



3291 Warrior Dr and 10418 Seymour Ave, Diberville, MS 39540
FLEX WAREHOUSE SPACE FOR LEASE
BUILD-TO-SUIT OPPORTUNITIES AVAILABLE

MONTE LUFFEY • PRINCIPAL **TIM CARLSON • PRINCIPAL**

OFFICE: 228.276.2700

OFFICE: 228.276.2700

MOBILE: 228.547.1953

MOBILE: 228.547.0707

mluffey@southeastcre.com

tcarlson@southeastcre.com



PROPERTY DESCRIPTION

Now leasing flexible warehouse space within a multi-building commercial complex at 3291 Warrior Drive and 10428 Seymour Avenue in D'Iberville, Mississippi. Designed to accommodate a variety of business needs, this property is ideal for contractors, service companies, light manufacturing, storage, distribution, equipment staging, inventory management, and other small business operations.

Whether you need straightforward warehouse storage or a customized warehouse and office solution, this property offers the flexibility to support your current operations and future growth.

Now Leasing! Contact us today for current availability, pricing, and tour information.

PROPERTY HIGHLIGHTS

- Flexible warehouse configurations with build-to-suit options available
- Owner willing to customize spaces to meet tenant requirements
- Grade-level overhead doors
- High-clearance warehouse space
- Ample on-site parking
- Professionally managed property
- Convenient access to I-10, I-110, Highway 90, and other major transportation corridors
- Minimum lease term of one year

OFFERING SUMMARY

Lease Rate:	\$12 SF/YR (NNN)
Available Units:	2,250 - 13,500 SF *Flexible Configurations

