

# FOR LEASE



*Build-to-Suit Opportunity in Hernando!*

*Single-Tenant 6,000 SF Flex Space*

*Cannabis Use Welcome!*

1240 BRAMONT DRIVE - 6000 NESBIT

NESBIT DRIVE · HERNANDO, MS 38632

Available SF: 6,000  
Building Class: A  
Land: 0.95 Acres  
Lease Rate: \$10.00  
Type: Industrial  
Warehouse SF: Build To Suit Option  
Year Built: 2022  
Zoning: M-1  
APN: 208725000 0003700



**RHODES THOMPSON**  
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Main Office  
(901) 286-6200

## Available Spaces

Suite	Rate	Size	Type	Use
A	\$10	6,000	Modified Gross Lease	Flex

## Property Description

This commercial cove has recently become the home to new office warehouse spaces. We currently have two buildings available that will be delivered Summer of '22 and beginning of '23. 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

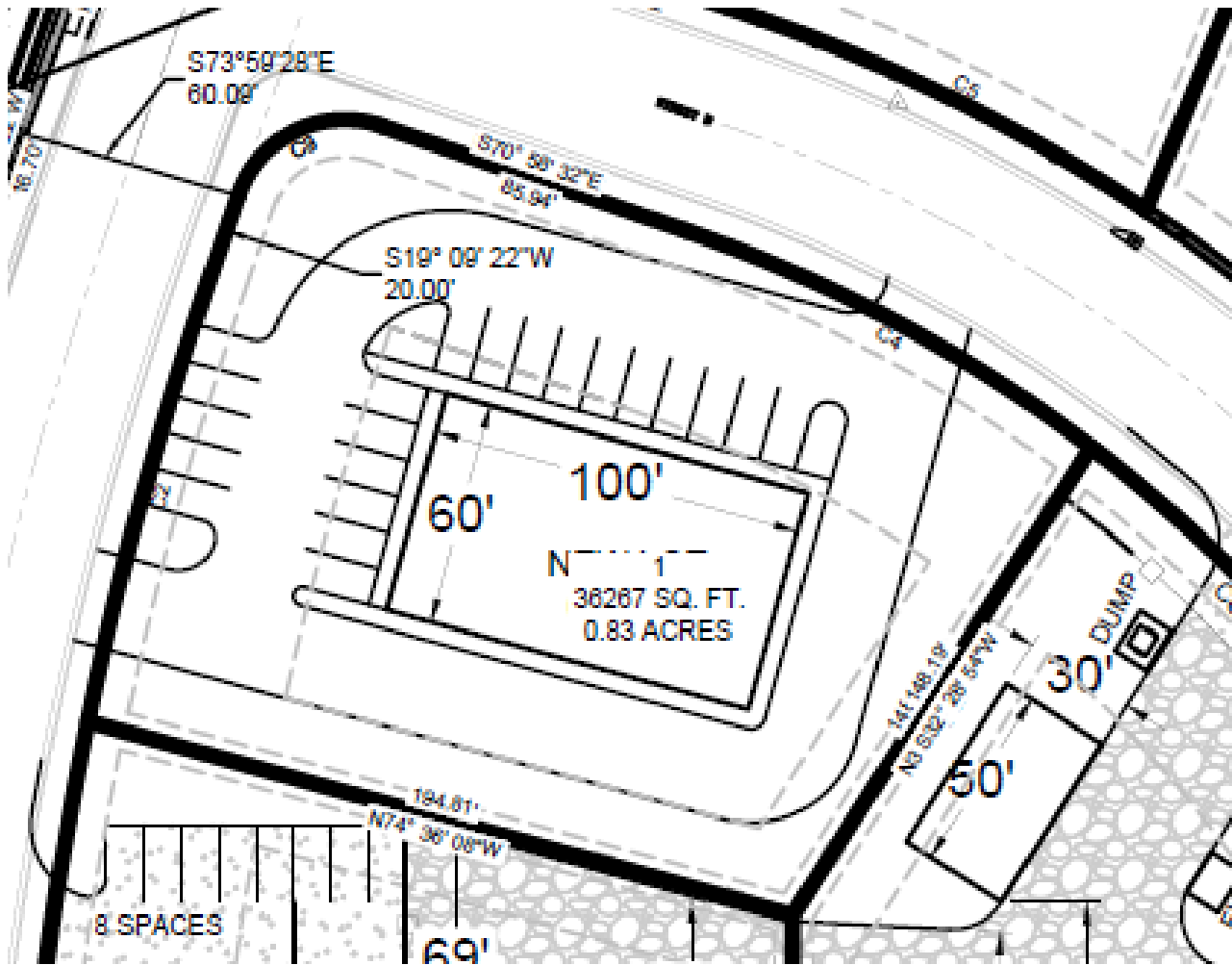
## Location Description

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



# PROPERTY SUMMARY

1240 Bramont Drive - 6000 Nesbit Industrial Cove  
 Nesbit Drive | Hernando, MS 38632



## Available Spaces

Suite	Size	Rate	Use	Type	Condition	Available
A	6,000	TBD	Flex	Modifie	New	Summer '22

## Property Overview

Cannabis Use  
 Welcome!

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

6,000 SF Flex  
 Warehouse with  
 Customizable Office  
 Space

Curb, Gutter, Natural  
 Gas, and Electrical in  
 Place

October 2022 Delivery  
 Date

# BUSINESS MAP

1240 Bramont Drive - 6000 Nesbit Industrial Cove  
Nesbit Drive | Hernando, MS 38632

