



+/- 46,883 SF | +/-12 ACRES ON RAIL W/SPUR

4493 A Avenue, Long Beach, MS 39560

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PROPERTY DESCRIPTION

SOUTHEAST COMMERCIAL is pleased to present +/-46,883 square feet of warehouse, R&D, manufacturing, or hub/transit space located in Long Beach, MS. The property is on rail leading to the Port of Gulfport, Port of Mobile, and Port of New Orleans. The freestanding warehouse consists of ~44,000 SF warehouse production space & ~2,883 SF of office & climatized cage/storage, with (2) wells, (8) grade roll up doors, and a 3.5 acre laydown yard which is compacted and fenced.

OFFERING SUMMARY

Lease Rate:	\$7.50 SF/yr (NNN)
Available SF/Building Size:	46,883 SF
Lot Size:	+/-12 Acres
Zoning:	I-1 Light Industrial District

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	146	7,278	24,581
Total Population	403	20,449	67,357
Average HH Income	\$68,964	\$61,588	\$52,956

INDUSTRIAL PROPERTY FOR LEASE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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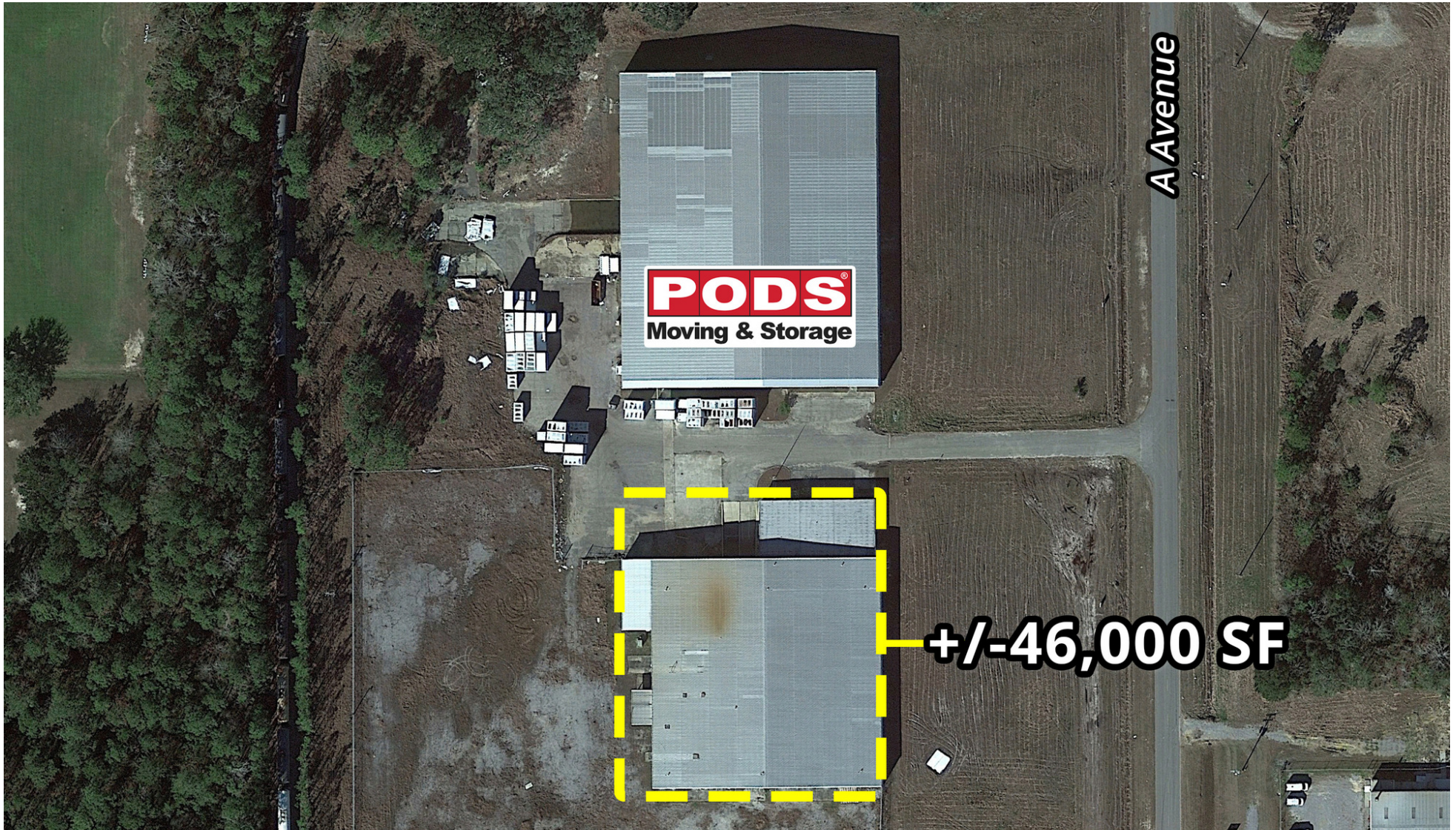
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INDUSTRIAL PROPERTY FOR LEASE

