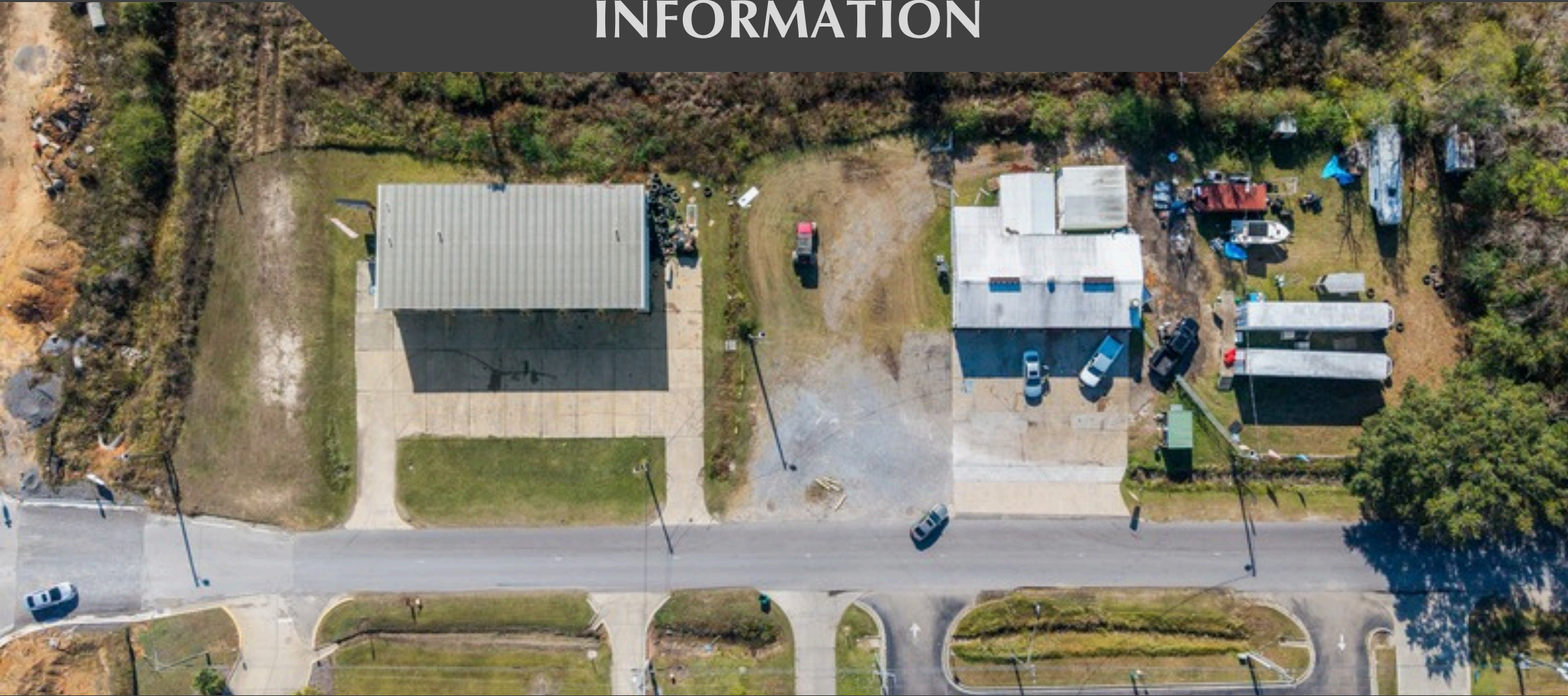




FOR LEASE
COMMERCIAL BUILDING
15237 RUSSELL BLVD, GULFPORT

PROPERTY INFORMATION



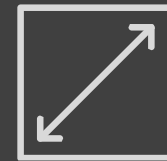
ZONE
B-4
**HIGHWAY BUSINESS
DISTRICT**



PRICE
\$3,150
Per Month



LOCATION
Gulfport, MS



LOT SIZE
0.55 Acres

PROPERTY DESCRIPTION



Commercial Building for Lease in Gulfport, MS

Prime Commercial Opportunity Minutes from I-10 & Airport! This versatile 3,526 sq. ft. commercial facility is ideally located just south of I-10 and off Highway 49, offering excellent access and visibility for automotive, service, warehouse, or light industrial use. The property is available for lease and is also listed for sale.

The main metal building features five roll-up doors, multiple service bays, showroom space, office area, and a half bath. Previously operated as a window tint business, the layout is well suited for tire shops, tint services, detailing, general repair, or similar operations. A split-level design provides additional second-story space ideal for office or storage use. The property also includes a rear 1,140 sq. ft. building currently leased, along with a vacant lot approximately 101' x 121' that offers ample room for parking, storage, or future expansion. With strong accessibility near Gulfport-Biloxi International Airport and major transit routes, this turnkey property presents an excellent opportunity for tenants, owner-users, or investors.

