



**FOR LEASE**  
**6892 HWY 49 NORTH**

**457,126 SF**  
**HATTIESBURG, MS**

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# PROPERTY DETAILS

6892 HWY 49 NORTH | HATTIESBURG, MS

|                         |                  |
|-------------------------|------------------|
| AVAILABLE SPACE         | 457,126 SF       |
| WAREHOUSE SPACE         | +/- 443,076      |
| OFFICE SPACE            | +/- 10,066 SF    |
| OUTDOOR COVERED STORAGE | +/- 3,984 SF     |
| DOCK DOORS              | 26               |
| CLEAR HEIGHT            | Up to 28'        |
| COLUMN WIDTH/DEPTH      | Varies           |
| ROOF                    | Metal, Pitched   |
| YEAR BUILT              | 1972             |
| PARKING                 | Substantial      |
| LAND AREA               | 31.2 Acres       |
| ZONING                  | I-1              |
| PARCEL ID               | 2-025B-25-060.00 |



# PROPERTY HIGHLIGHTS



**OUTDOOR COVERED STORAGE**



**IMMEDIATE ACCESS TO I-59**



**GREAT HIGHWAY VISIBILITY**

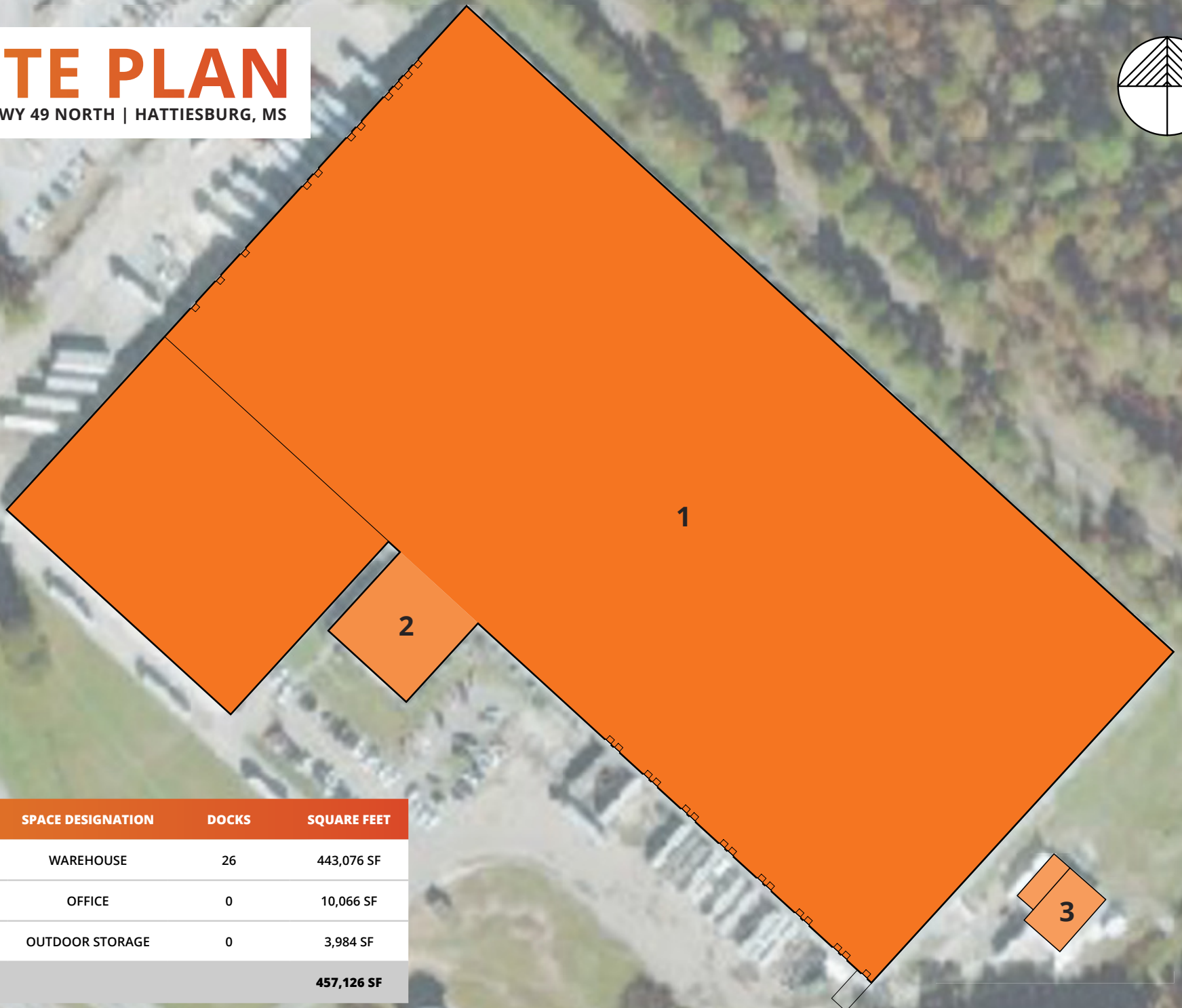


**LOCATED IN OPPORTUNITY ZONE**



# SITE PLAN

6892 HWY 49 NORTH | HATTIESBURG, MS



| NUMBER       | SPACE DESIGNATION | DOCKS | SQUARE FEET       |
|--------------|-------------------|-------|-------------------|
| 1            | WAREHOUSE         | 26    | 443,076 SF        |
| 2            | OFFICE            | 0     | 10,066 SF         |
| 3            | OUTDOOR STORAGE   | 0     | 3,984 SF          |
| <b>TOTAL</b> |                   |       | <b>457,126 SF</b> |

# LOCATION MAP

6892 HWY 49 NORTH | HATTIESBURG, MS

|                               |                  |
|-------------------------------|------------------|
| <b>HATTIESBURG AMTRAK STN</b> | <b>6 MILES</b>   |
| <b>JACKSON, MS</b>            | <b>85 MILES</b>  |
| <b>MOBILE, AL</b>             | <b>103 MILES</b> |
| <b>MEMPHIS, TN</b>            | <b>293 MILES</b> |
| <b>ATLANTA, GA</b>            | <b>376 MILES</b> |

