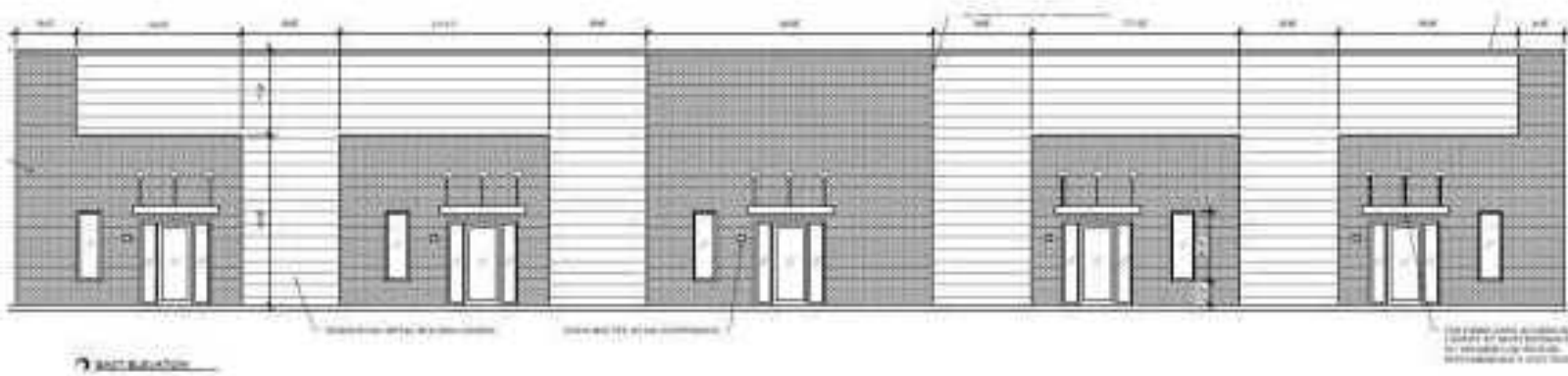


FOR LEASE



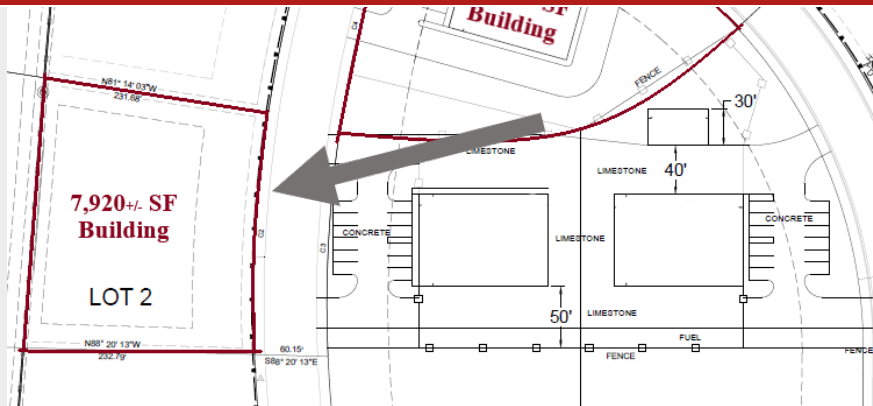
7,920 SF - Five Bay Warehouse Flex Space in Nesbit/Hernando

Option to Lease Full Building!

1211 NESBIT DRIVE - NEW 7,920 SF

NESBIT DRIVE · HERNANDO, MS 38632

Available SF: 7,920
Building SF: 7,920
Land: 0.95 Acres
Lease Rate: \$15.00 PSF
Type: Industrial
Year Built: 2022
Zoning: M-1
APN: 208725000 0003700



RHODES THOMPSON
Commercial Agent
(662) 892-4000
rhodes@partners-one.com
Mississippi

Main Office:
(901) 286-6200

Available Spaces

Suite	Rate	Size	Type
A	\$1,980 /mo	1,584	Modified Gross Lease
B	\$1,980 /mo	1,584	Modified Gross Lease
C	\$1,980 /mo	1,584	Modified Gross Lease

Property Description

This commercial cove has recently become the home to new office warehouse spaces. We currently have two warehouses available that will if you are looking to expand your industrial business or just wanting to grab your spot in the growing Hernando/Nesbit market, this cove certainly offers great promise and numerous possibilities! Cannabis is allowed but two bay