PROPERTY INFORMATION

List Price	\$3,150	Tax Year	2024
Bathrooms Total	1	Tax Annual Amount	\$7,142
Bathrooms Half	1	Leasehold Y/N	No
Total Square Footage	4,666	Flood Insurance Required?	Subject to Survey
SqFt Source	Public Records	16th Section	No
List Price SqFt	\$149.59	Leasehold Fee Increase	No
Year Built	1984 (Public Records)	Showing Requirements	Showing: Appointment Required; Appointment Only; MLS Keybox; Occupied; Vacant
Total Floors	1	Showing Exclusions	No
Divisible	Yes	Accessibility Features	No
Sub Agency	No	Commercial Features	Delivery Door; Display Window(s); Doors 10–15 Feet; Dumpster; Employee Restrooms; Truck Door
Legal Description	LOTS 15 TO 18 INC BLK 20 MAGNOLIA HWY SEC 21-7-11 LOTS 19 & 22 BLK 20 MAGNOLIA HWY SUBD	Levels	One
Parcel #	0809N-03-019.000 0809N-03-020.000 0809N-03-020.001	Square Footage Description	Industrial Bldg 2500–5000 SF; Ofc. Bldg Up to 2500 SF
Directions to Property	Hwy 49 to Russell on the West side just South of Airport Rd.	Walls – Interior	Other
Listing Service	Full Service	Window Features	Bay Window(s)
Special Listing Conditions	Standard	Ceiling Height	13' – 15.9'
Approx Lot Size Acres	0.55	Flooring	Concrete
Lot Size Dimensions	400 X 120	Basement Features	Basement: No
County	Harrison	Roof	Metal
Zoning	Commercial	Foundation Details	Slab
Reserved Prospects	No	Fireplace	No
N or S of CSX RR	N	Sewer	Public Sewer
N or S of I-10	S	Utilities	Cable Available; Electricity Available; Natural Gas Not Available; Sewer Available; Water Available
Listing Agreement	Exclusive Right To Sell	Lighting	Fluorescent
New Construction	No	Water Heater	Over 40 Gallons
Never Occupied	No	Water Source	Public
Owner/Agent	No	Price Includes	Building and Land; Signage
Sold In Previous 12 Months Association	No No		

PROPERTY INFORMATION

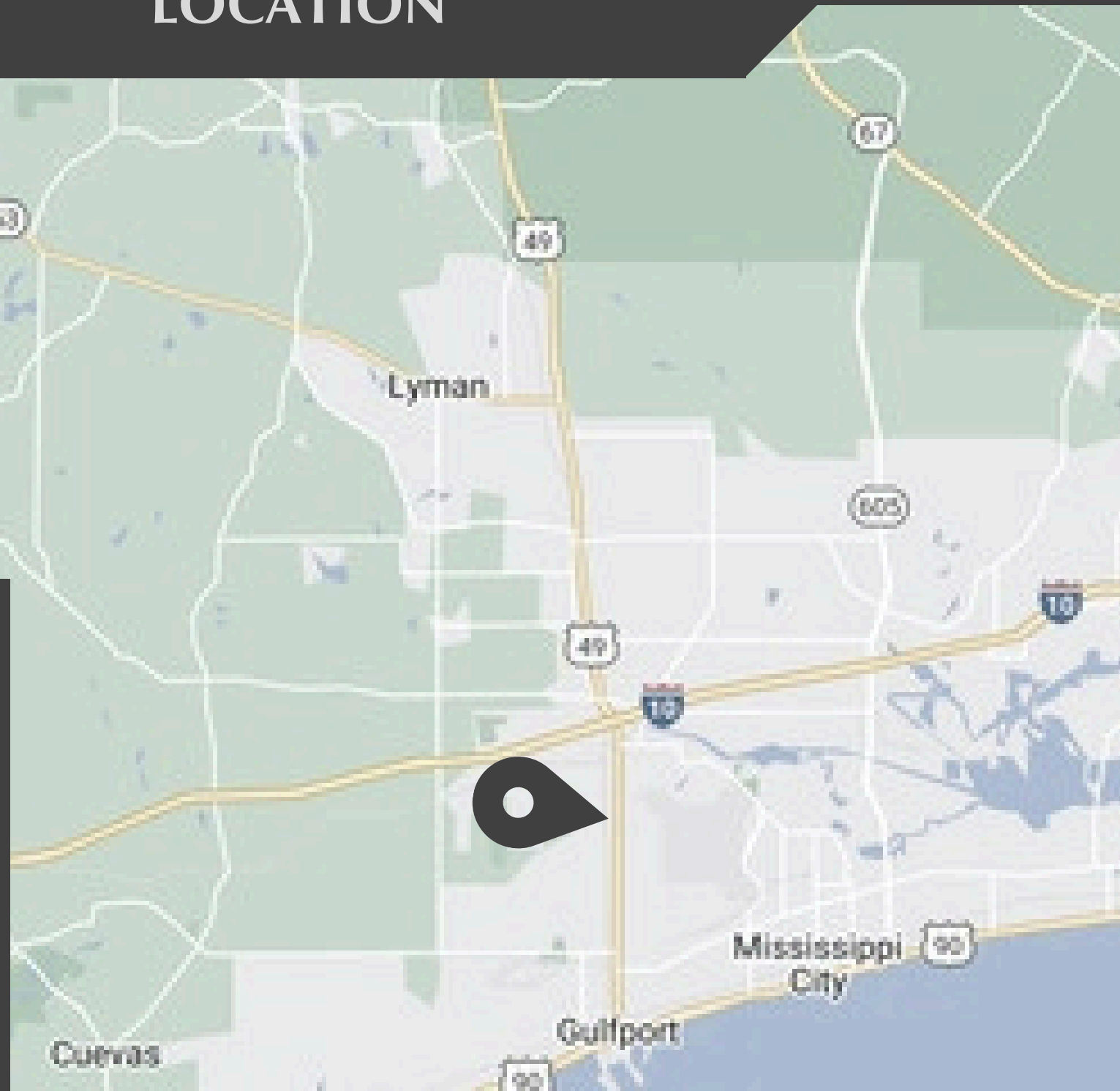
Structure Type	Other
Current Use	Commercial; Investment; Warehouse
Business Type	Auto Dealer; Commercial; Rental; Retail
Possible Use	Commercial; Investment
Exterior Construction/Siding	Metal Siding
Garage Spaces	5
Parking Features	Concrete
Additional Transportation	Airport 1–2 Miles; City Street; Paved
Covenants And Restrictions	Deed Restrictions
Pool	No
Location	Airport 1 Mile or Less; City; Commercial Retail; Interstate 1 Mile or Less
Lot Features	City Lot; Cleared; Level; Open Lot
Sale Options	Under Lease; Will Not Divide
Listing Terms	Cash; Conventional
Available Documents	Brochure; Legal Description; Rent Roll; Survey; Traffic Count
Possession	Close Of Escrow