INDUSTRIAL PROPERTY FOR LEASE

PROPERTY SUMMARY

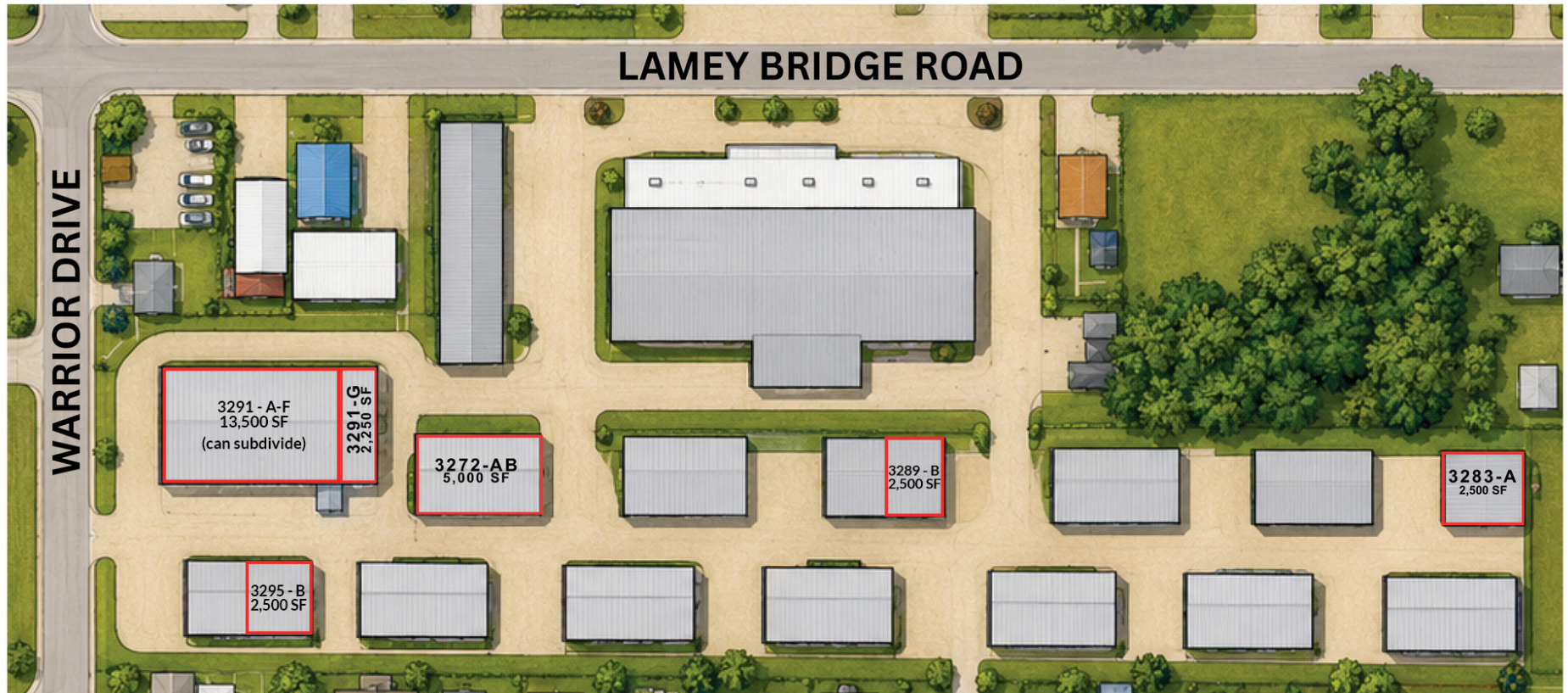


**SOUTHEAST
COMMERCIAL**
REAL ESTATE



3291 Warrior Dr and 10418 Seymour Ave, Diberville, MS 39540
FLEX WAREHOUSE SPACE FOR LEASE
BUILD-TO-SUIT OPPORTUNITIES AVAILABLE

MONTE LUFFEY • PRINCIPAL **TIM CARLSON • PRINCIPAL**
OFFICE: 228.276.2700 OFFICE: 228.276.2700
MOBILE: 228.547.1953 MOBILE: 228.547.0707
mluffey@southeastcre.com tcarlson@southeastcre.com



INDUSTRIAL PROPERTY FOR LEASE

AVAILABLE UNITS



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

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





3291 Warrior Dr and 10418 Seymour Ave, Diberville, MS 39540
FLEX WAREHOUSE SPACE FOR LEASE
BUILD-TO-SUIT OPPORTUNITIES AVAILABLE

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700
MOBILE: 228.547.1953
mluffey@southeastcre.com

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700
MOBILE: 228.547.0707
tcarlson@southeastcre.com

LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,250 - 5,000 SF Flexible Configurations- See Property Description

Lease Term:	1 Year Minimum
Lease Rate:	\$12 SF/YR

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Seymour- I&J	Available	4,908 SF	NNN	\$12.00 SF/yr
Warrior- 3272 A-B	Available	5,000 SF	NNN	\$12.00 SF/yr
Warrior- 3283 A	Available	2,500 SF	NNN	\$12.00 SF/yr
Warrior- 3289 B (Restaurant, Catering, Kitchen)	Available	2,500 SF	NNN	\$12.00 SF/yr
Warrior- 3291 A-F (Can Subdivide)	Available	13,500 SF	NNN	\$12.00 SF/yr
Warrior- 3291 G	Available	2,250 SF	NNN	\$12.00 SF/yr
Warrior- 3295 B	Available	2,500 SF	NNN	\$12.00 SF/yr

INDUSTRIAL PROPERTY FOR LEASE

LEASE SPACES



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



3291 Warrior Dr and 10418 Seymour Ave, Diberville, MS 39540
FLEX WAREHOUSE SPACE FOR LEASE
BUILD-TO-SUIT OPPORTUNITIES AVAILABLE

MONTE LUFFEY • PRINCIPAL **TIM CARLSON • PRINCIPAL**

OFFICE: 228.276.2700

OFFICE: 228.276.2700

MOBILE: 228.547.1953

MOBILE: 228.547.0707

mluffey@southeastcre.com

tcarlson@southeastcre.com



INDUSTRIAL PROPERTY FOR LEASE

ADDITIONAL PHOTOS



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

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





3291 Warrior Dr and 10418 Seymour Ave, Diberville, MS 39540
FLEX WAREHOUSE SPACE FOR LEASE
BUILD-TO-SUIT OPPORTUNITIES AVAILABLE

