



4020 Jefferson Ave., Moss Point, MS 39563

# INDUSTRIAL BUILDING FOR SALE OR LEASE WITH FENCED LAND

**MONTE LUFFEY** • PRINCIPAL

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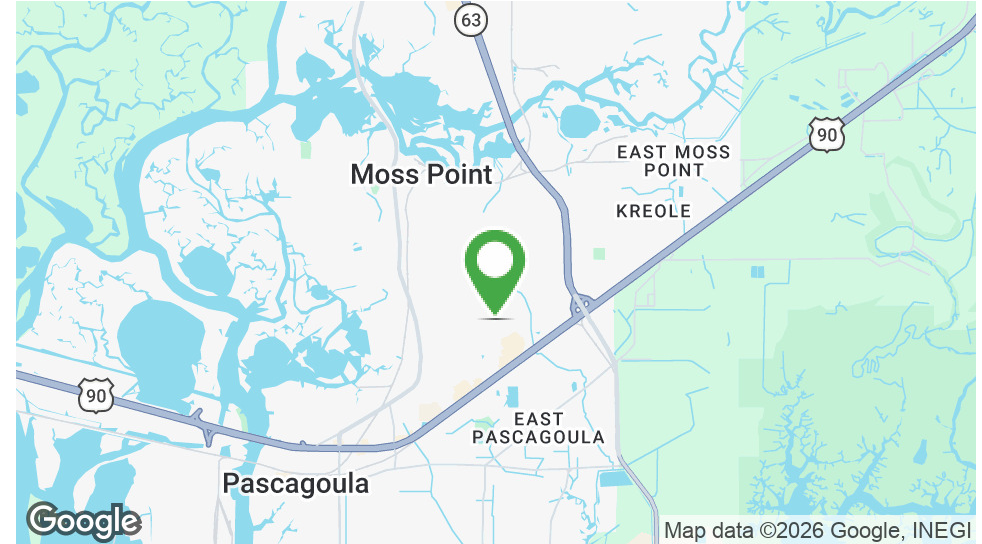
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**TIM CARLSON** • PRINCIPAL

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## PROPERTY DESCRIPTION

This ±2,800 SF industrial building offered FOR SALE or LEASE is situated on 1.76 acres of fully fenced land along Jefferson Avenue, just minutes from Highway 90 in Pascagoula. The property benefits from strong visibility and proximity Ingalls, Chevron, and Bollinger Mississippi Ship Building.

The building features office space with heating and cooling, one and a half bathrooms, and recent interior updates including new paint and light remodeling. In addition to the office component, the property includes industrial space with roll-up doors, making it ideal for warehouse, contractor, service, storage, or light industrial operations.

## OFFERING SUMMARY

Sale Price:	\$365,000.00
Lease Rate:	\$3,500 per month (NNN)
Building Size:	2,800 SF
Lot Size:	1.76 Acres

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	13,462	23,838	39,596
Total Population	33,804	59,911	100,544
Average HH Income	\$62,967	\$70,400	\$81,210

## INDUSTRIAL PROPERTY FOR SALE OR LEASE

### PROPERTY SUMMARY



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE



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**ADDITIONAL PHOTOS**



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE

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