LOCATION

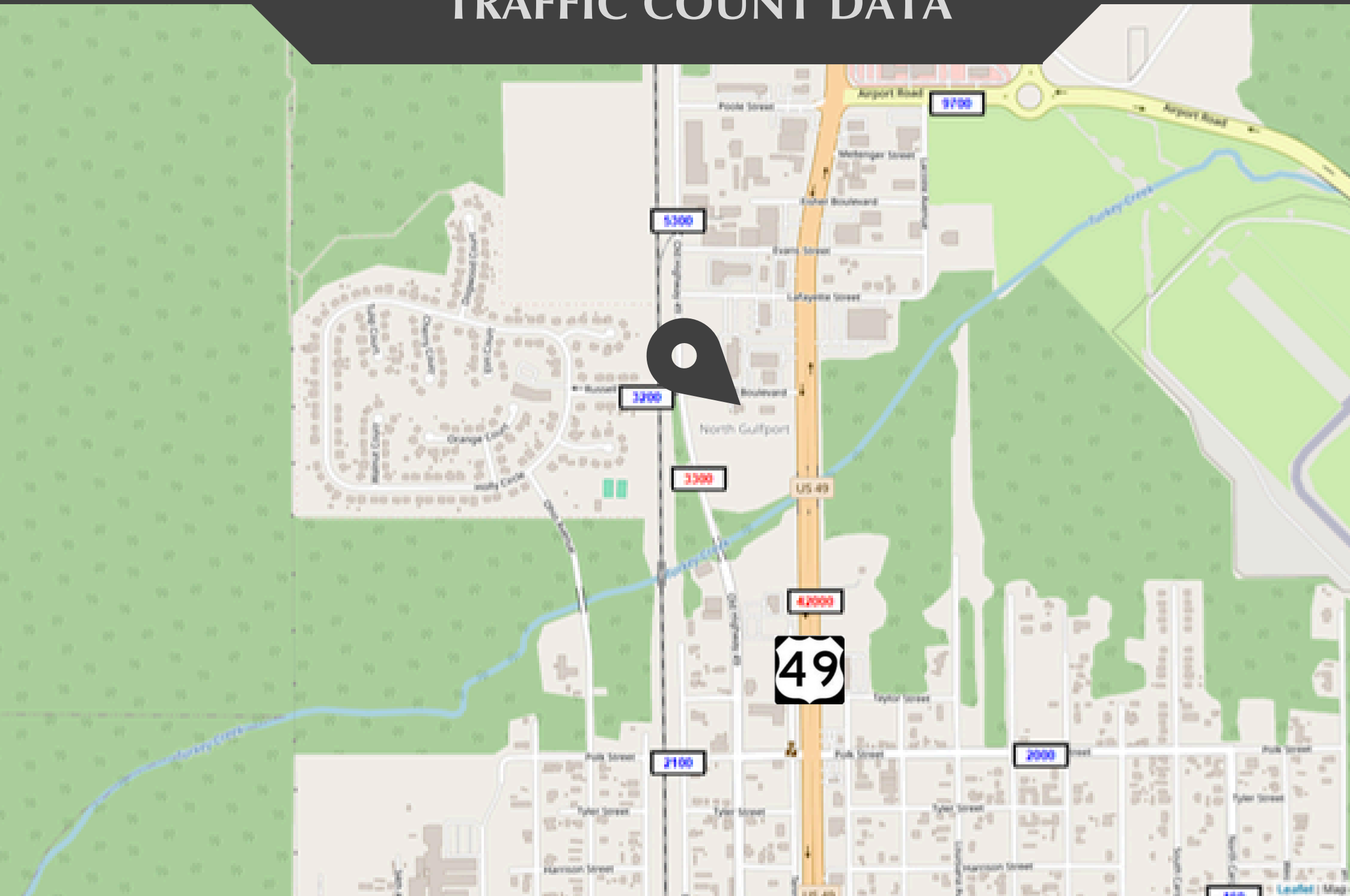


GULFPORT

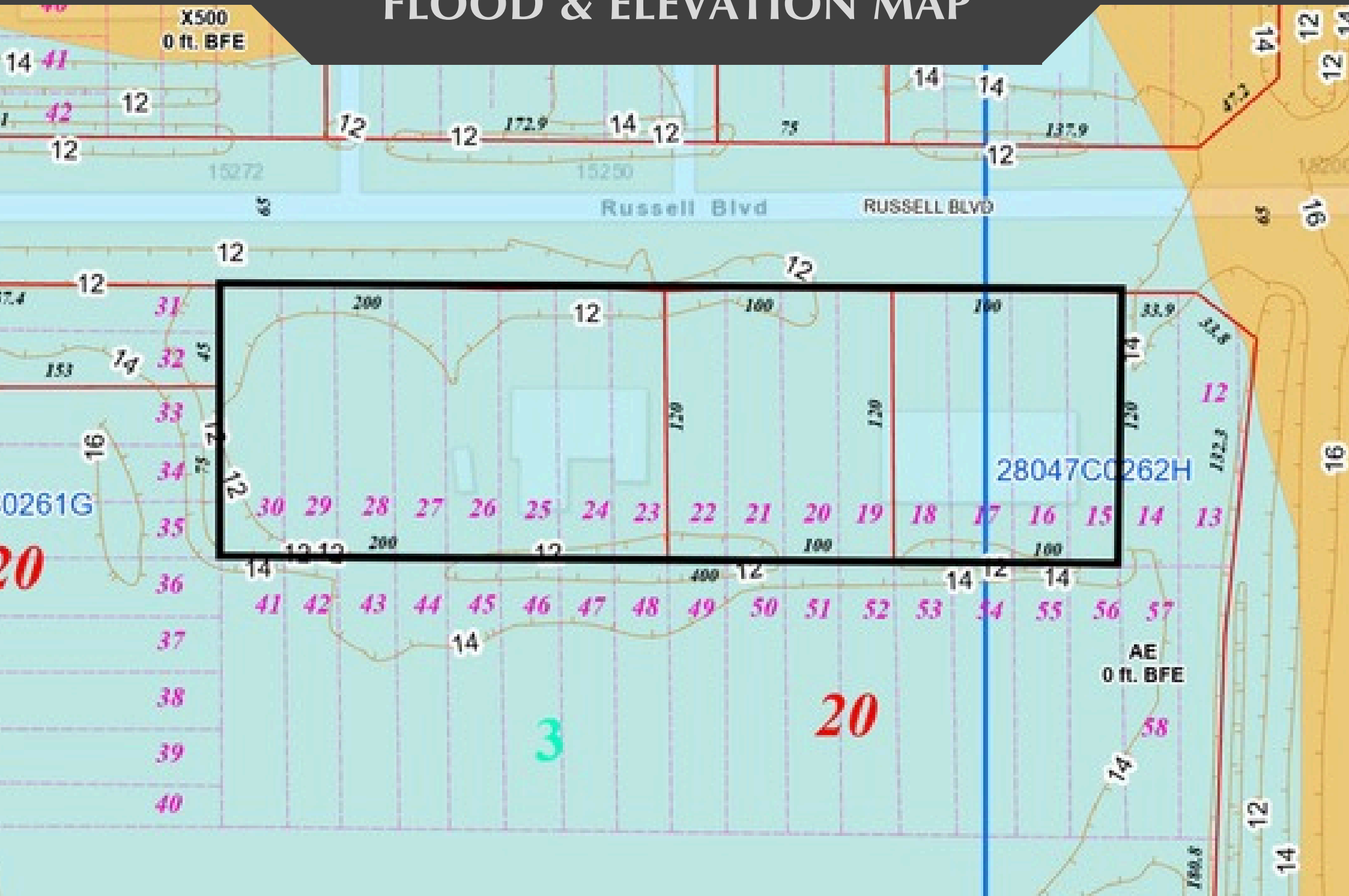
Gulfport is the second-largest city in Mississippi and offers a variety of eateries, entertainment, recreation adventures and industry pillars. Hallmark locations such as the Port of Gulfport, Gulfport/Biloxi International Airport, Gulf Blue, Gulfport Sportsplex, Mississippi Aquarium, Jones Park, Lynn Meadows Discovery Center and much more are situated in the vibrant community of Gulfport.



