

INDUSTRIAL  
PROPERTY  
FOR LEASE

## CULLENS OFFICE WAREHOUSE

26' - 3 1/8"

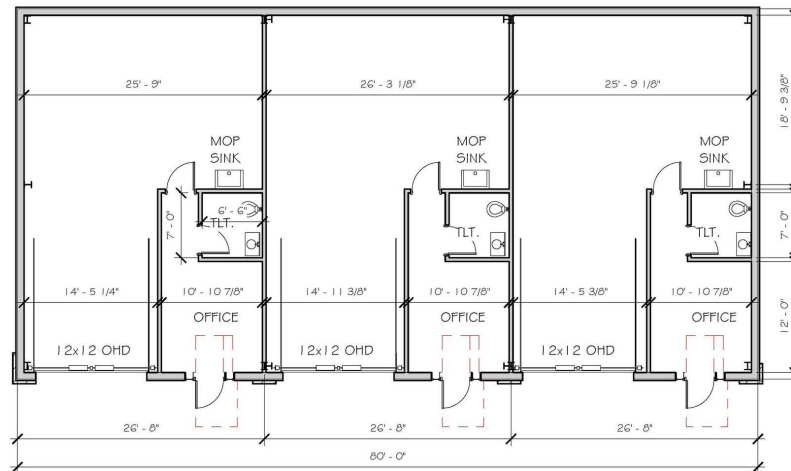
14313 Cullens Street,  
Biloxi, MS 39530

Jon-David Johnson,  
CCIM

Owner Broker  
601.707.5555  
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164 Watford Parkway  
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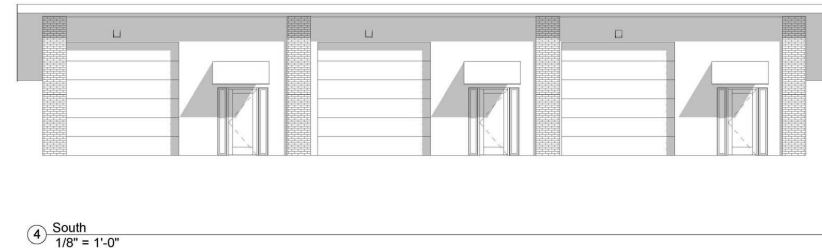
### PROPERTY DESCRIPTION

New Construction Small Office Warehouse Suites For Lease Ocean Springs MS. Construction starting January 2025, the building can be single user or divided into three separate units. Each unit will have an office, restroom, overhead door and warehouse space. Great for small business or branch offices.

### PROPERTY HIGHLIGHTS

- 1,067 to 3,200 SF Office Warehouse Flexspace
- Located at Exit 50 Ocean Springs MS
- New Construction

## PROPERTY SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$1,635.00 per month (MG)
Number of Units:	3
Available SF:	1,067 - 3,200 SF
Lot Size:	0.35 Acres
Building Size:	3,200 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	153	390	1,299
Total Population	335	868	3,111
Average HH Income	\$60,055	\$62,026	\$70,583

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