

# Marketing Presentation



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7,000 SQUARE FEET WAREHOUSE WITH 3,000 SF OFFICE  
105 STREET A, PICAYUNE, MISSISSIPPI  
FOR LEASE AT \$6.50/SF

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Exclusive Listing Agents:

**Mississippi Commercial Realty**

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Hattiesburg, MS

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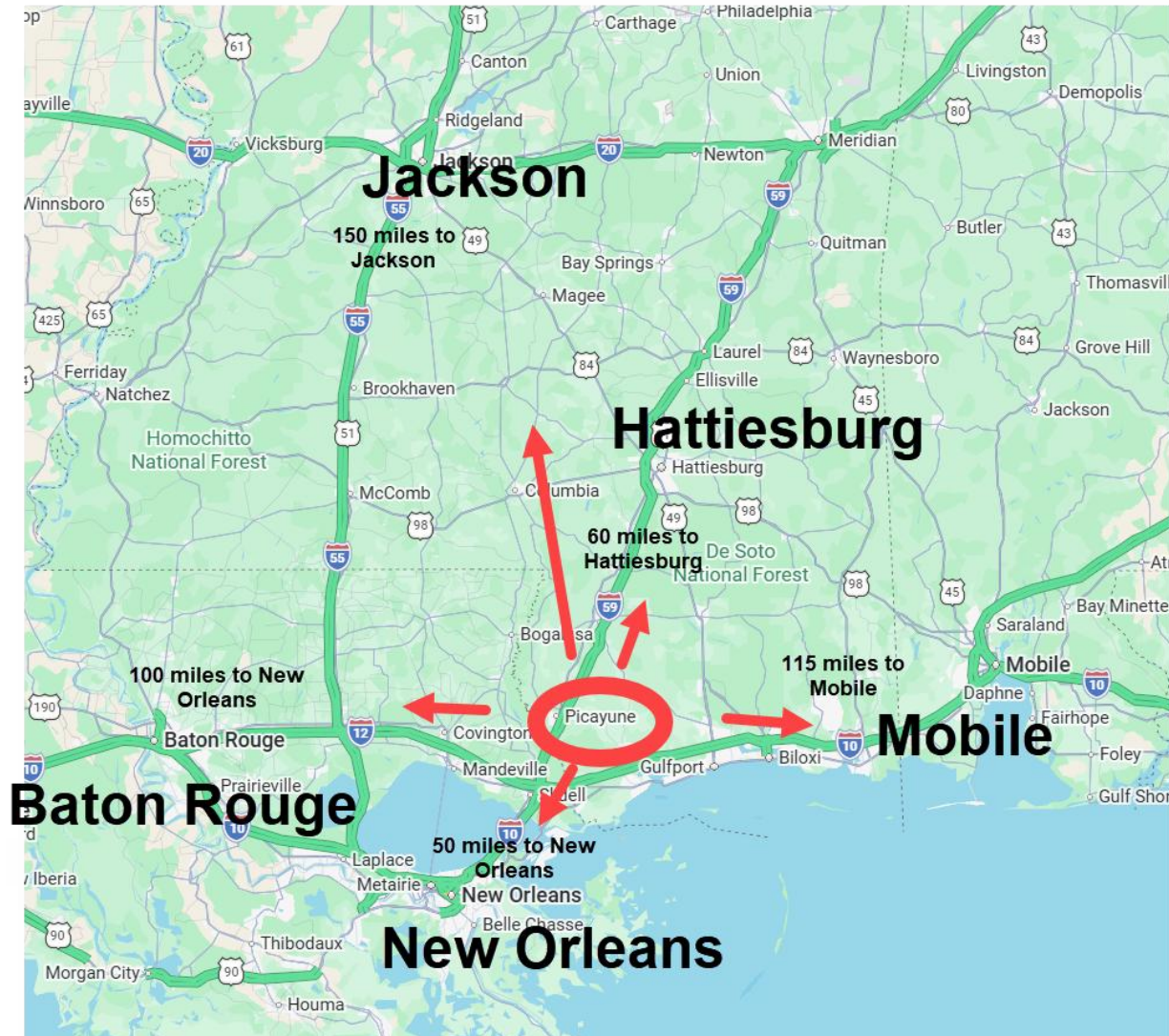
February 9, 2026





## Location

The property is located in Picayune, Mississippi, near Interstate 59 which runs from New Orleans through Birmingham into Georgia. Picayune is a central hub that reaches Hattiesburg and New Orleans within one hour drive time, Baton Rouge, the Mississippi Gulf Coast and Mobile within 2 hours' drive time and Jackson within 2 ½ hours' drive time.