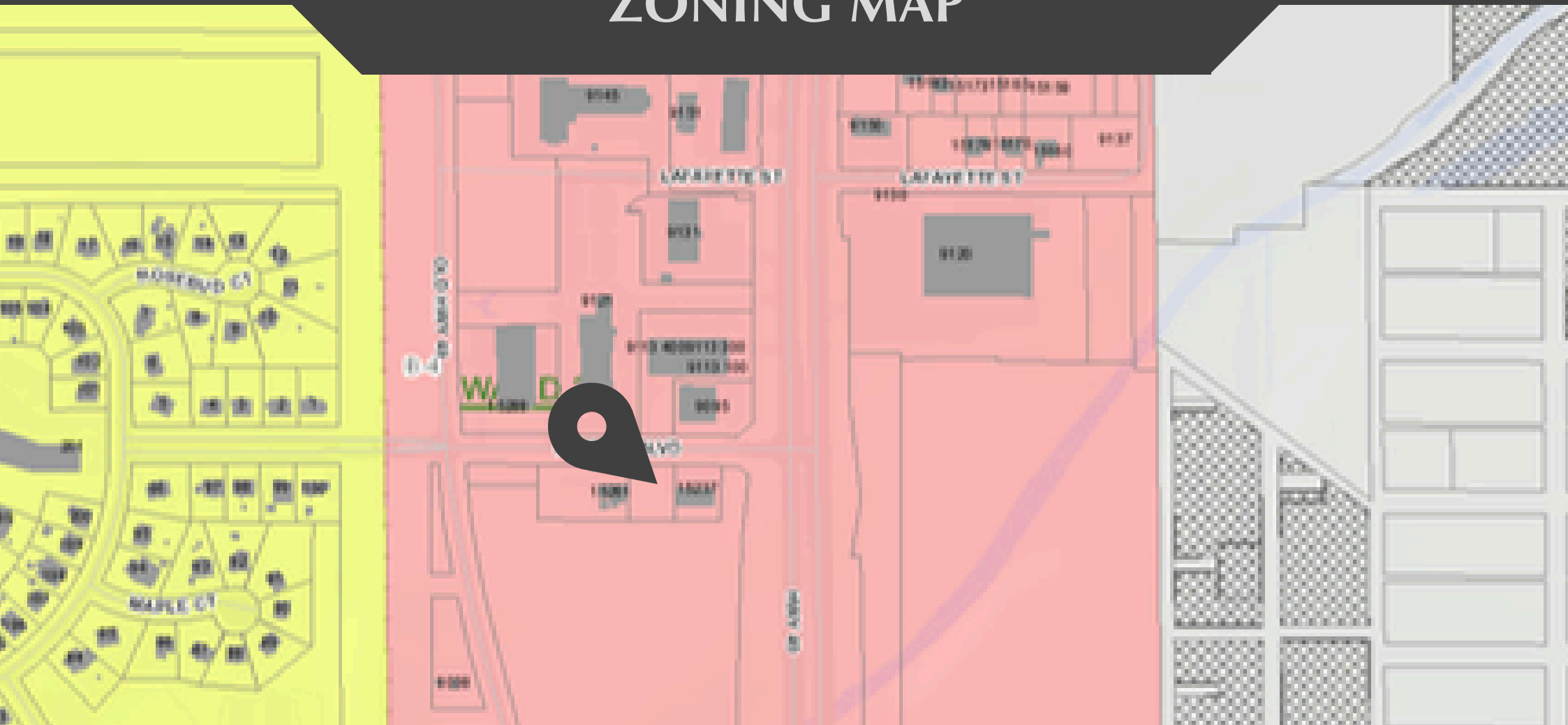
TRAFFIC COUNT DATA



FLOOD & ELEVATION MAP



ZONING MAP



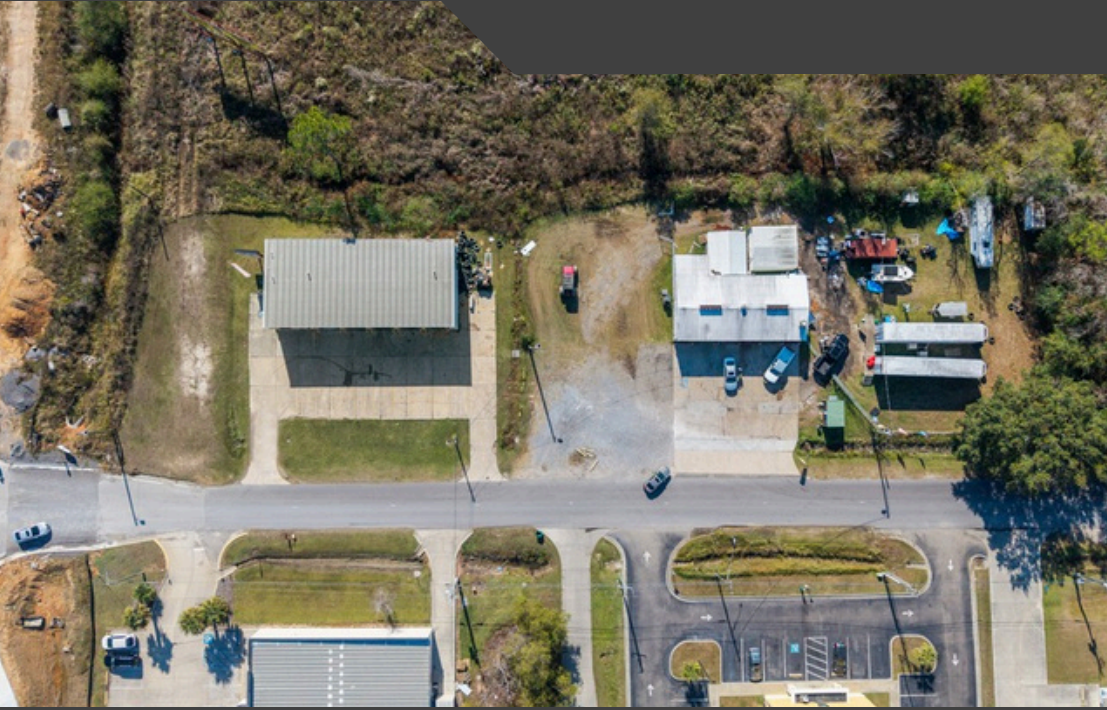
B-4 HIGHWAY BUSINESS DISTRICT

This district is intended to include high intensity commercial activities requiring, high visibility and accessibility in which all or some of the business is conducted outdoors. This includes such activities as automobile, truck or other vehicle dealerships; heavy equipment dealers; recreational vehicle sales, mobile home sales; yard and garden centers; building material dealers; truck stops; bus terminals; outdoor recreational enterprises such as recreational vehicle campgrounds, water parks, drive-in theaters, amusement parks, etc. Also included in this district would be uses which cater to the motoring public such as fast food restaurants, service stations, motels, and similar uses.

