

Owen & Co., LLC  
REAL ESTATE  
SHERRY L. OWEN



FOR LEASE  
OFFICE BUILDING FOR LEASE  
13334 Seaway Rd, Gulfport, MS 39503

# PROPERTY INFORMATION



**I-2 - HEAVY  
INDUSTRY DISTRICT**



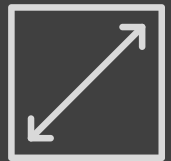
**PRICE**  
  
**\$650 - \$3550  
PER MONTH**



**LOCATION**  
  
**GULFPORT, MS**



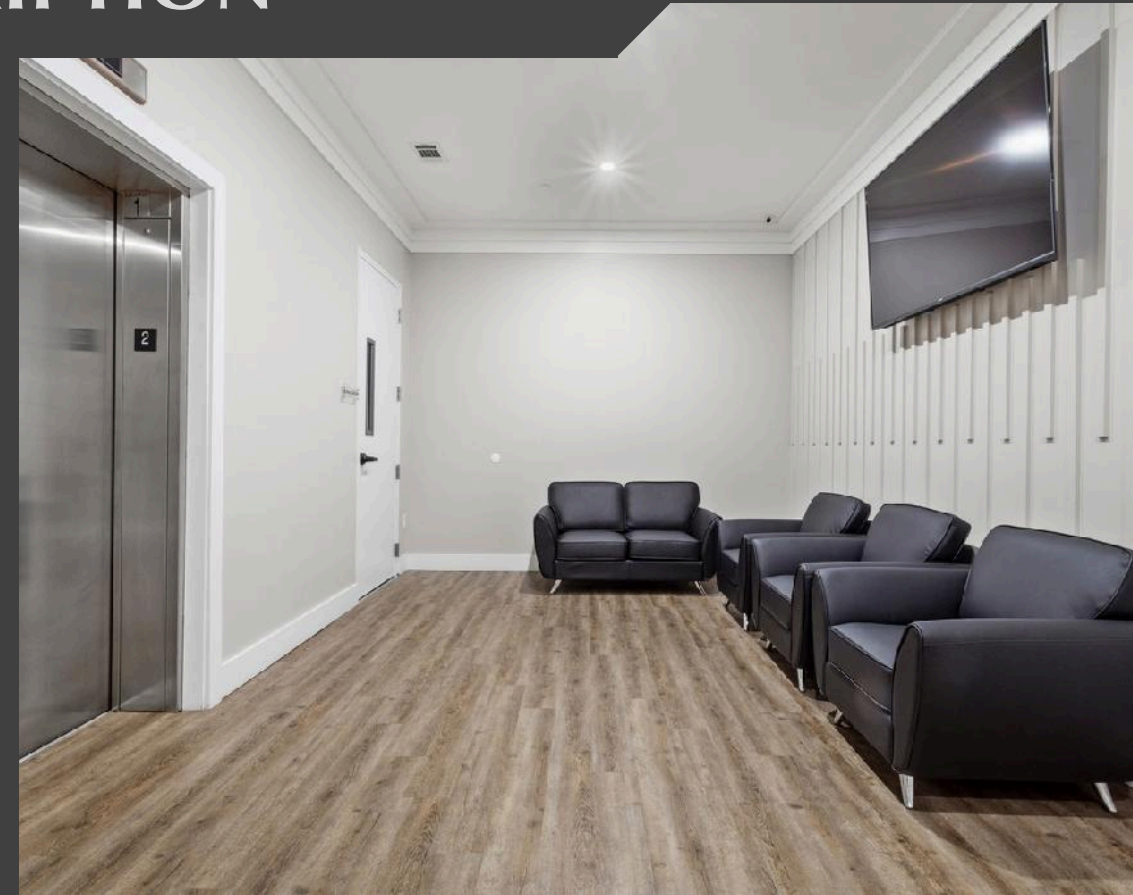
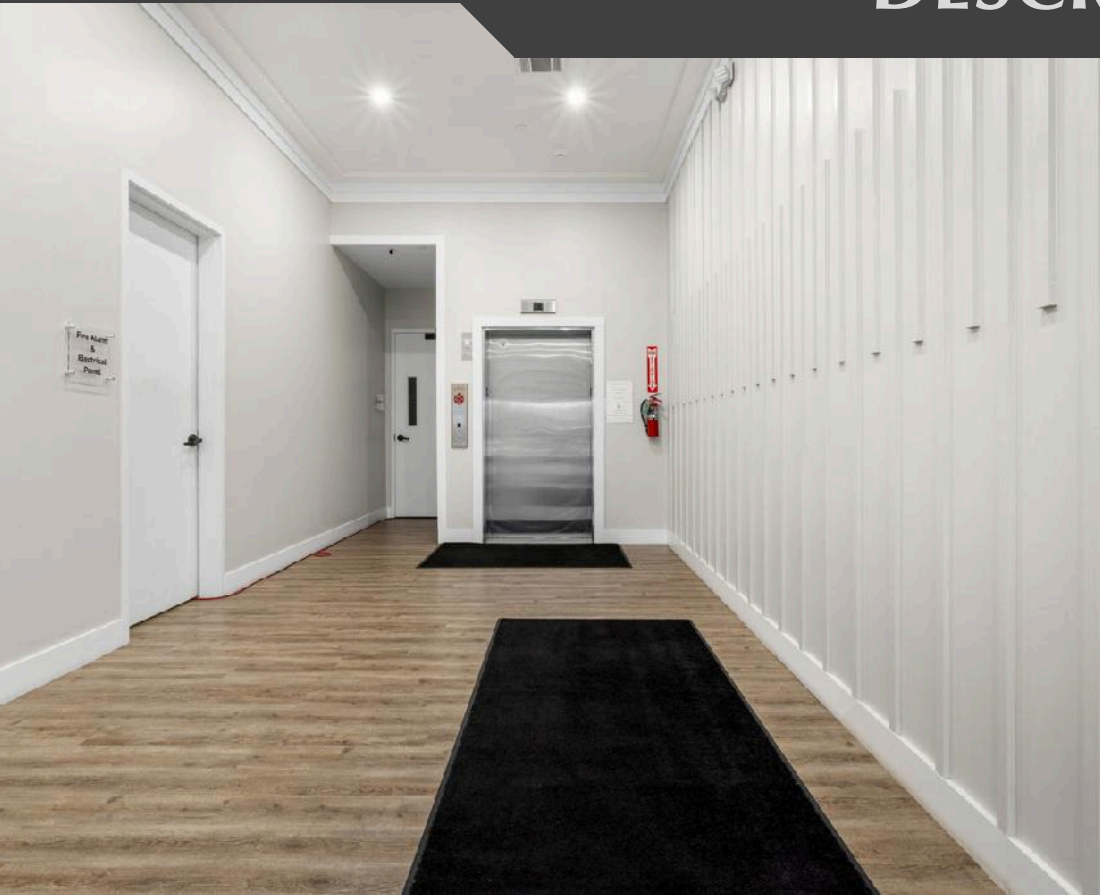
**BUILDING SIZE**  
  
