



# 12,000 SF INDUSTRIAL BLDG. 1,200 SF OFFICE SHOWROOM

21051 Coastal Parkway, Gulfport, MS 39503

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

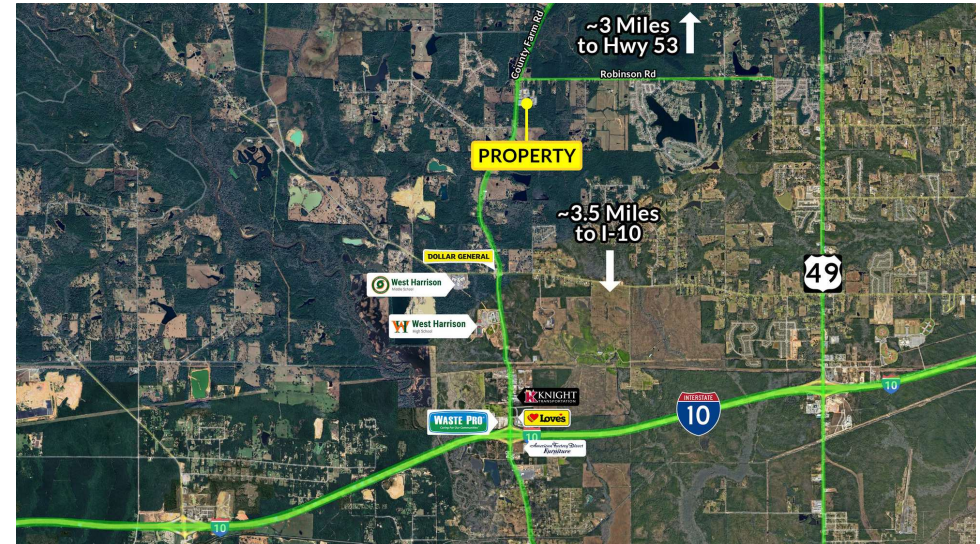
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TIM CARLSON • PRINCIPAL

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## PROPERTY DESCRIPTION

This versatile 12,000 SF property is strategically located with easy access to major transportation routes such as Hwy 53 and I-10, making it an ideal choice for an Industrial/Office Showroom. The spacious warehouse is clear span, boasts high ceilings and a flexible layout, offering endless potential for various business needs. With a well-maintained building, this property presents a rare chance to locate a business in the bustling Gulfport area. The location is far enough north to be protected from hurricanes.

## PROPERTY HIGHLIGHTS

- Easy Access to Major Transportation Routes- Hwy 53 (~3 Miles) and I-10 (~3.5 Miles)
- Spacious Warehouse with High Ceilings
- Well-Maintained Building
- Flexible Layout for Various Business Needs

## OFFERING SUMMARY

Sale Price:	\$1,500,000
Lease Rate:	\$12,500 per month (Gross)
Lot Size:	4.4 Acres
Building Size:	12,000 SF

## INDUSTRIAL PROPERTY FOR SALE OR LEASE

### PROPERTY SUMMARY







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INDUSTRIAL PROPERTY FOR SALE OR LEASE

**ADDITIONAL PHOTOS**

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



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE





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INDUSTRIAL PROPERTY FOR SALE

ADDITIONAL PHOTOS







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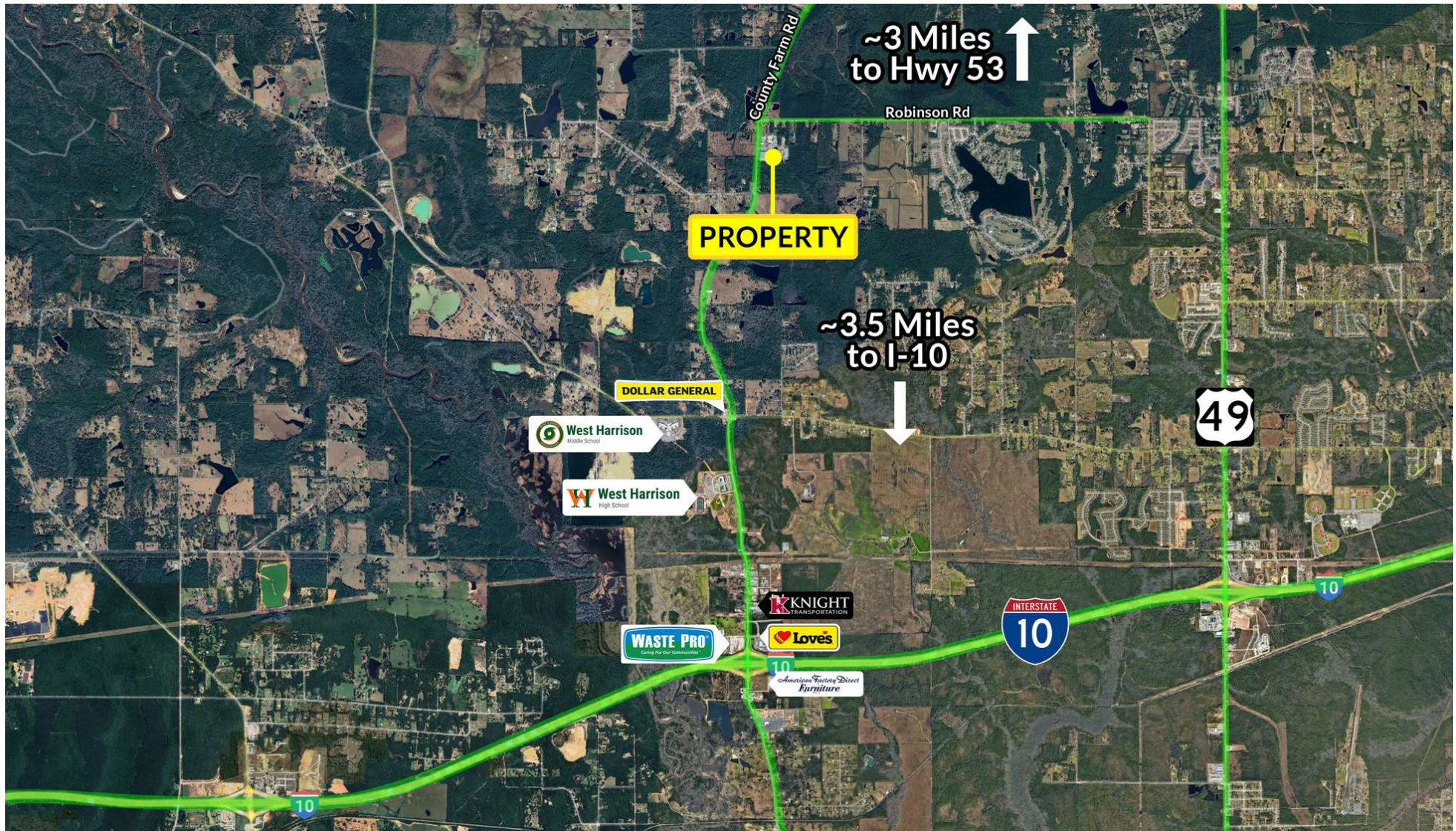
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AERIAL