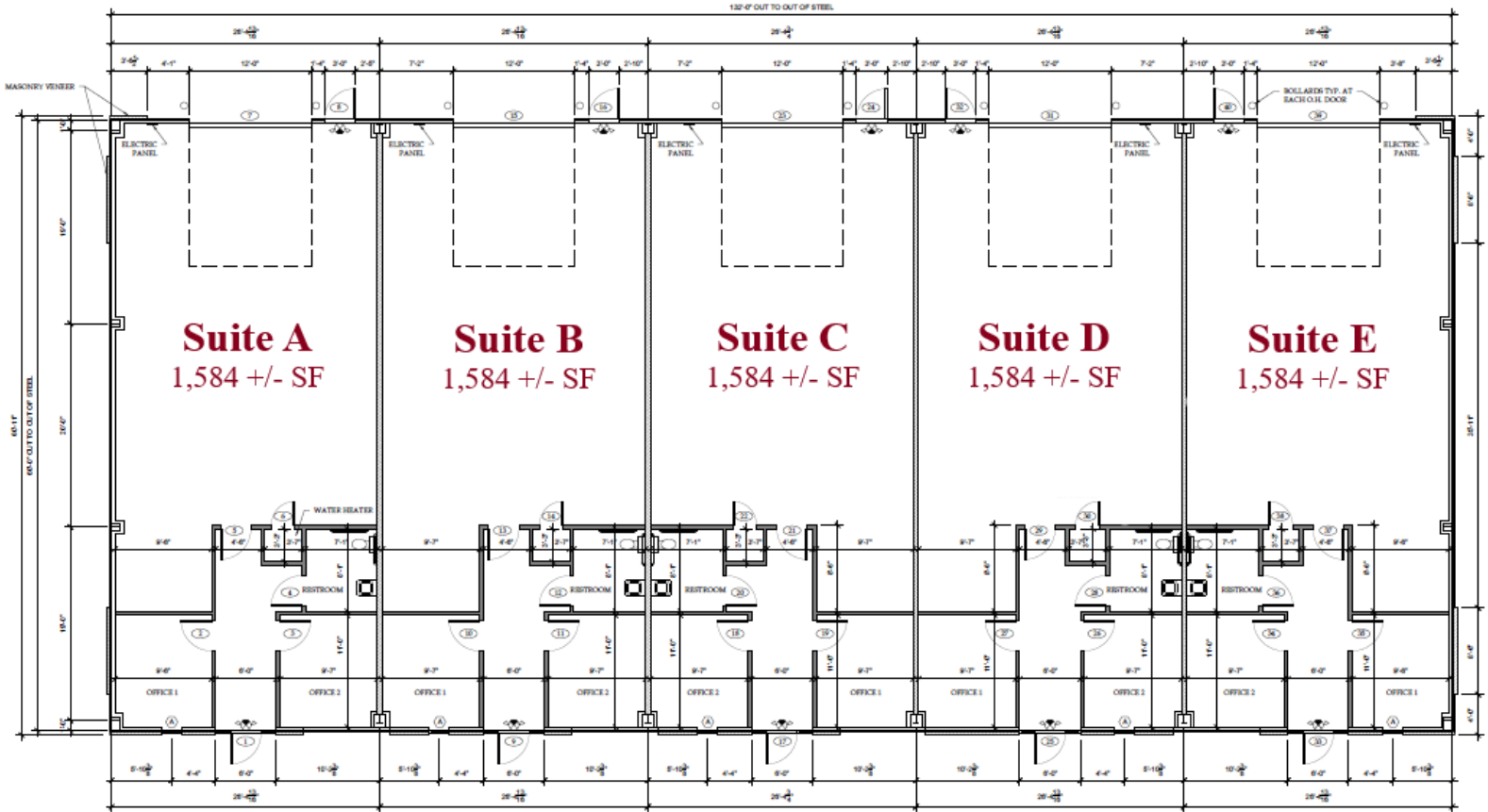
Location Description

This growing industrial cove is just half a mile from Highway 51 and Pleasant Hill interchange and 0.8 miles from I-55 Pleasant Hill Road Interchange. Exit onto Pleasant Hill and follow the road into the old Nesbit



FOR LEASE

1211 Nesbit Drive - New 7,920 SF Warehouse in Nesbit Industrial Park!
 Nesbit Drive | Hernando, MS 38632



Available Spaces

Suite	Size	Rate	Use	Type	Available
A	1,584	\$1,980 /mo	Flex	Modified Gross	Summer '22
B	1,584	\$1,980 /mo	Flex	Modified Gross	Summer '22
C	1,584	\$1,980 /mo	Flex	Modified Gross	Summer '22

Property Overview

Easy Interstate Access! 1/4 mile west of Highway 51 and Interstate 55

7,920 SF Flex Warehouse with Room to Expand

Cannabis/Medical Marijuana Use Allowed

Curb, Gutter, Natural Gas, and Electrical in Place

August 2022 Delivery Date

BUSINESS MAP

1211 Nesbit Drive - New 7,920 SF Warehouse in Nesbit Industrial Park!
Nesbit Drive | Hernando, MS 38632