AERIAL



**SOUTHEAST
COMMERCIAL
REAL ESTATE**

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





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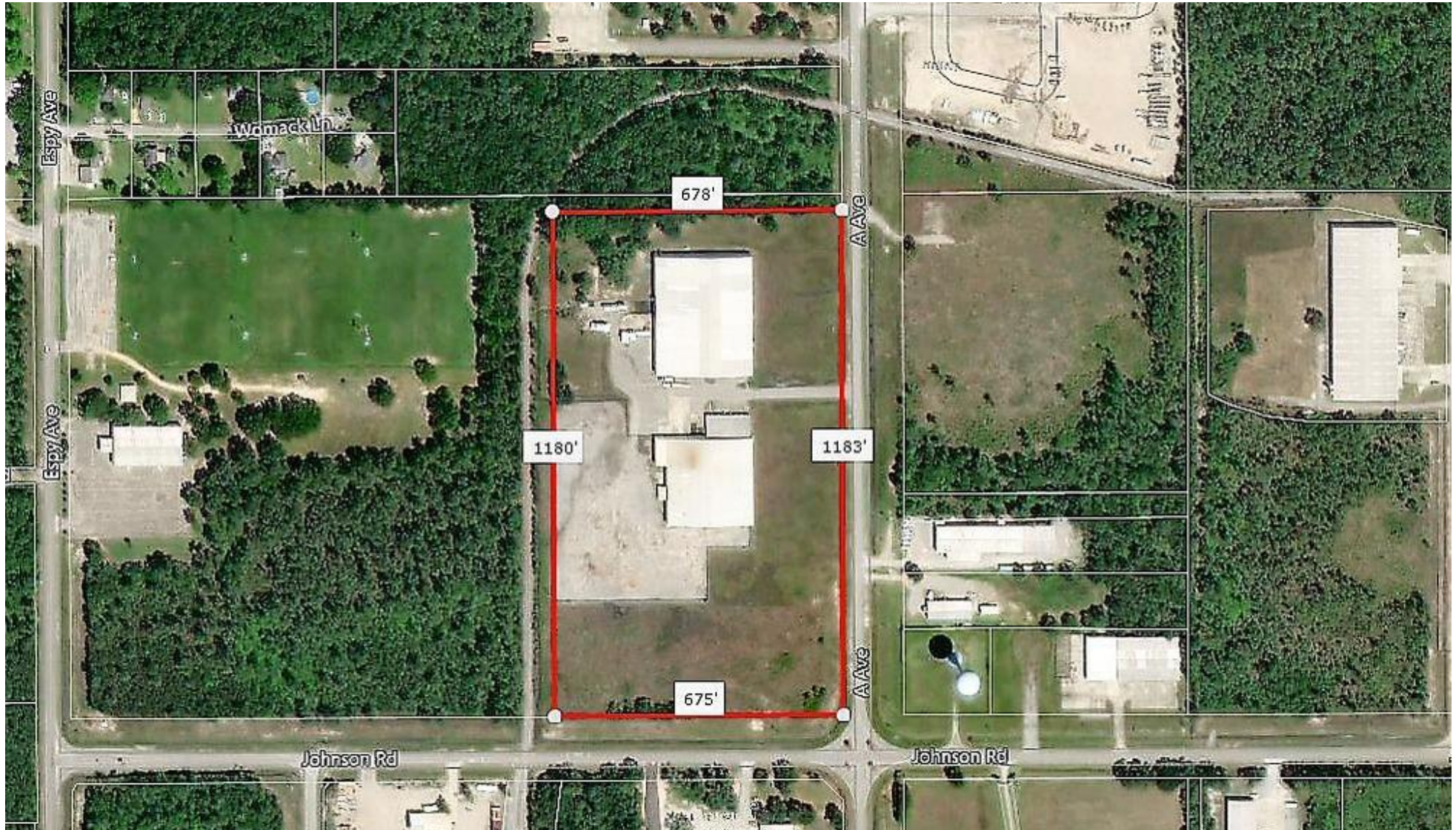
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INDUSTRIAL PROPERTY FOR LEASE

PLAT MAP



SOUTHEAST
COMMERCIAL
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