

# Marketing Presentation



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**824 BASS BURKETT ROAD, BASSFIELD, MISSISSIPPI 39421**  
**18,000 SF WAREHOUSE ON 5 ACRES LAND**  
**FOR SALE AT \$450,000**

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Presented By:

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## TABLE OF CONTENTS

Description & Floor Plan	3
Location & Access	4

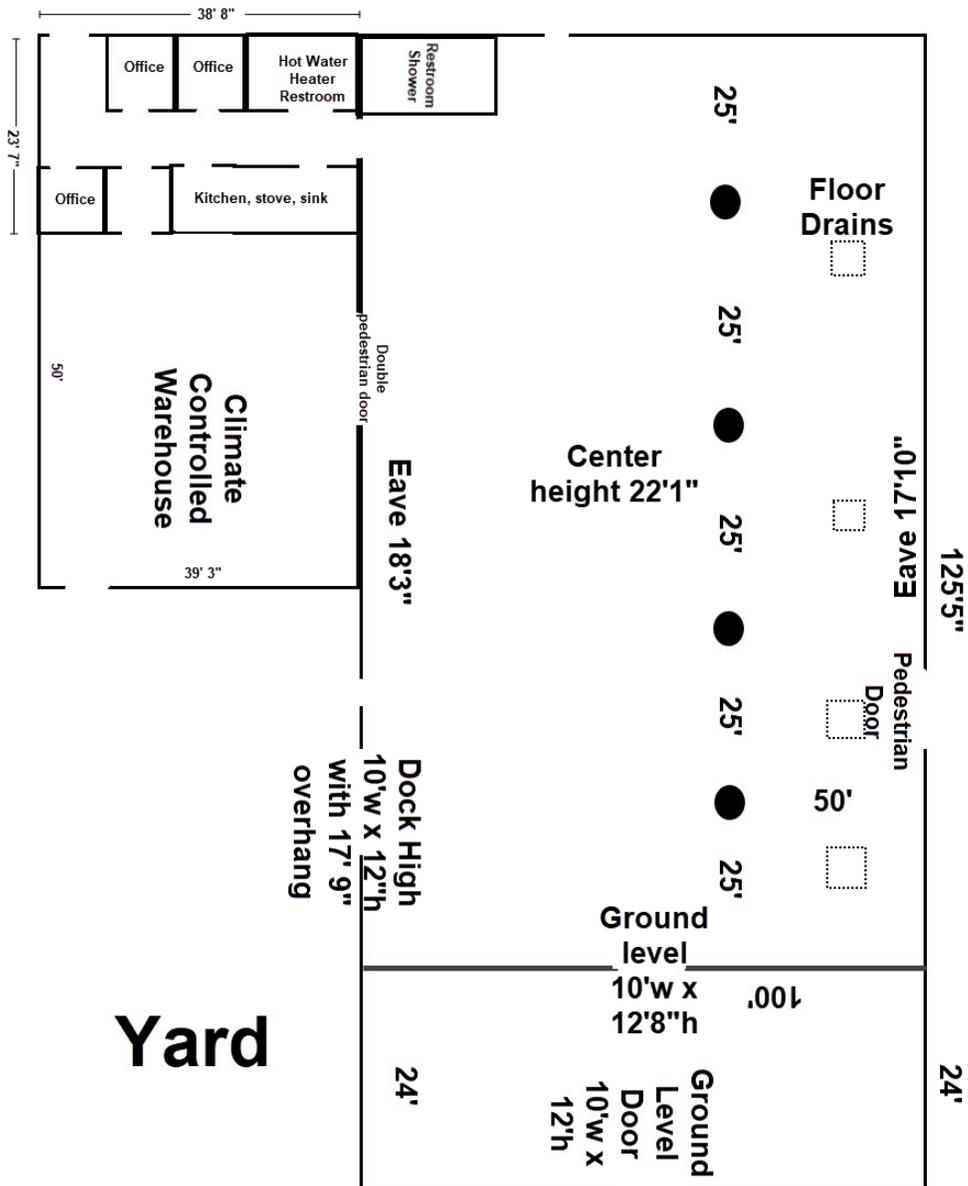




## Description & Floor Plan

The 18,000 square foot steel frame and metal exterior building was constructed in 2008, and offers an 800 amp, 3-phase power supply, 22' center height with 18' eaves, floor drains and two loading bays: a 10' wide x 12' 8" high