



FOR LEASE | **451,614 SF**
6892 HWY 49 NORTH | **HATTIESBURG, MS**

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PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

PROPERTY DETAILS

6892 HWY 49 NORTH | HATTIESBURG, MS

AVAILABLE SPACE	451,614 SF
DOCK DOORS	25
CLEAR HEIGHT	Up to 28'
COLUMN WIDTH/DEPTH	Varies
ROOF	Metal, Pitched
YEAR BUILT	1972
PARKING	Substantial
LAND AREA	31.2 Acres
ZONING	I-1
PARCEL ID	2-025B-25-060.00

PROPERTY HIGHLIGHTS



OUTDOOR COVERED STORAGE



IMMEDIATE ACCESS TO I-59



GREAT HIGHWAY VISIBILITY



LOCATED IN OPPORTUNITY ZONE



LOCATION MAP

6892 HWY 49 NORTH | HATTIESBURG, MS

HATTIESBURG AMTRAK STN	6 MILES
JACKSON, MS	85 MILES
MOBILE, AL	103 MILES
MEMPHIS, TN	293 MILES
ATLANTA, GA	376 MILES