MONTE LUFFEY • PRINCIPAL **TIM CARLSON • PRINCIPAL**
OFFICE: 228.276.2700 OFFICE: 228.276.2700
MOBILE: 228.547.1953 MOBILE: 228.547.0707
mluffey@southeastcre.com tcarlson@southeastcre.com



INDUSTRIAL PROPERTY FOR LEASE

AERIAL



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

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





3291 Warrior Dr and 10418 Seymour Ave, Diberville, MS 39540
FLEX WAREHOUSE SPACE FOR LEASE
BUILD-TO-SUIT OPPORTUNITIES AVAILABLE

MONTÉ LUFFEY • PRINCIPAL **TIM CARLSON • PRINCIPAL**

OFFICE: 228.276.2700

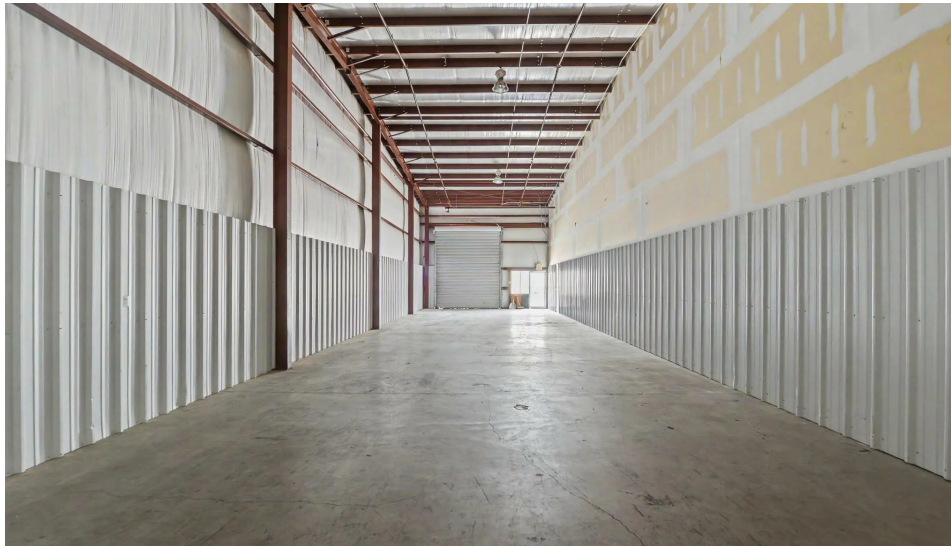
OFFICE: 228.276.2700

MOBILE: 228.547.1953

MOBILE: 228.547.0707

mluffey@southeastcre.com

tcarlson@southeastcre.com



INDUSTRIAL PROPERTY FOR LEASE

WARRIOR DRIVE



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

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





3291 Warrior Dr and 10418 Seymour Ave, Diberville, MS 39540
FLEX WAREHOUSE SPACE FOR LEASE
BUILD-TO-SUIT OPPORTUNITIES AVAILABLE