## Description

The warehouse is located at Highway 11 South and 105 Street A, within the Picayune city limits, in Pearl River County, and is a 4,000 square foot warehouse plus approximately 3,000 square feet of impressive office space. The 16' 10" height warehouse was constructed in 2008 and includes a 12,000 square foot fenced laydown yard.





## The Property

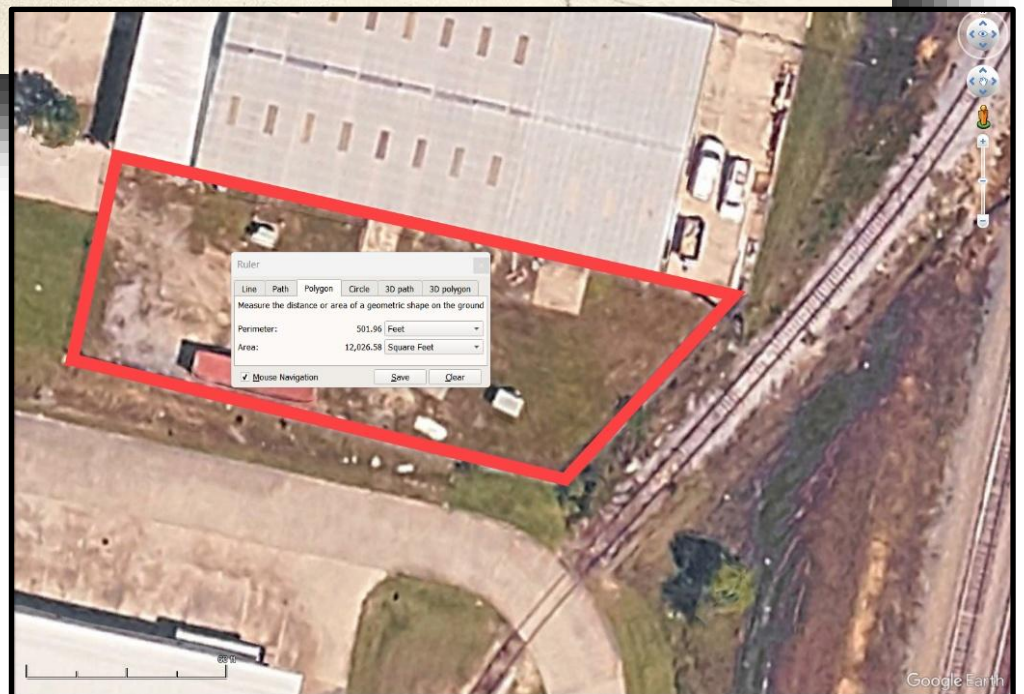
The building has 4,500 SF of paved parking in front and has steel trusses and a metal roof and one 15' x 15' rollup door on the side.





## Laydown Yard

To the right of the building is a 12,000 SF fenced laydown yard, measuring 65 feet wide and approximately 185 feet deep.