dock high loading door in front and 10' wide x 12' high ground level loading door on the side. The warehouse includes 2,000 square feet of climate controlled space plus 900 square feet of office area including 3 private offices, kitchen and restroom. The property around the warehouse is heavily fenced with gate access, and the 5 acre site is classified as Flood Zone X, which is not a designated flood prone area. The property is in an unzoned area with no restrictions on commercial use. Water and sewerage are supplied by the City of Bassfield.

# 824 Bass Burkett Warehouse



## Yard

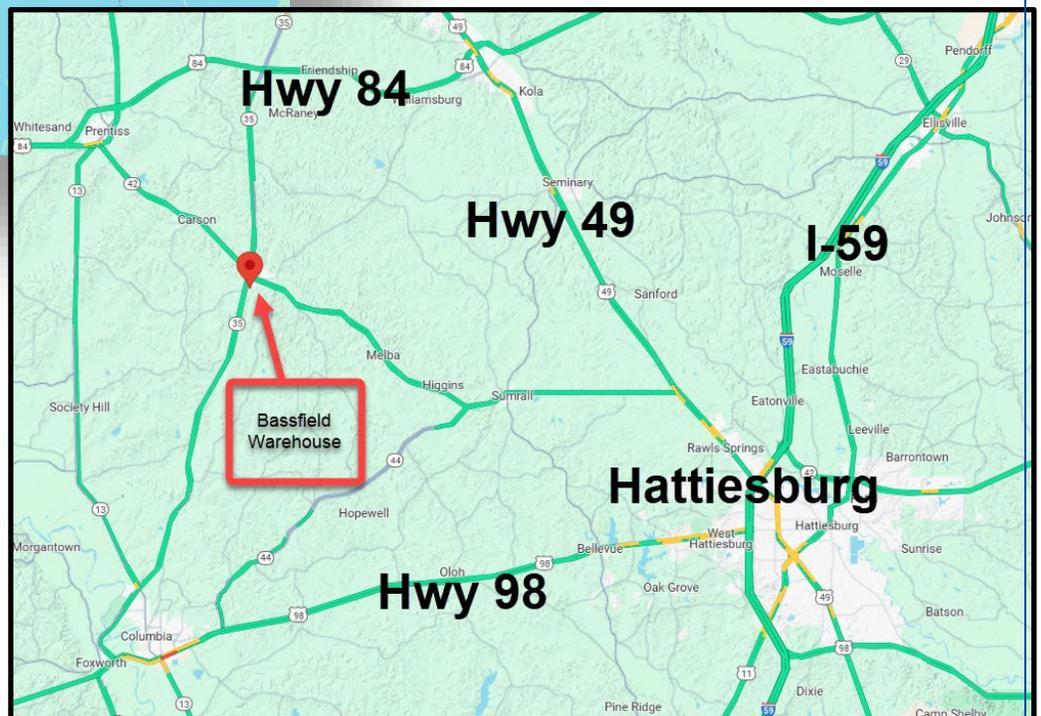
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## Location & Access