**SF 109,665**



**LOT SIZE**  
  
**13 ACRES**



# PROPERTY DESCRIPTION



## Brand-new office space available for lease in Gulfport, MS

Beautiful brand-new office space available for lease in an excellent Gulfport location! Conveniently situated right off Seaway Road, this modern office building offers easy access to I-10, Hwy 49, Pass Road, the Beach, and is just five minutes from the Gulfport-Biloxi Airport. The property features individual private offices with access to shared amenities, including a spacious conference room, restrooms, and an elevator for easy accessibility. With plenty of outdoor parking and a clean, professional atmosphere, this is the perfect location for businesses seeking a fresh, convenient, and impressive workspace. Don't miss this great opportunity—call today for leasing details or to schedule a tour!

# PROPERTY INFORMATION

List Price	\$650 - \$3550	County	Harrison
Bathrooms Total	6	Reserved Prospects	No
Bathrooms Half	6	N or S of CSX RR	N
Total Square Footage	109,665	N or S of I-10	S
SqFt Source	Plans	Listing Agreement	Exclusive Right To Sell
List Price Sqft	\$0.01	New Construction	Yes
Year Built	2023 (Owner)	Property Condition	New Construction
Total Floors	2	Owner/Agent	No
Divisible	Yes	Complex Name	Seaway Business Center LLC
Sub Agency	No	Association	No
Legal Description	13 AC BEG 3144.1 FT W OF SE COR OF SE 1/4 OF NE 1/4 OF SEC 14 N 1564.6 FT TO SLY MAR OF I-10 S80DG W ALONG I-10 307.1 FT S 721.6 FT W 239.2 FT S 203.7 FT E 239.4 FT S 770.1 FT TO MAR OF SEAWAY RD E ALONG RD 299.8 FT N 179.7 FT TO POB PART OF E 1/2 OF W 1/2 OF SEC 14-7-11	Tax Year	2024
Parcel #	0909d-02-006.000	Tax Annual Amount	\$86,918
Directions to Property	From Cowan-Lorraine Rd., turn west on Seaway Rd. Building is on the North side of Seaway Road. Seaway Business Center	Leasehold Y/N	No
Sub-Type	Office	Flood Insurance Required?	No
Listing Service	Full Service	Showing Requirements	Appointment Required; Appointment Only; Call Listing Agent; Call Listing Office
Lease Rate Type	Total Monthly	Showing Exclusions	No
Special Listing Conditions	Standard	Lease Term	12 Months
Approx Lot Size Acres	13	Accessibility Features	Accessible Elevator Installed; Accessible Hallway(s); Accessible Parking; Adaptable Bathroom Walls; Visitor Bathroom
Lot Size Dimensions	300x1753	Commercial Features	Door Sign; Dumpster; Elevator(s); Employee Restrooms; Fiber Optic Available; Fire Alarm; Fire Sprinkler System; Fire Stairs; Public Restroom(s); Security System; Smoke Detector(s)
Subdivision	Metes And Bounds	Number of Elevators	1
		Number of Restrooms	6



