



OFFICE/WAREHOUSE FULLY CONDITIONED

10520 Joe Boardman Jr. Dr. Gulfport, MS 39503

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PROPERTY DESCRIPTION

Southeast Commercial is pleased to present its newest industrial lease opportunity at 10520 Joe Boardman Jr. Drive, Gulfport, MS. This ±20,529 SF conditioned industrial building features a versatile layout suitable for a wide range of industrial or flex users. The warehouse offers 35-foot clear ceiling heights, along with over 2 acres of additional undeveloped land suitable for lay down space or future expansion. Strategically located near Seaway Road and Corporate Drive, the property provides excellent accessibility with convenient ingress and egress to I-10, supporting efficient logistics and daily operations.

Situated within a well-established commercial corridor, the building benefits from strong surrounding business activity and high visibility. Its functional design and climate-controlled interior make it an ideal option for a variety of tenants. This property represents an exceptional leasing opportunity in one of Gulfport's premier commercial areas.

PROPERTY HIGHLIGHTS

- Centrally located on the Mississippi Gulf Coast
- Fully conditioned warehouse
- Covered truck well
- Generator installed

OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Available SF:	20,529 SF
Lot Size:	2.5 Acres

INDUSTRIAL PROPERTY FOR LEASE

PROPERTY SUMMARY





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INDUSTRIAL PROPERTY FOR LEASE

ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com



**SOUTHEAST
COMMERCIAL**
REAL ESTATE





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INDUSTRIAL PROPERTY FOR LEASE

AERIAL



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

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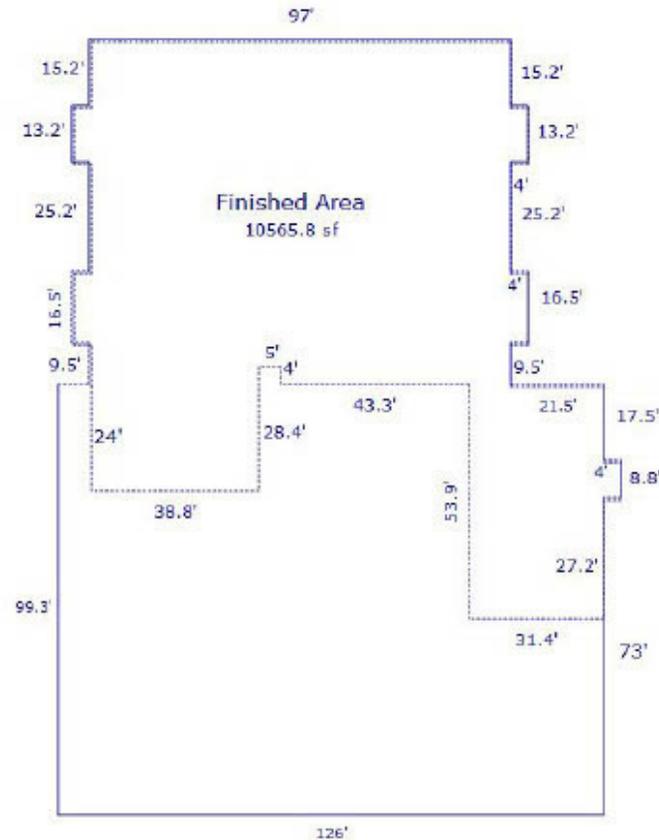
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Subject Improvements

100% Climate Controlled OW
GBA = 20529.2 sf
51.47% Finished Space



(1) 10' x 10' OHD

INDUSTRIAL PROPERTY FOR LEASE

FLOOR SKETCH



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