



# 42,000 SF RETAIL WAREHOUSE BLDG

9120 US 49, Gulfport, MS 39503

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## PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer this +/-42,236 SF retail building, FOR SALE or LEASE, located on Highway 49 in Gulfport, MS. The building is comprised of mostly open retail space with storage space in the rear, all of which is heated and cooled. Building improvements include a metal roof that was replaced in 2022, three (out of the ten) AC units are new, and new LED lighting. There are four (+1 handicapped) changing rooms, four bathrooms, a break room and a small office area in the front. There is a +/- 385 sf dock canopy in the rear, a dock height loading area with two truck wells, and +/-265' of 6' height chain link fencing storage area. The parking lot is asphalt paving with 164 (+4 handicapped) marked parking spaces.

## PROPERTY HIGHLIGHTS

- High Traffic Location
- Highway 49 Road Frontage
- Surrounded by Dozens of Retailers and Restaurants

## OFFERING SUMMARY

Sale Price:	\$1,925,000
Lease Rate:	\$6.35 SF/YR (NNN)
Building Size:	42,236 SF
Lot Size:	4.27 Acres

## RETAIL PROPERTY FOR SALE OR LEASE

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AERIAL



**SOUTHEAST  
COMMERCIAL  
REAL ESTATE**





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