

# NESBIT INDUSTRIAL PARK

Nesbit Road @ Nesbit Dr., Hernando, MS 38632



## PROPERTY DESCRIPTION

This commercial cove has recently become the home to new office warehouse spaces. The owner is willing to sell the back lots while still planning to continue to expand with new warehouses. If you are looking to expand your industrial business or just wanting to grab your spot in the growing Hernando/Nesbit market, this cove certainly offers great promise and numerous possibilities!

## PROPERTY HIGHLIGHTS

- Easy Interstate Access
- 1/4 mile west of Highway 51 and Interstate 55
- Curb, Gutter, Natural Gas, and Electrical in Place
- 1-6 Acre Lots - Not Yet Platted
- \* Map Shows Potential Layout \*

## LOCATION DESCRIPTION

This growing industrial cove is just half a mile from Highway 51 and Pleasant Hill interchange and 0.8 miles from I-55 Pleasant Hill Road Interchange. Exit onto Pleasant Hill and follow the road into the old Nesbit town district and this cove will be just on the left. This cove is between I-55 and I-269 Intersections

## OFFERING SUMMARY

Sale Price:	\$3.00 PSF
Lot Size:	1-6 Acres Lots
Zoning:	M-1

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.

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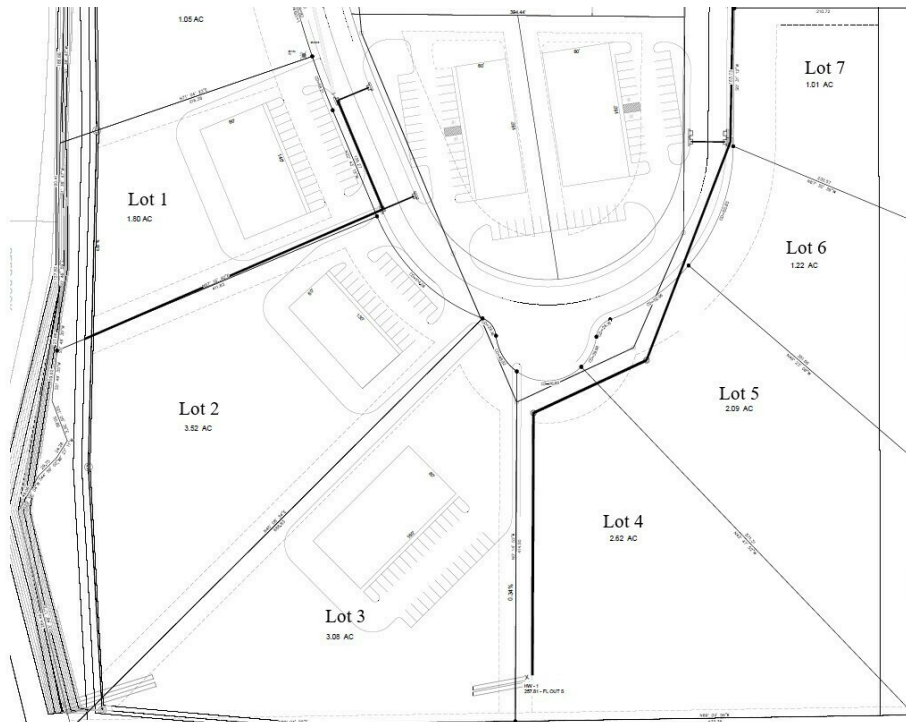
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## LAND FOR SALE

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# OF LOTS 7 | TOTAL LOT SIZE 1.01 - 2.62 ACRES | TOTAL LOT PRICE \$3.0 - \$3.0 / SF | BEST USE WAREHOUSE/INDUSTRIAL/COMMERCIAL

STATUS	LOT #	SUB-TYPE	SIZE	PRICE	ZONING
Available	1	Industrial	1.8 Acres	\$3.00 / SF	M-1
Pending	2	Industrial	3.52 Acres	\$3.00 / SF	M-1
Pending	3	Industrial	3.08 Acres	\$3.00 / SF	M-1
Available	4	Industrial	2.62 Acres	\$3.00 / SF	M-1
Unavailable	6	Industrial	1.22 Acres	\$3.00 / SF	M-1
Available	7	Industrial	1.01 Acres	\$3.00 / SF	M-1
Unavailable	5	Industrial	2.09 Acres	\$3.00 / SF	M-1

