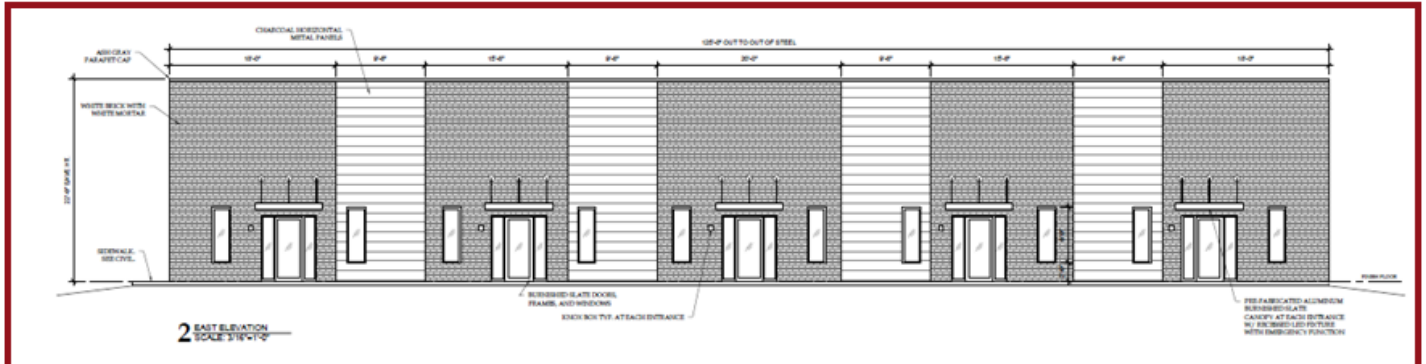


INDUSTRIAL - WAREHOUSE / OFFICE FOR LEASE

3071 INDUSTRIAL DRIVE W
HERNANDO, MS 38632



Pre-Leasing Coming Soon!
Available - Spring/Summer 2025



Property Information:

- Suite SF: 1,500sf+/- (950sf Whse / 550sf Ofc)
- Building SF: 7,500sf +/-
- Lease Rate: \$1,875.00 Each
- Lease Term: 5 Years
- Type: Modified Gross
- Cross Streets: Vaiden Drive & Industrial Drive
- Lot Size: 2.25 Acres
- Zoning: C-4
- Building Class: A
- Year Built: 2025

KELLER WILLIAMS REALTY | KW
5847 Getwell Road Suite B1
Southaven, MS 38671

PRESENTED BY:
RHODES THOMPSON
Commercial Agent
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rhodesthompson@outlook.com
Mississippi

Each Office Independently Owned and Operated

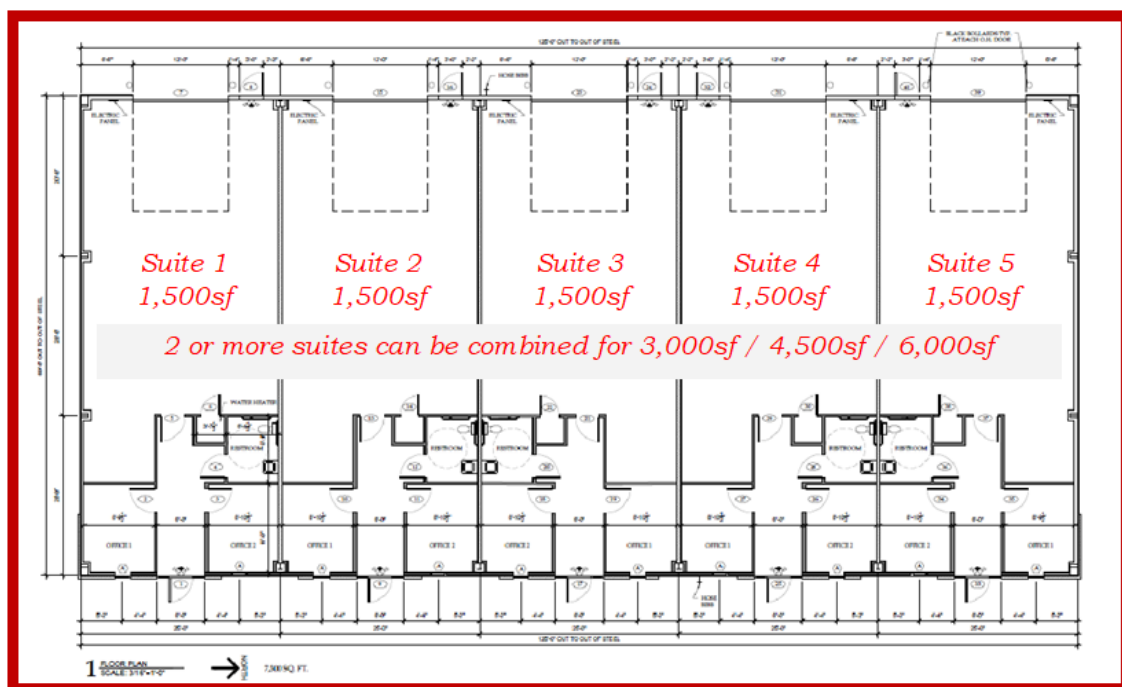
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Property Description

This lease opportunity is located in an established Hernando Industrial Cove. It presents an opportunity to lease up to 5 suites of 1,500 SF +/- each or up to 7,500 SF +/- of space to fit your needs. Also, the property has the possibility of ample outside storage and/or parking! This property is situated just behind the Desoto County Sheriff's office and is one mile from the exit at I-55 and Hwy 304 in Hernando with easy access. Give us a call today to start planning your new warehouse space!