MONTE LUFFEY • PRINCIPAL **TIM CARLSON • PRINCIPAL**

OFFICE: 228.276.2700

OFFICE: 228.276.2700

MOBILE: 228.547.1953

MOBILE: 228.547.0707

mluffey@southeastcre.com

tcarlson@southeastcre.com



INDUSTRIAL PROPERTY FOR LEASE

SEYMOUR AVENUE



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

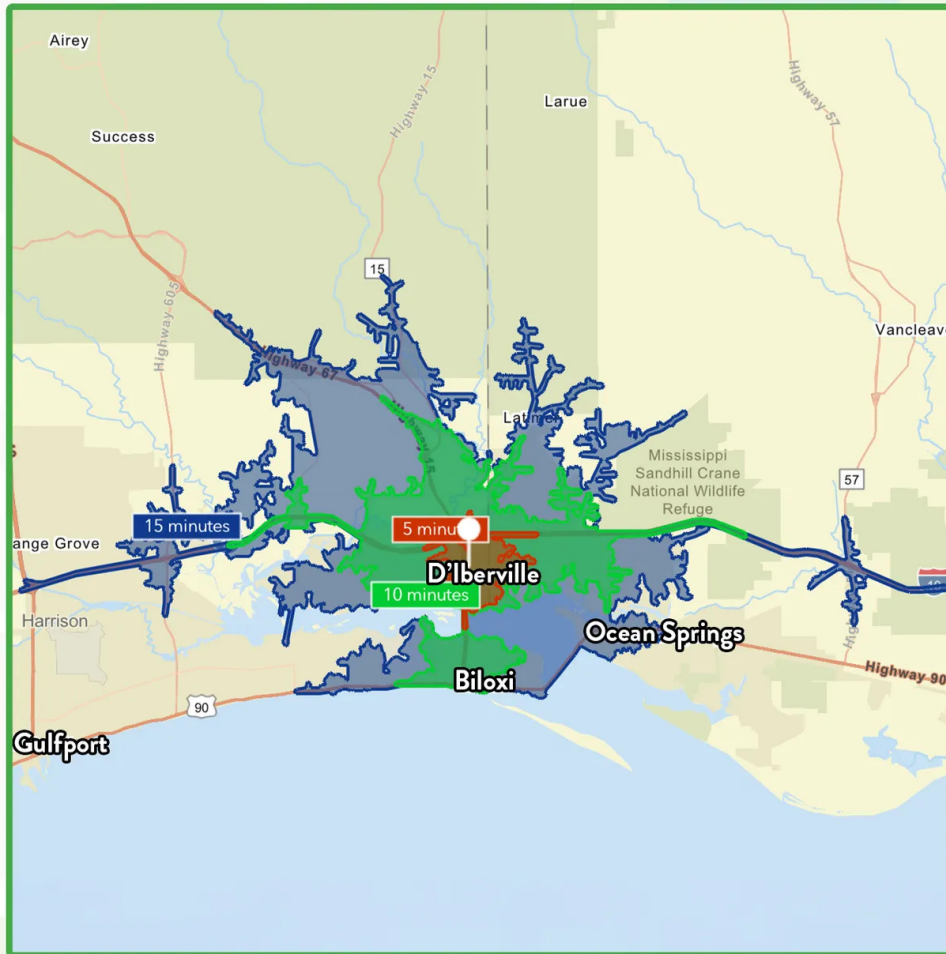
SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com





3291 Warrior Dr and 10418 Seymour Ave, Diberville, MS 39540
FLEX WAREHOUSE SPACE FOR LEASE
BUILD-TO-SUIT OPPORTUNITIES AVAILABLE

MONTE LUFFEY • PRINCIPAL **TIM CARLSON • PRINCIPAL**
OFFICE: 228.276.2700 OFFICE: 228.276.2700
MOBILE: 228.547.1953 MOBILE: 228.547.0707
mluffey@southeastcre.com tcarlson@southeastcre.com



\$85,434

Average Household Income
within 15 minutes of site.



39

Median Age
Within 15 minutes of site.



32,524

Number of housing units
within 15 minutes of site.

2025 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	6,730	34,027	69,585
Average HH Income	\$66,018	\$80,912	\$85,434
2030 Projections	5 Minutes	10 Minutes	15 Minutes
Population	6,754	34,551	71,037
Average HH Income	\$71,294	\$89,353	\$94,924

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

INDUSTRIAL PROPERTY FOR LEASE

AREA DEMOGRAPHICS



**SOUTHEAST
COMMERCIAL
REAL ESTATE**

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