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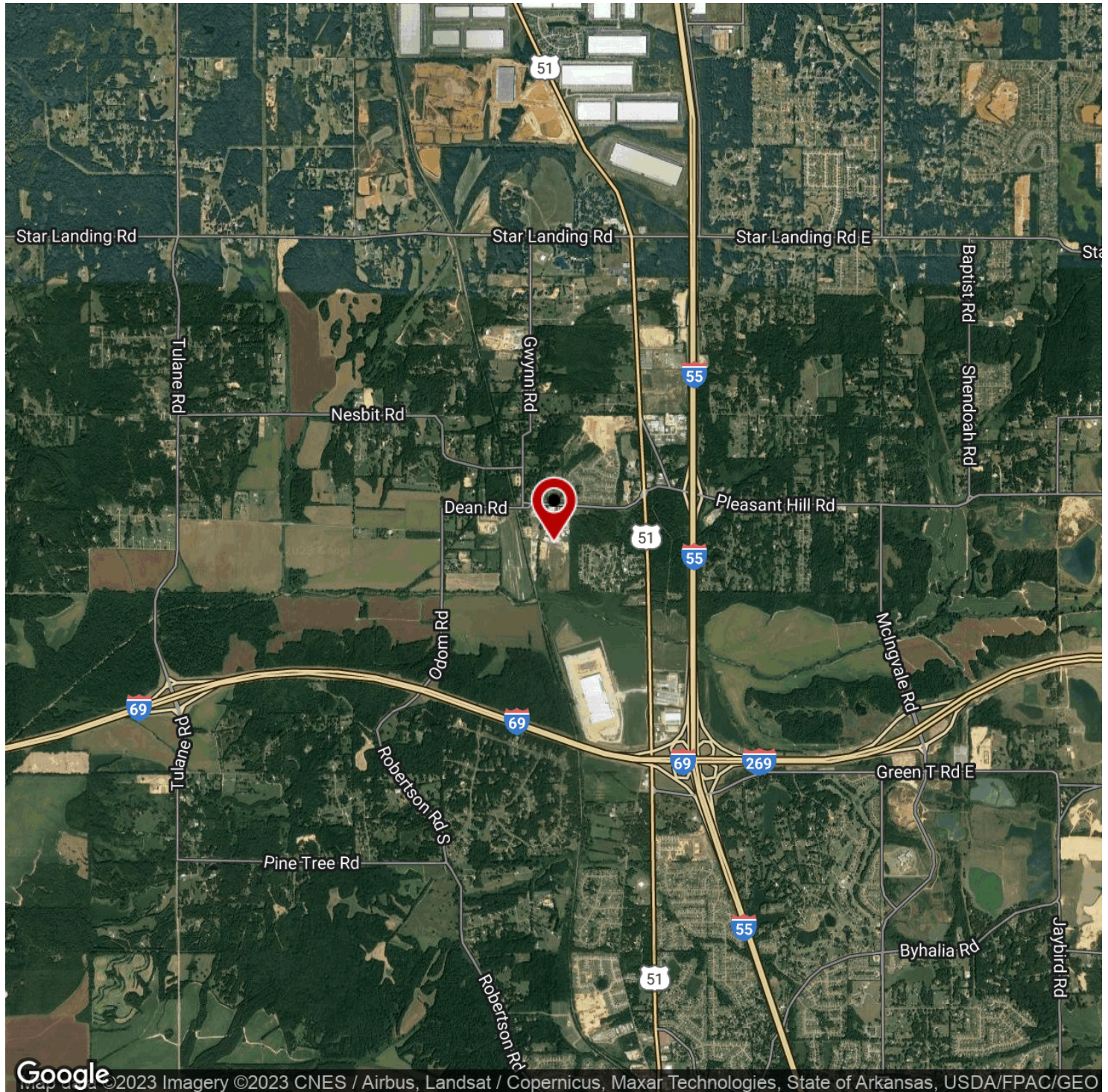
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