Location Overview

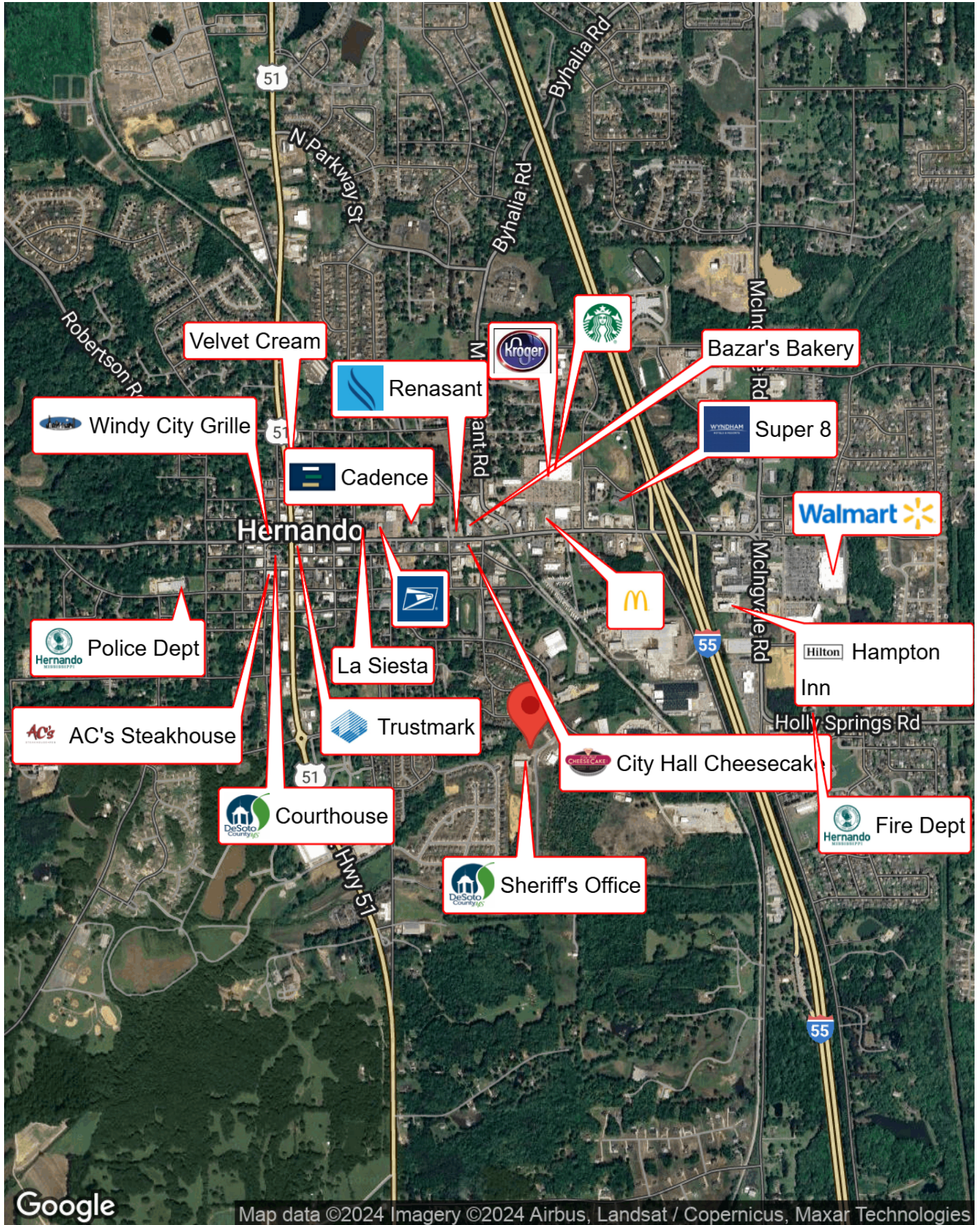
Located in Hernando, MS, Desoto County in close proximity to various retail establishments, restaurants and hotels with convenient, easy access to I-55.



SUITE	STATUS	SIZE	LEASE RATE	TYPE
1	Available	1,500sf +/-	\$1,875.00 / Month	Mod Gross
2	Available	1,500sf +/-	\$1,875.00 / Month	Mod Gross
3	Available	1,500sf +/-	\$1,875.00 / Month	Mod Gross
4	Available	1,500sf +/-	\$1,875.00 / Month	Mod Gross
5	Available	1,500sf +/-	\$1,875.00 / Month	Mod Gross

BUSINESS MAP

3071 Industrial Drive W
Hernando, MS 38632



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