

INDUSTRIAL  
PROPERTY  
FOR LEASE

SMALL BAY  
COMMERCIAL  
- OCEAN  
SPRINGS /  
BILOXI

14313 Cullens Street,  
Biloxi, MS 39530

Jon-David Johnson,  
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164 Watford Parkway  
Drive, Canton, MS 39046  
601.707.5555  
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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

**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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