PHOTOS



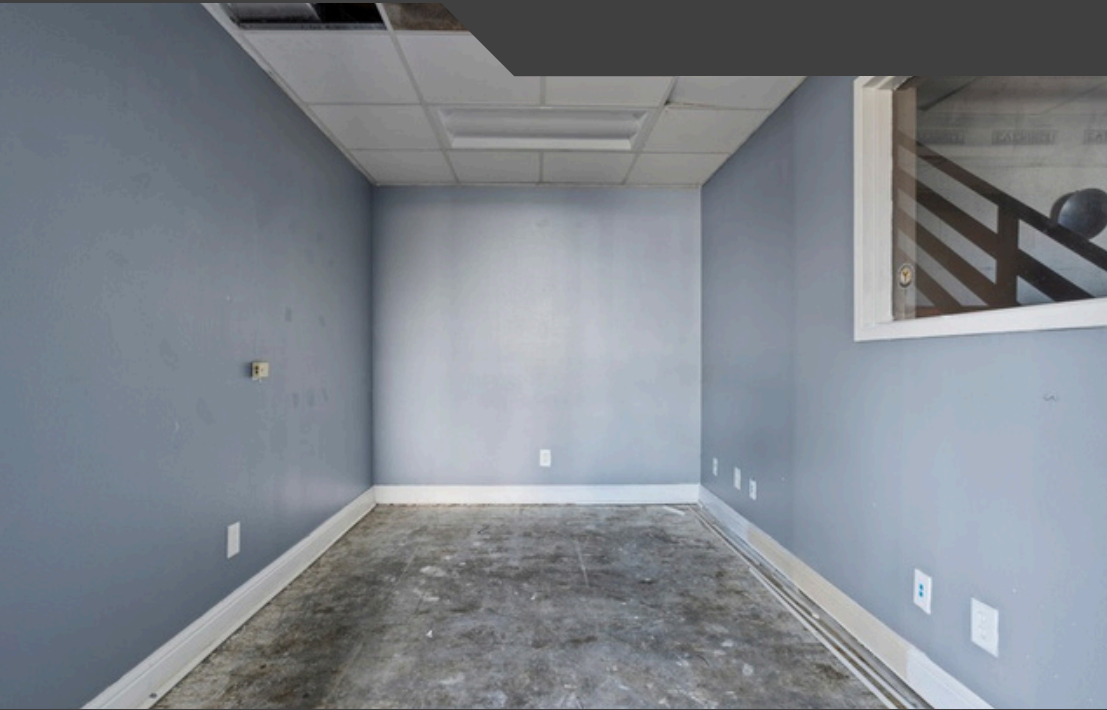
PHOTOS



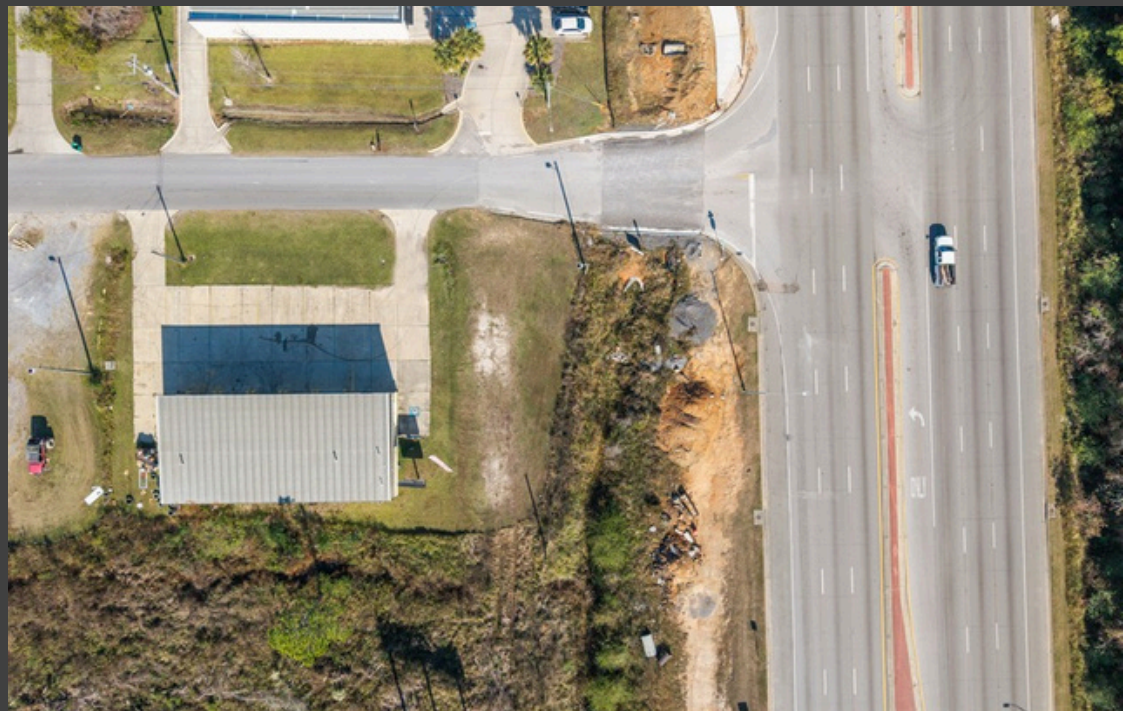
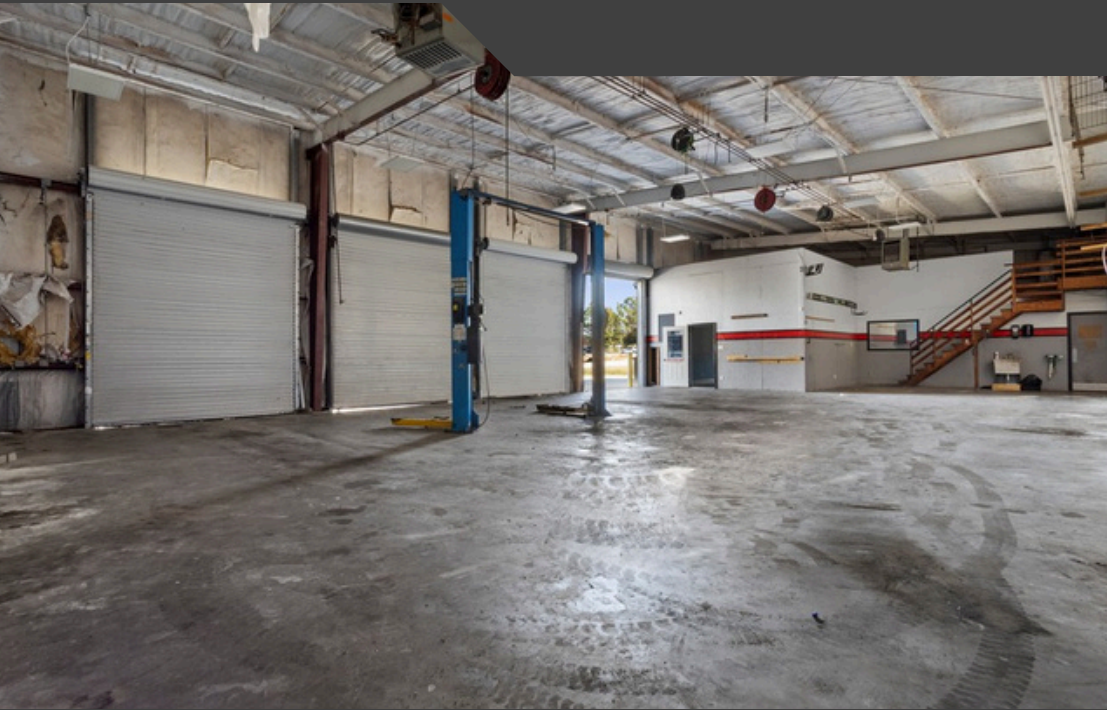
PHOTOS