**SOUTHEAST  
COMMERCIAL**  
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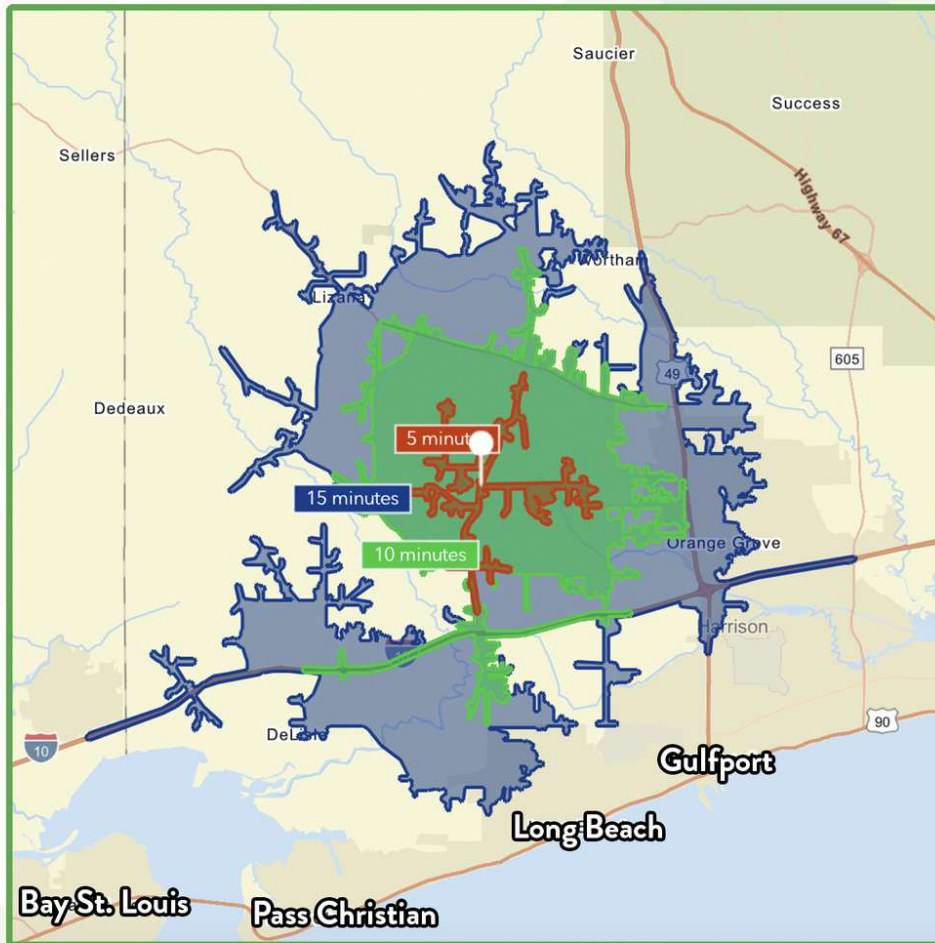
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**\$91,257**

Average Household Income  
within 15 minutes of site.



**39.5**

Median Age  
Within 15 minutes of site.



**16,217**

Number of housing units  
within 15 minutes of site.

2024 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	1,991	12,874	39,784
Average HH Income	\$100,265	\$96,627	\$91,257
2029 Projections	5 Minutes	10 Minutes	15 Minutes
Population	2,003	13,620	41,538
Average HH Income	\$121,767	\$114,174	\$107,529

## Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

INDUSTRIAL PROPERTY FOR SALE OR LEASE

## AREA DEMOGRAPHICS