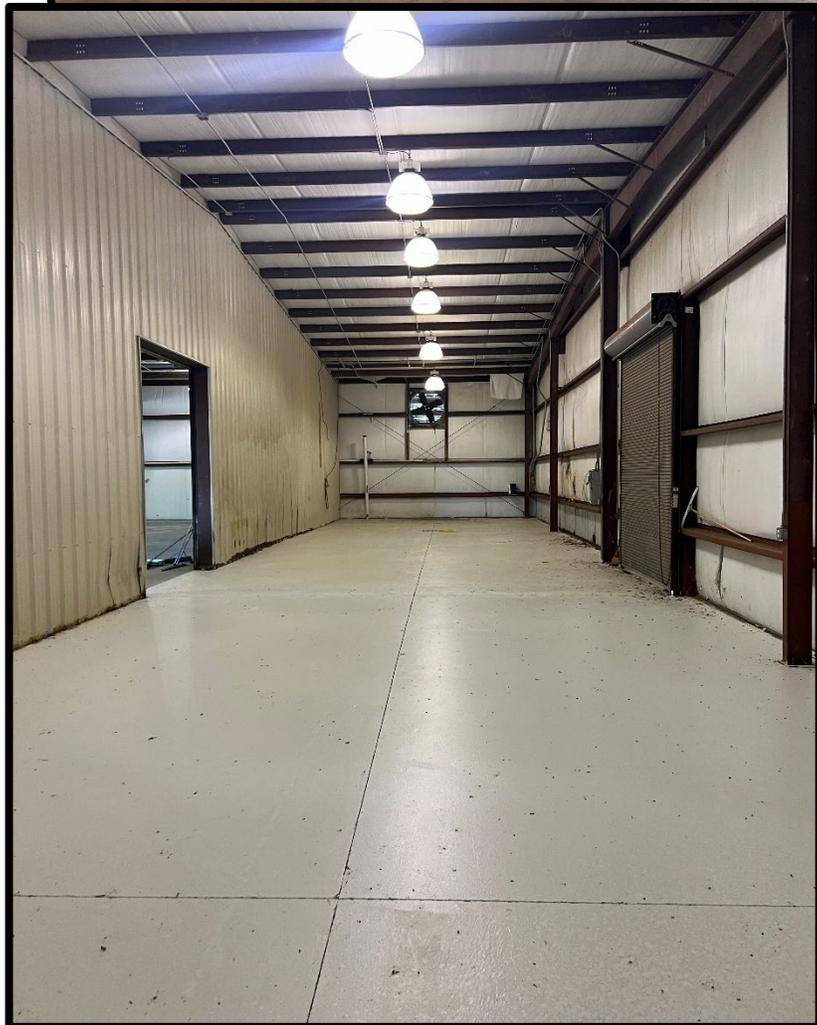
The property is located inside the city limits of Bassfield, Mississippi, in Jefferson Davis County. The warehouse fronts the paved two-lane Bass Burkett Road at the intersection of MS Hwy 35 and MS Hwy 42 which has access to major highways:

- 9 miles to 4 lane US Highway 84 which runs east/west from Georgia to Colorado.
- 22 miles to US Highway 49 which runs north/south from Gulfport to Arkansas.
- 20 miles to US Highway 98 which runs east/west from Palm Beach through Mobile to McComb's I-55.
- 25 miles to Interstate 59 which runs northeast/southeast from New Orleans to Tennessee.



Robert Hand, CCIM, SIOR | Hattiesburg, Mississippi

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**Climate Controlled 2,000 SF**



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Mississippi's only commercial real estate broker with the CCIM and SIOR designations, an MBA and the appraiser's practitioner license. We are known for using the latest technology to help landlords and tenants solve their real estate problems, bringing a high level of ethical conduct to the industry, with great attention to detail and professionalism.

We have expertise in every sector of commercial real estate, completing these landmark projects:

- The largest office space lease in Hattiesburg.
- One of the largest hotel acquisitions.
- The largest warehouse disposition in downtown.
- Several of the largest apartment developments.
- The largest land disposition.

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*Nationally recognized expertise with expedited results:*

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- Named Top 50 Financial Executive by CityBusiness Magazine.
- Named Top 100 Investment Executive in the U.S., 1994, by Financial Planning Magazine.
- Member National Association of Realtors.
- Past President, International Association of Financial Planners.
- Past President, New Orleans MSU Alumni Association.
- Past industry panel member for the NASD Board of Arbitrators.
- Eagle Scout.

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*More national publications than any other real estate broker in the state:*

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- *Commercial Investment Real Estate Magazine*- "Visualizing Risk In a Lease Buyout Decision".
- *Commercial Investment Real Estate Magazine*- "Using Lifestyle Demographic Analysis To Make Better Commercial Real Estate Decisions".
- *Chief Executive Officer Magazine*- "Return of The AutoMat".
- *Registered Representative Magazine*- "Growing Your Business By Providing a Higher Level of Services".

*What makes our firm different is that our clients never have to worry about conflicts of interest. We never accept work where clients compete. Our competitive advantage is that we use technology to solve problems and are dedicated to providing clients and colleagues with the knowledge to help make better real estate decisions.*