## Floor Plan

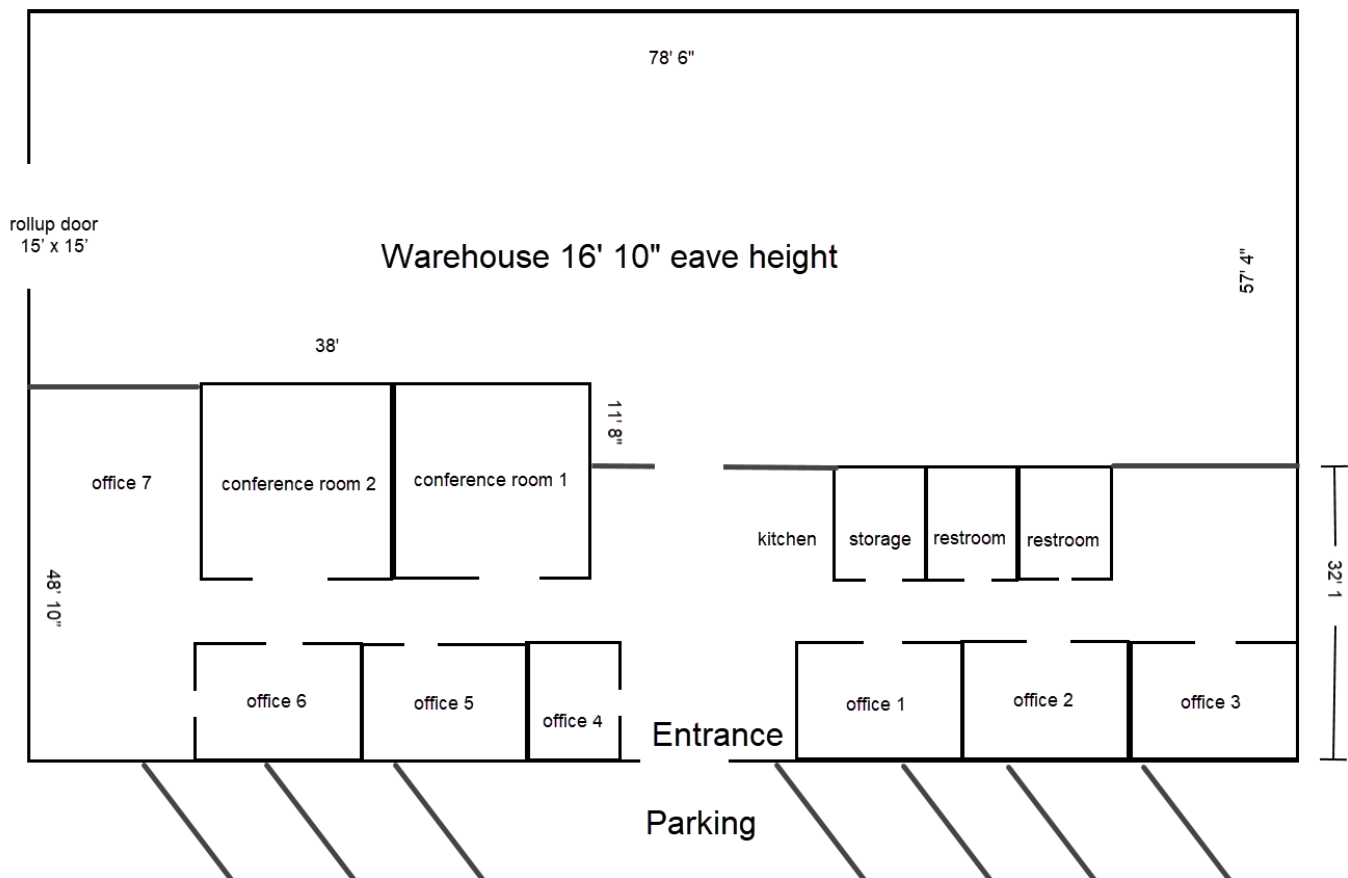
The building has 3,000 SF of newly renovated office space including:

- 2 large conference rooms
- Training/meeting room
- 5 private offices
- Receptionist
- Kitchen
- 2 restrooms
- Storage

The 4,000 SF warehouse has one 15' x 15' rollup doors and a 16' 10" eave height.

### 105 Street A-Floor Plan

not to scale-measurements believed accurate but not guaranteed





## About Mississippi Commercial Realty



Mississippi's only commercial real estate broker with the CCIM and SIOR designations, an MBA and the appraiser's practitioner license. We are known for using the latest technology to help clients buy, sell and lease office, warehouse, shopping centers, apartments and hotels throughout Mississippi. We are experts at solving their real estate problems, and bringing a high level of ethical conduct to the industry with great attention to detail and professionalism.

We have expertise in every sector of commercial real estate, completing these landmark projects:

- The largest office space lease in Hattiesburg.
- One of the largest hotel acquisitions on Canal Street in New Orleans.
- One of the largest warehouse transactions.
- Several of the largest apartment developments.
- The largest land transaction, over 900 acres for development as single family homes.

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*Nationally recognized expertise with expedited results:*

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- Named Top 50 Financial Executive by CityBusiness Magazine.
- Named Top 100 Investment Executive in the U.S., 1994, by Financial Planning Magazine.
- Member National Association of Realtors.
- Past President, International Association of Financial Planners.
- Past President, New Orleans MSU Alumni Association.
- Past industry panel member for the NASD Board of Arbitrators.
- Eagle Scout.

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*We authored more national publications than any other real estate broker in the state:*

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- *Commercial Investment Real Estate Magazine*- "Valuing Commercial Real Estate Using Regression Analysis".
- *Commercial Investment Real Estate Magazine*- "Visualizing Risk In a Lease Buyout Decision".
- *Commercial Investment Real Estate Magazine*- "Using Lifestyle Demographic Analysis To Make Better Commercial Real Estate Decisions".
- *Chief Executive Officer Magazine*- "Return of The AutoMat".
- *Registered Representative Magazine*- "Growing Your Business By Providing a Higher Level of Services".

*What makes our firm different is that our clients never have to worry about conflicts of interest. We never accept work where clients compete. Our competitive advantage is that we use technology to solve problems and are dedicated to providing clients and colleagues with the knowledge to help make better real estate decisions.*