

FOR SALE



434 NESBIT RD • NESBIT, MS 38651

SUMMARY

Price: \$1,300,000.00

Lot Size: 5.0 +/- Acres

Property Type: Industrial

Zoning: C-2

**BONUS: 270,000 +/- cubic yards
of marketable dirt - ideal for resale!**



RHODES THOMPSON
Commercial Agent
(662) 892-4000
rhodesthompson@outlook.com
Mississippi

(901) 286-6200 - Main Office
(901) 833-8000 - Cell

Property Description

This property offers a versatile opportunity for businesses seeking a combination of office and industrial space. The property includes a 5,900+/- SF metal building featuring 1,200 +/- SF of climate-controlled office space and two distinct shop areas: a 3,500 +/- SF shop equipped with an oil-burning heater and a 1,200 +/- SF secondary shop. With 4 grade-level doors, 3 truck-height doors, and a clear height of 17 feet, the facility is well-suited for logistics, service, or light industrial use.

Location Overview

Strong location in a growing commercial corridor! The property at 434 Nesbit Road offers excellent accessibility just minutes from I-55 & I-69, providing direct routes to Hernando, Southaven, and the Memphis metro. Its location supports efficient regional distribution and daily operations, with quick access to major corridors like Goodman and Church Roads.

Property Highlights

- 5,900 +/- SF Metal Building; 1,200 +/- SF office, 3,500 +/- SF shop, 1,200 +/- SF shop
- Four grade-level doors; three truck-height doors
- 17' clear height for flexible industrial use
- Easily accessible to I-55 & I-69



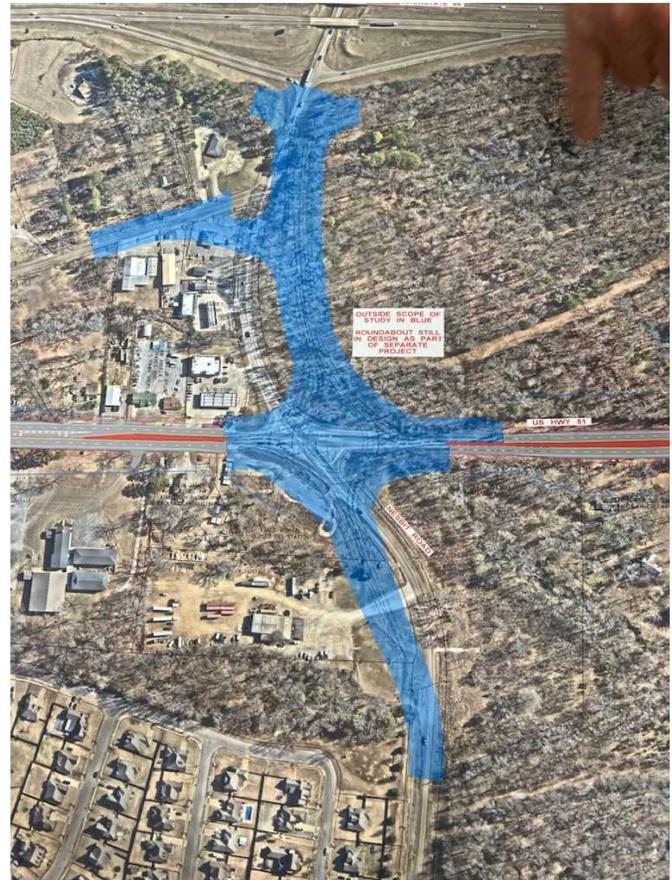
Property Photos



Property Photos



Future Infrastructure Improvements



The photos above provide a side-by-side comparison of the current aerial view of the property (left) and the proposed infrastructure improvements for the surrounding area (right). The right image highlights planned upgrades at the intersection of Hwy 51, Pleasant Hill Road, and Nesbit Road, including new ramps and reconfigured connections designed to enhance traffic flow and accessibility. These improvements position the nearby property for increased visibility and commercial potential as the corridor evolves.