



SEAFOOD PROCESSING & COLD STORAGE FACILITY

260 Maple St, Biloxi, MS 39530

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcre.com



PROPERTY DESCRIPTION

Southeast Commercial is pleased to announce its newest listing: 260 Maple Street, Biloxi, MS. This 19,099 SF industrial building—formerly home to Biloxi Shrimp Co.—offers an excellent opportunity in a prime location. Situated near Downtown Biloxi and just minutes from the city's casinos, waterfront, and entertainment district. The building has a 2,400 sf freezer and two quick freeze units. The building consist of all insulated walls and ceiling panels. The building's size and layout make it well-suited for a variety of industrial or commercial uses, while its proximity to Biloxi's vibrant core adds to its long-term value and appeal.

Property Includes:

Industrial freezer with roll back racks, 2-Blast Freezer Rooms (-60 Degrees), Entire Building Heated & Cooled, Roof has 5-6" of Polyurethane Insulation
Electrical includes Square D 3600 Amp 240 Volt, 1500 Amp 480 Volt.

OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	22,696 SF
Building Size:	19,099 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	76	301	879
Total Population	151	678	2,100
Average HH Income	\$38,674	\$45,623	\$44,789

INDUSTRIAL PROPERTY FOR SALE

PROPERTY SUMMARY





SEAFOOD PROCESSING & COLD STORAGE FACILITY

260 Maple St, Biloxi, MS 39530

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

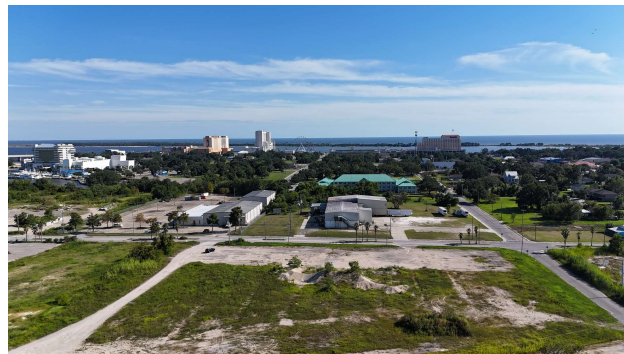
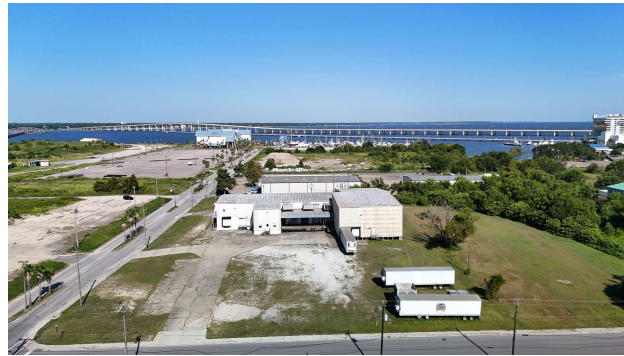
tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcre.com



INDUSTRIAL PROPERTY FOR SALE

ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



SOUTHEAST
COMMERCIAL
REAL ESTATE



SEAFOOD PROCESSING & COLD STORAGE FACILITY

260 Maple St, Biloxi, MS 39530

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

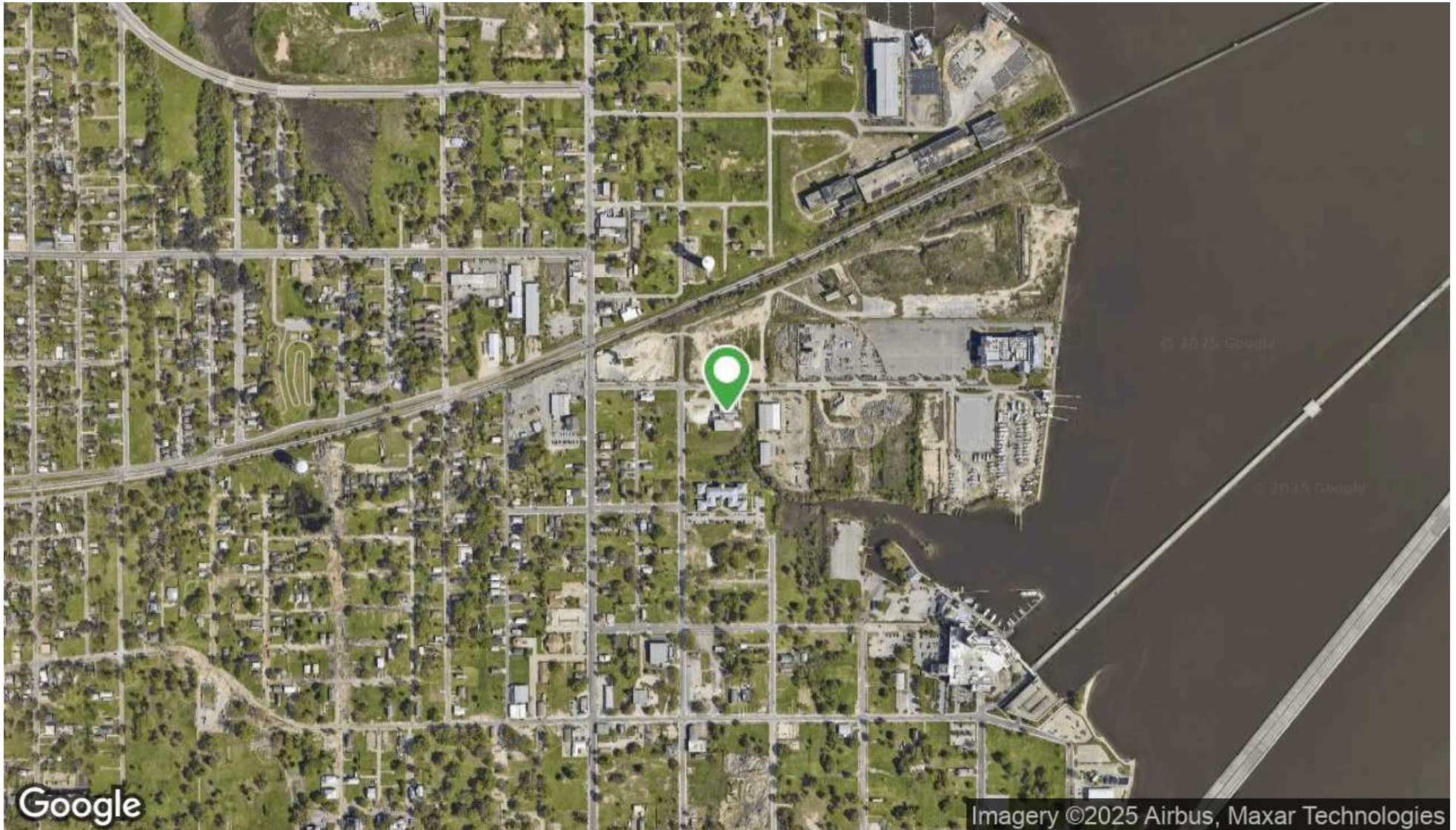
tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcre.com