PHOTOS



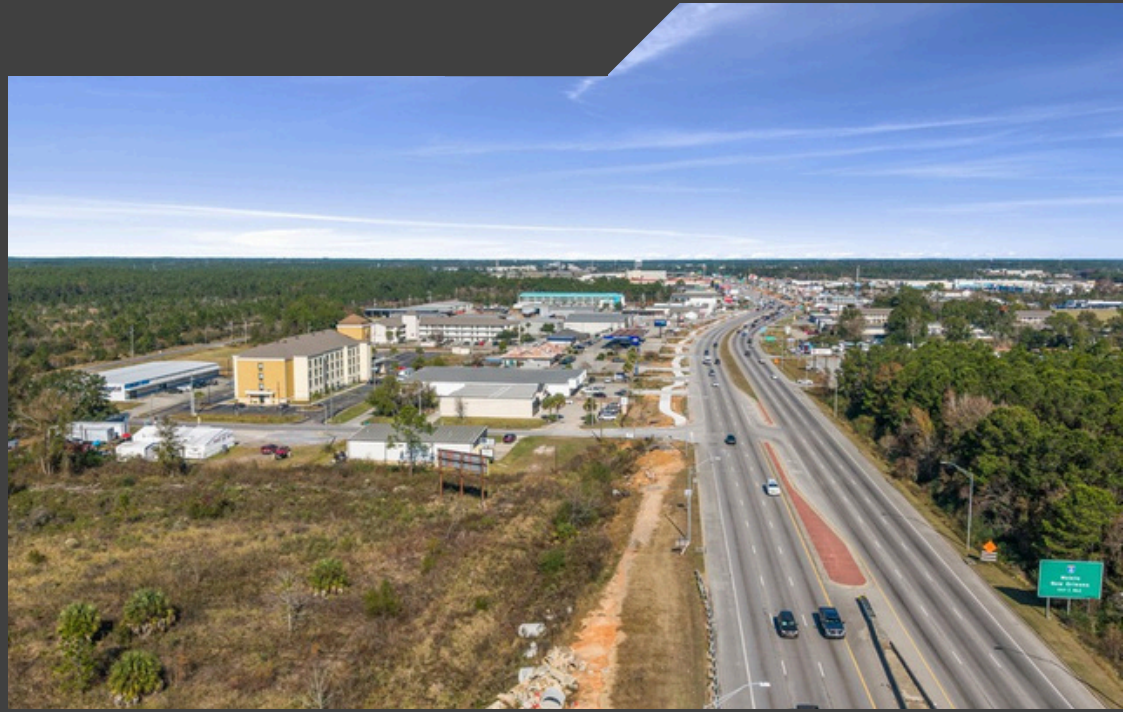
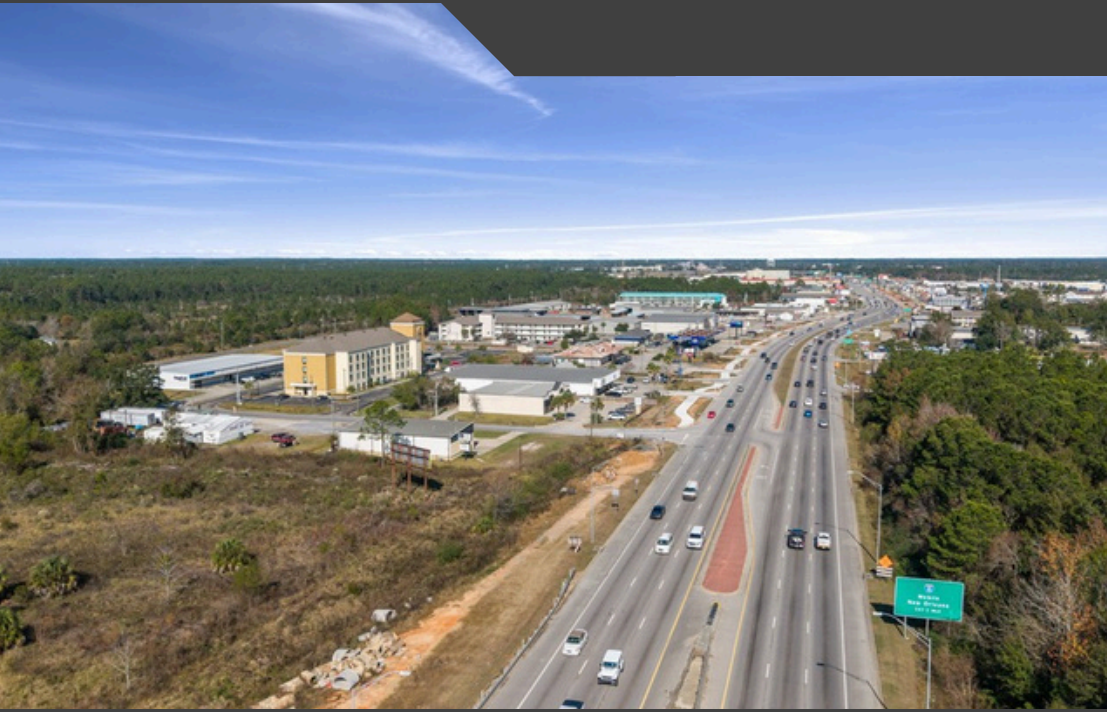
PHOTOS



PHOTOS



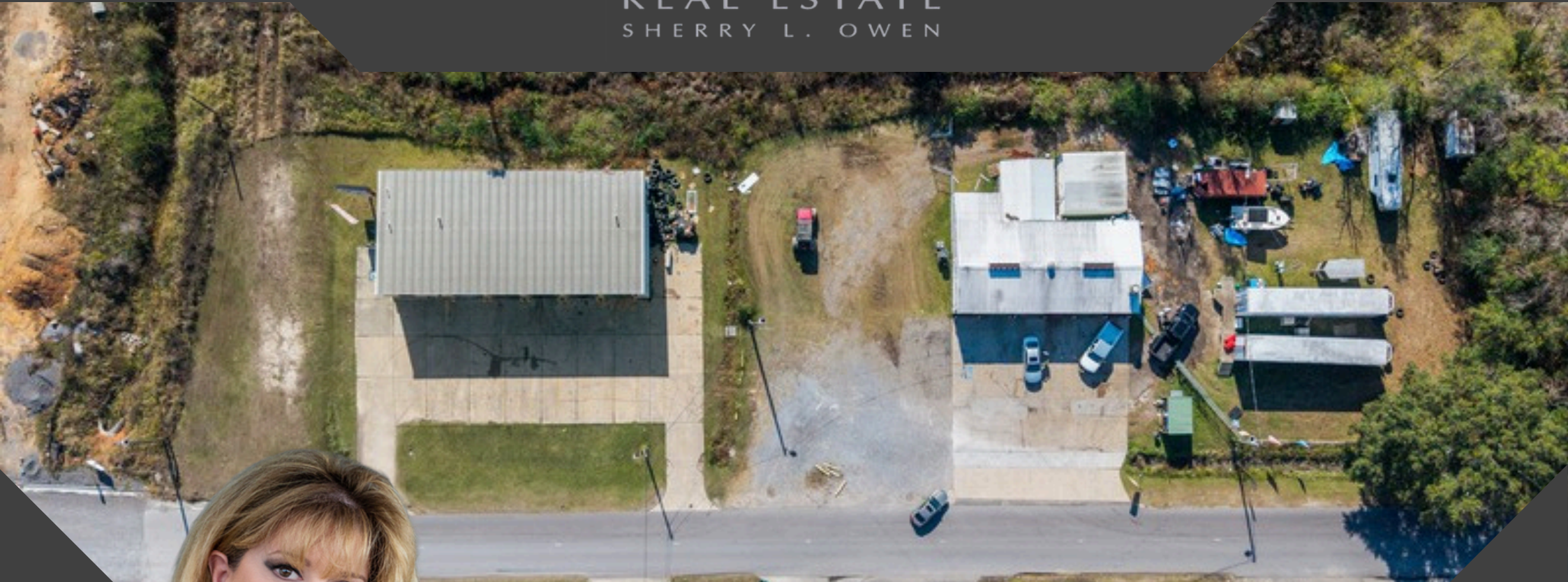
PHOTOS



PHOTOS



Owen & Co., LLC
REAL ESTATE
SHERRY L. OWEN



OWEN & CO LLC, REAL ESTATE
Sherry L. Owen

CRS, GRI, SFR, ABR

Owner/Broker

Website: www.owenandco.com
Email: OwenSherryL@aol.com
Cell: 228-760-2815
Office: 228-822-9870
Address: 2208 18th St, Gulfport, MS 39501