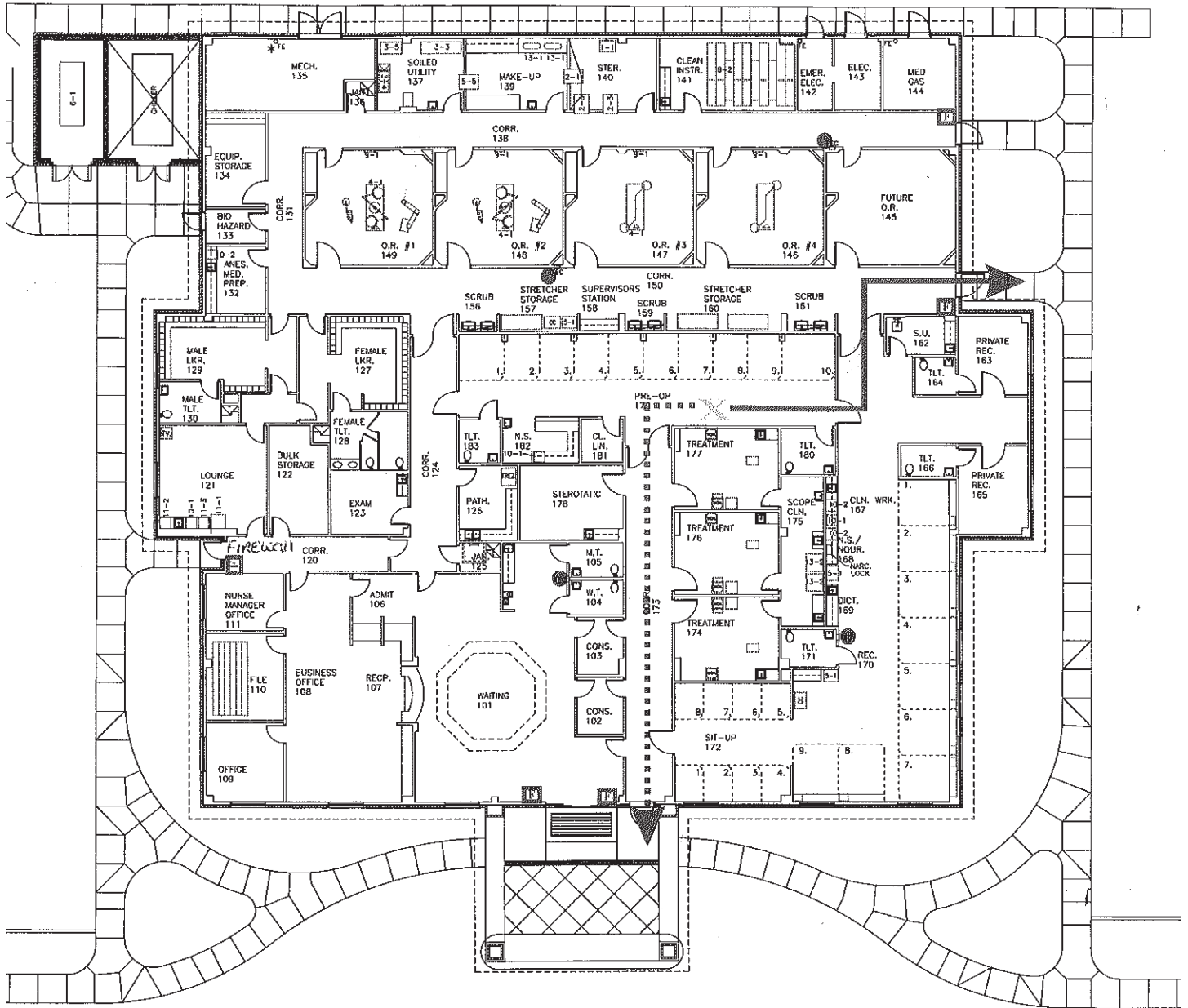
Biloxi, MS: 28 min
Mobile, AL: 39 min



Hospital Locations Biloxi to Mobile



Floor Plan





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