



# GILES ROAD - DISTRIBUTION WAREHOUSE FACILITY

3450 Giles Road, Gulfport, MS 39501

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## PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer this fully climatized large distribution warehouse facility FOR LEASE located off of Highway 49 in Gulfport, MS. Subject consists of 80,000 contiguous square feet. Ceiling heights are 20-24 feet, with 7 dock high doors. Subject is in close proximity to Port of Gulfport and Gulfport-Biloxi International Airport.

## OFFERING SUMMARY

Lease Rate:	\$8.50 SF/yr (NNN)
Available SF:	80,000 SF
Lot Size:	5 Acres

INDUSTRIAL PROPERTY FOR LEASE

## PROPERTY SUMMARY





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INDUSTRIAL PROPERTY FOR LEASE

AERIAL



SOUTHEAST  
COMMERCIAL  
REAL ESTATE



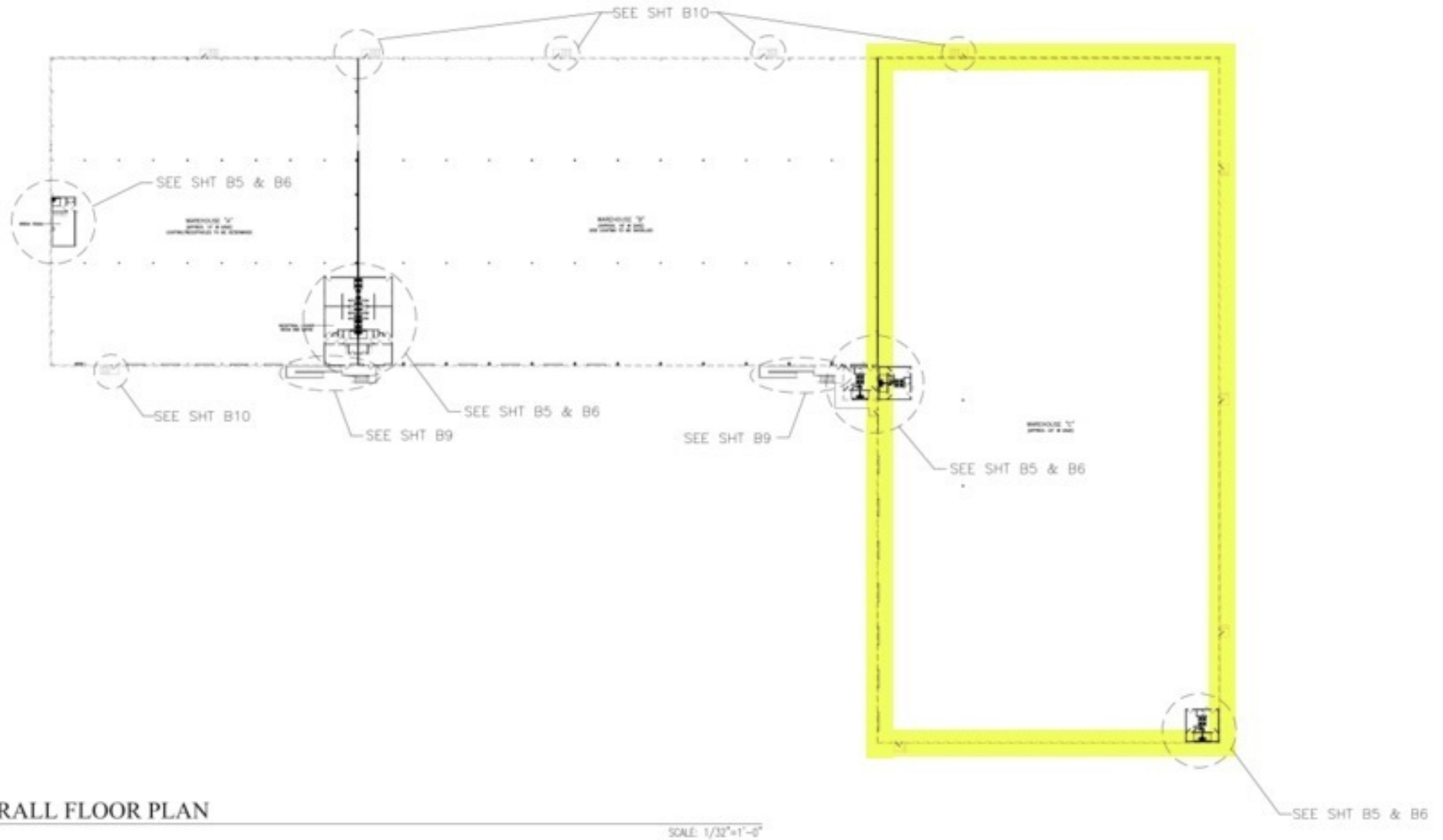


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FLOOR PLAN



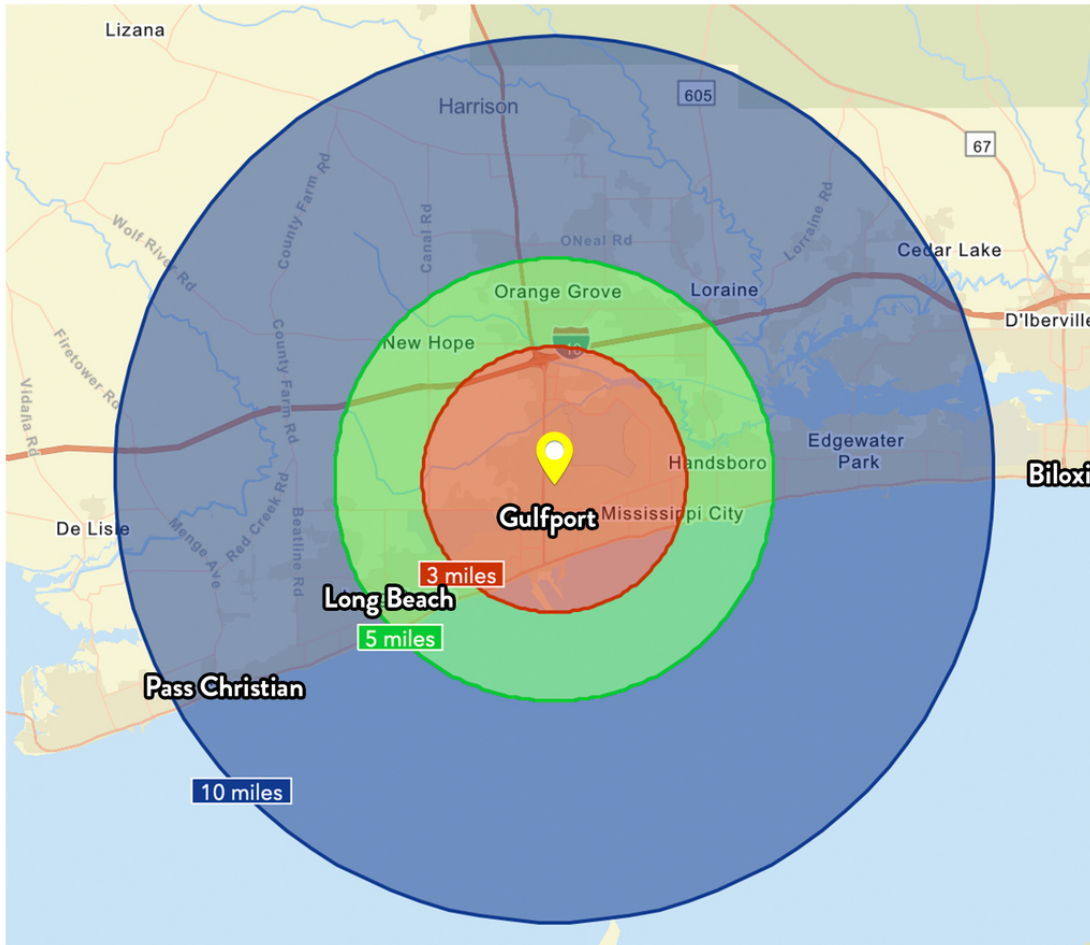


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**\$72,826**

Average Household Income within 10 miles of site.



**36**

Median Age Within 10 miles of site.



**37,582**

Number of housing units within 10 miles of site.

2020 Demographics	3 Miles	5 Miles	10 Miles
Population	30,173	39,319	81,524
Average HH Income	\$47,092	\$68,343	\$72,826
2025 Projections	3 Miles	5 Miles	10 Miles
Population	30,858	40,836	85,355
Average HH Income	\$50,828	\$74,411	\$81,093

### Travel Time to Site

- 3 Miles
- 5 Miles
- 10 Miles

INDUSTRIAL PROPERTY FOR LEASE

## DEMOGRAPHICS MAP & REPORT



**SOUTHEAST COMMERCIAL**  
REAL ESTATE