INDUSTRIAL PROPERTY FOR SALE

AERIAL MAP

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



SEAFOOD PROCESSING & COLD STORAGE FACILITY

260 Maple St, Biloxi, MS 39530

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

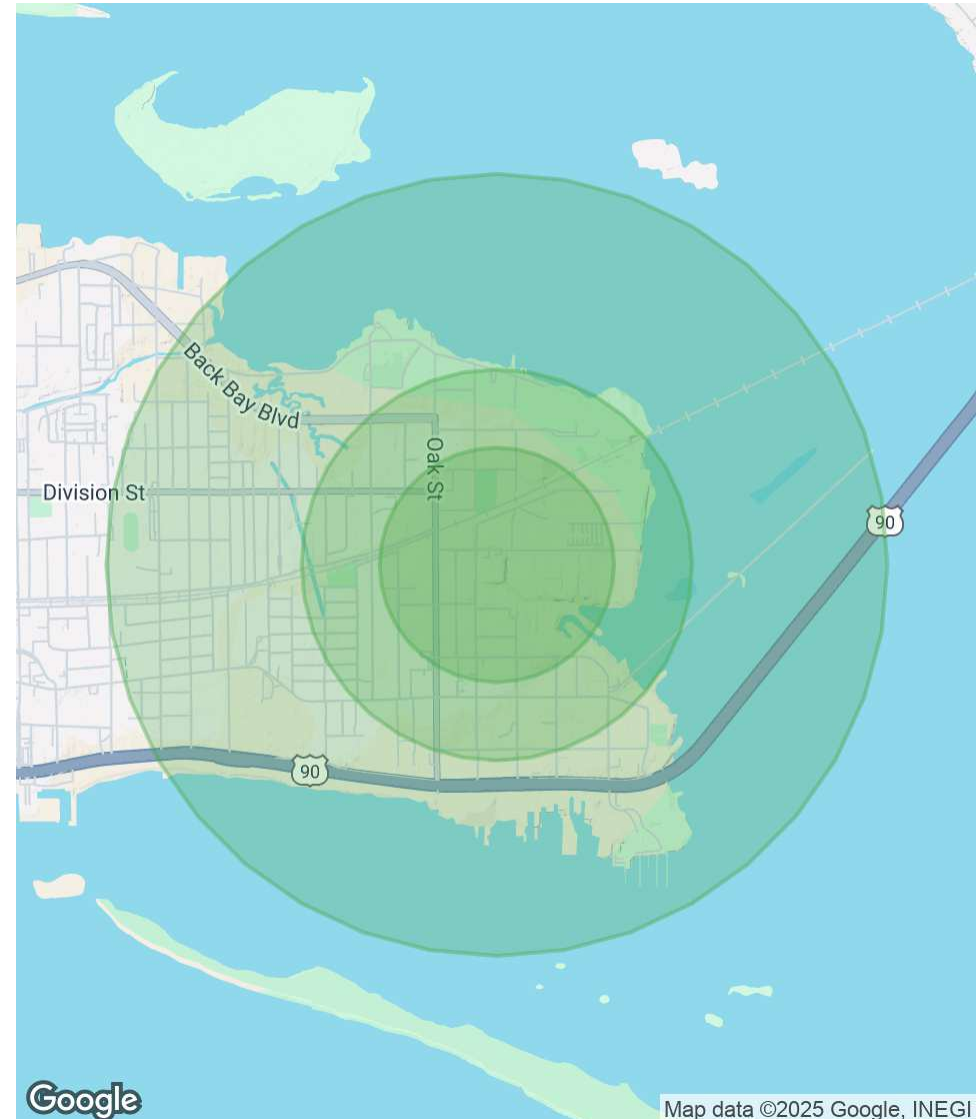
MOBILE: 228.547.1953

mluffey@southeastcre.com

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	151	678	2,100
Average Age	49	44	42
Average Age (Male)	47	42	40
Average Age (Female)	52	46	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	76	301	879
# of Persons per HH	2	2.3	2.4
Average HH Income	\$38,674	\$45,623	\$44,789
Average House Value	\$138,467	\$148,520	\$158,563

Demographics data derived from AlphaMap



INDUSTRIAL PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT