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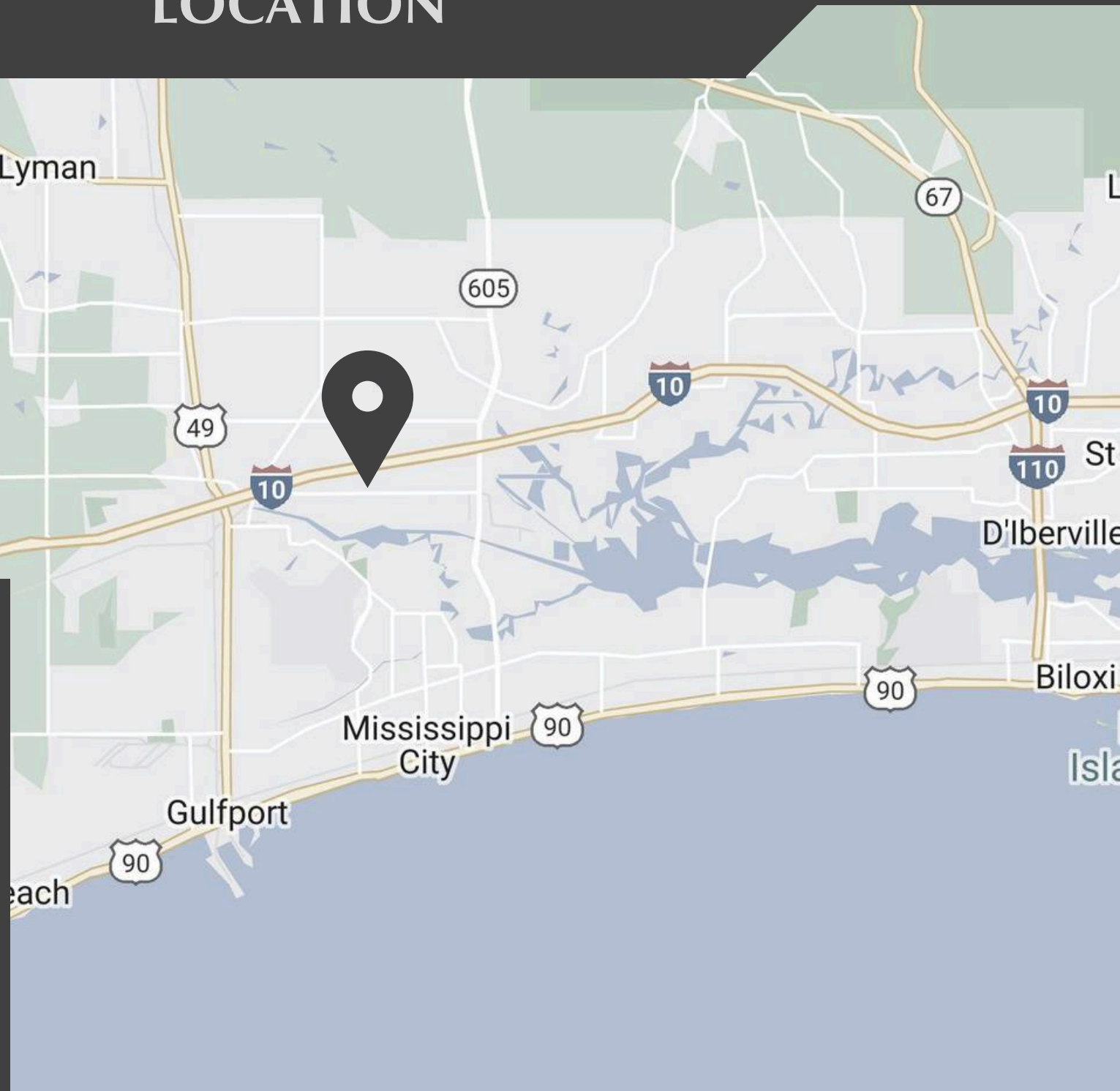
Seating	26-50	Business Type	Commercial; Office; Vacant
Suite Details	1st Suite: 1,936 SF; 2nd: 206 SF; 3rd: 206 SF; 4th: 206 SF; 5th: 465 SF; 6th: 1,372 SF; 7th: 192 SF; 8th: 192 SF; 9th: 192 SF; 10th: 297 SF		Accounting; Administrative; Advertising; Commercial; Decorator; Employment; Financial; General Business; Mixed; Parking; Professional/Office
Levels	Two	Possible Use	Commercial
Square Footage Description	Ofc. Bldg 5,000-10,000 SF; Ofc. Bldg 10,000-50,000 SF; Warehouse Up to 5,000 SF	Exterior Construction/Siding	Aluminum Siding; Glass
Walls - Interior	Sheetrock	Exterior Features	Elevator
Window Features	Insulated Windows	Approx Age Code	Under 5 Years
Ceiling Height	11' - 12.9'	Parking Features	Front Entry; Parking Lot; Parking Pad
Flooring	Carpet	Parking Spaces	26 Uncovered
Basement Features	No Basement	Driveway Features	Concrete Drive
Roof	Metal	Additional Transportation	Airport 3+ Miles; City Street
Foundation Details	Concrete Perimeter	Pool	No
Heating	Central; Electric; Heat Pump;	Location	Airport 3+ Miles; City;
Cooling	Hot Water; Zoned		Commercial Retail; Industrial
Sewer	Central Air; Electric; Multi Units		Park; Interstate 1 Mile or Less;
Utilities	Private Sewer		Office Building
	Cable, Electricity, Natural Gas, Sewer, Water Connected	Sale Options	Will Divide; Will Lease
	Fluorescent; Security	Auction	No
Lighting	Public	Available Documents	Aerial Survey; Floor Plans; Leases; Maps; Marketing
Water Source	Other		Package; Photographs; Plat;
Income & Expenses	Building and Land; Lease		Recorded Plan; Tax Info
Price Includes	Option; Leases; Some Appliances	Possession	Close Of Escrow
Structure Type	Lowrise 1-2 Floors; Other		
Current Use			

# LOCATION



## GULFPORT

Gulfport is the second-largest city in Mississippi and offers a variety of eateries, entertainment, recreation adventures and industry pillars. Hallmark locations such as the Port of Gulfport, Gulfport/Biloxi International Airport, Gulf Blue, Gulfport Sportsplex, Mississippi Aquarium, Jones Park, Lynn Meadows Discovery Center and much more are situated in the vibrant community of Gulfport.





**TRAFFIC COUNT DATA**

Road Segment / Location	Traffic Count
I-5 Northbound (near Airport Rd)	5300
I-5 Southbound (near Airport Rd)	55000
Airport Rd Eastbound	9700
Crossroads Parkway Westbound	14000
Crossroads Parkway Eastbound	38000
Seaway Road Northbound	1700
Seaway Road Southbound	2200
Washington Ave Eastbound	5100
Washington Ave Westbound	12000
Hacienda Lane Eastbound	1200
Bayou Circle Eastbound	610
Creosote Road Eastbound	11000
Three Rivers Rd Eastbound	11000

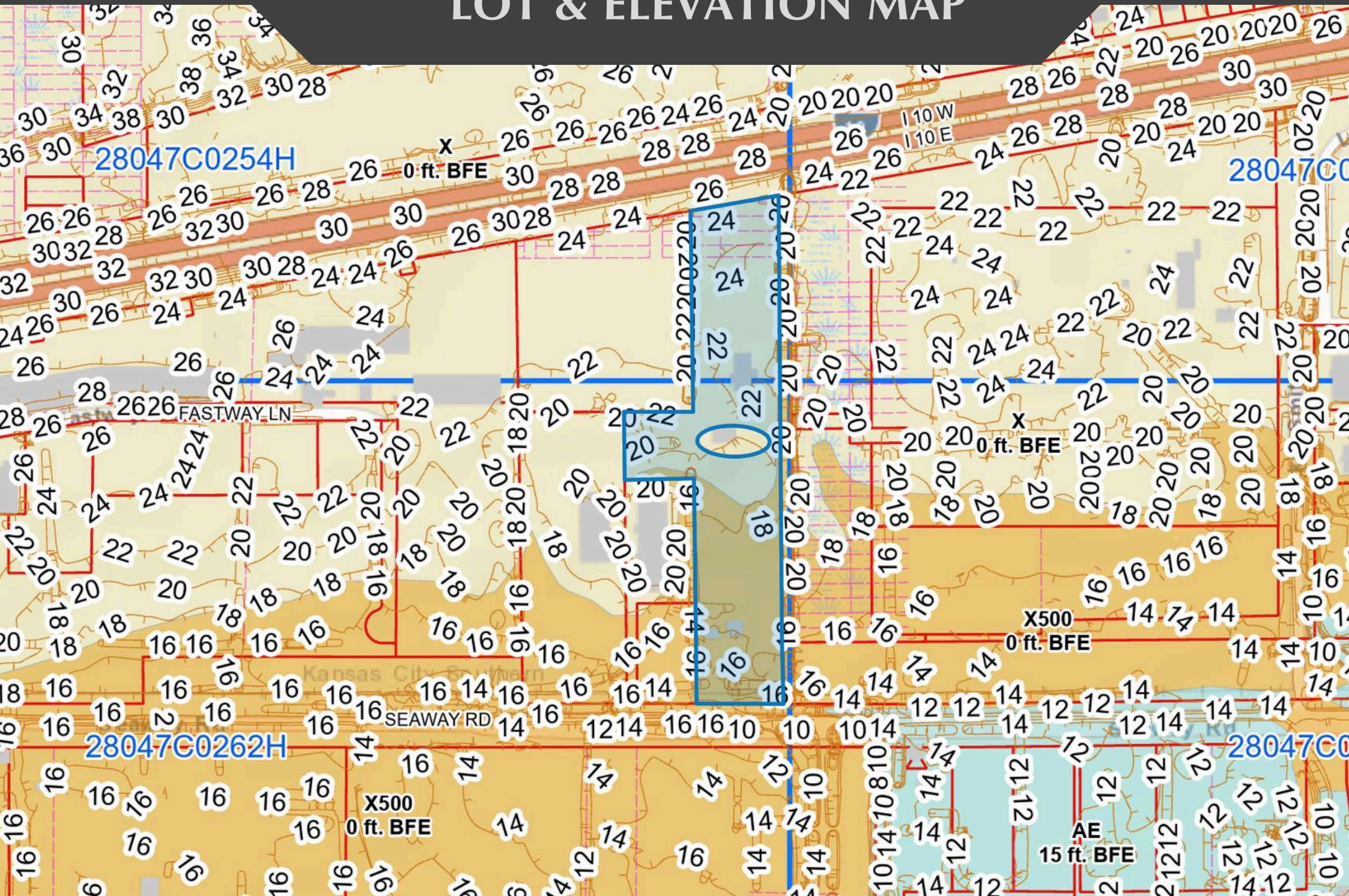


# AERIAL VIEW



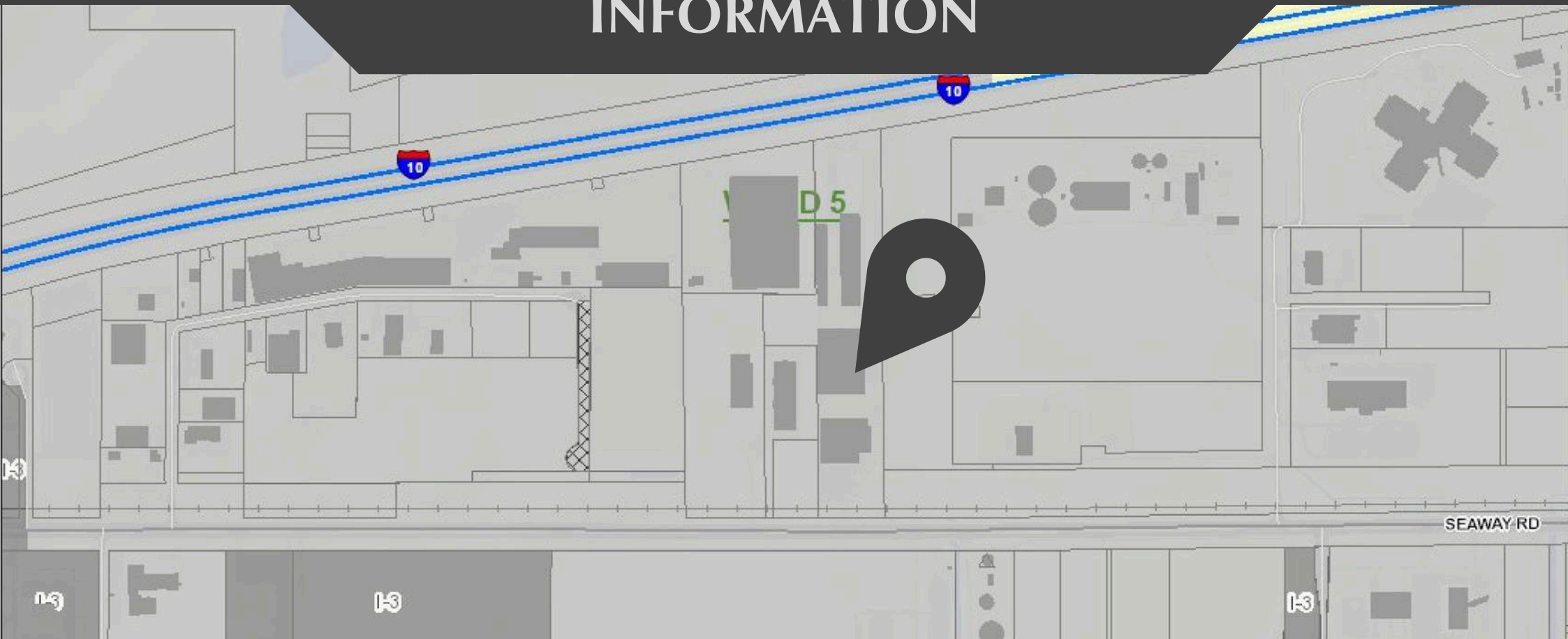


# LOT & ELEVATION MAP





# ZONING INFORMATION



## I 2 - HEAVY INDUSTRY DISTRICT

These districts are composed of land and structures occupied by or suitable for heavy manufacturing and related activities. Located for convenient access from existing and future arterial thoroughfares, highways, railway lines or waterways, these districts are usually separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required. The district regulations are designed to permit the development of the districts for their purpose, including almost any industrial uses but subject to conditions necessary for the mutual protection of the uses and the city generally.



# PHOTOS





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# FLOOR PLAN

## FIRE-RATED WALL DETAIL

UL U305

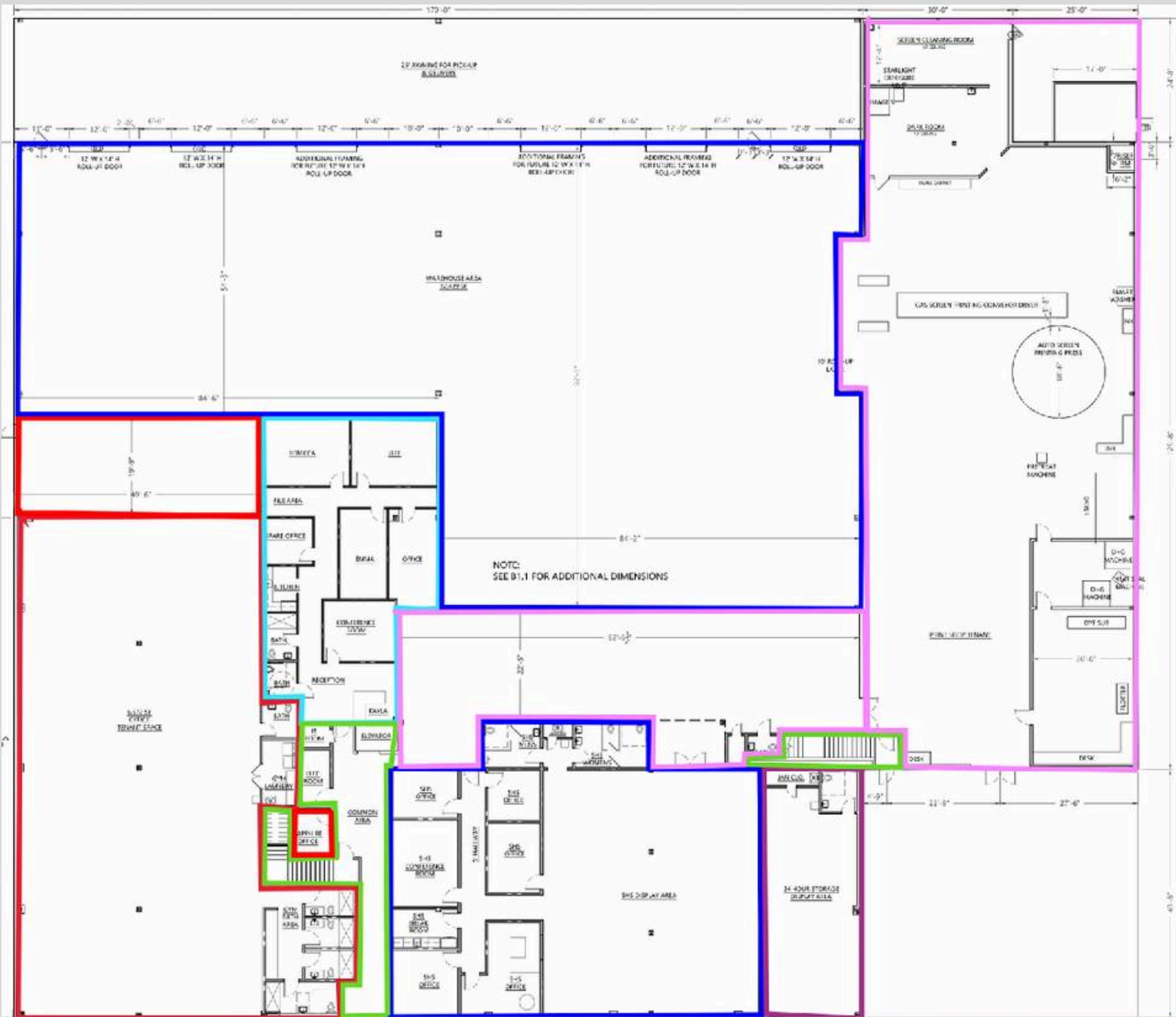
SCALE: NTS



SCALE: 1/8" = 1'-0"



# FLOOR PLAN



### 1ST FLOOR LEGEND

TOTAL SQUARE FOOTAGE = 41,686 SF

DELIVERY AREA: 4,193 SF

WAREHOUSE AREA - 12,433 SF

PRINT SHOP TENANT- 10,371 SF

PRINT SHOP TENANT UNHEATED- 204 SF

TOTAL HEATED AND COOLED SPACE - 24,420 SF

24 HOUR STORAGE AREA - 1,028 SF

SHS AREA - 3.984 SF

COMMON AREA - 719 SF

ELEC ROOM/STORAGE - 116 SF

SAPPHIRE AREA - 130 SF

GYM TENANT - 6,572 SF

MAYFIELD &amp; ASSOCIATES - 1,936 SF

### 2ND FLOOR LEGEND

TOTAL 2ND FLOOR FOOTAGE - 14,814 SF

LEIGH ROSE AREA 5,306 SF

COMMON AREA - 906 SF

DDKF SPACE - 7,210 SF

FOUNTAIN &amp; ASSOCIATES - 1,392 SF

## TOTAL FOOTAGE LEGEND

TOTAL 1ST FLOOR FOOTAGE- 41,686 SF

TOTAL 2ND FLOOR FCOTAGE - 14,814 SF

TOTAL BUILDING FOOTAGE = 56,500 SF

COMMON AREA LEGEND

1ST FLOOR COMMON AREA - 719 SF

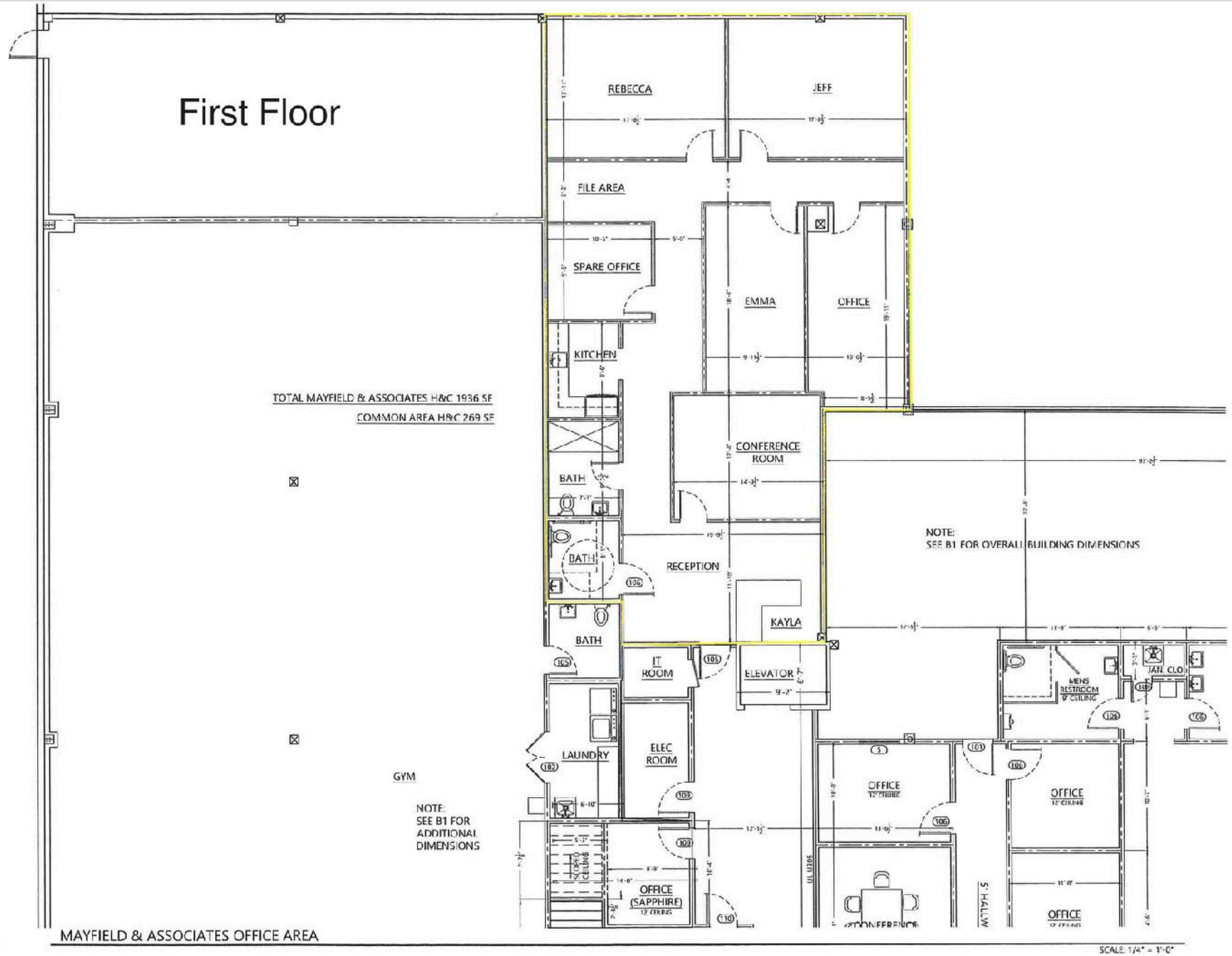
2ND FLOOR COMMON AREA - 906 SF

TOTAL COMMON AREA FOOTAGE - 1623 SF

- 100 - Common Area (1st & 2nd floors)  
101- Coastal Prints  
102 - 24 Hour Storage  
103 - Southern Hospitality Supply  
104 - Gulf Coast Elite Training Facility  
105 - Mayfield & Assoc.



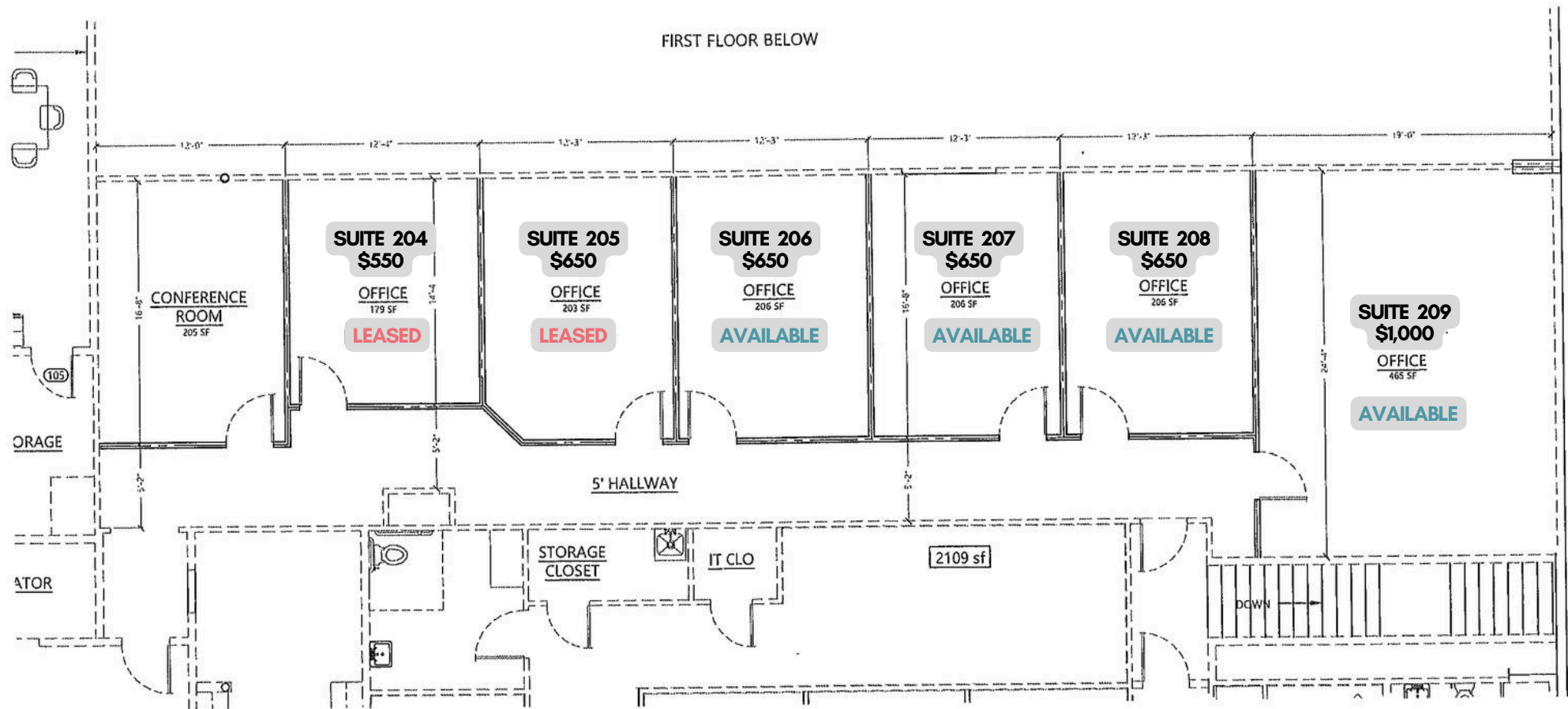
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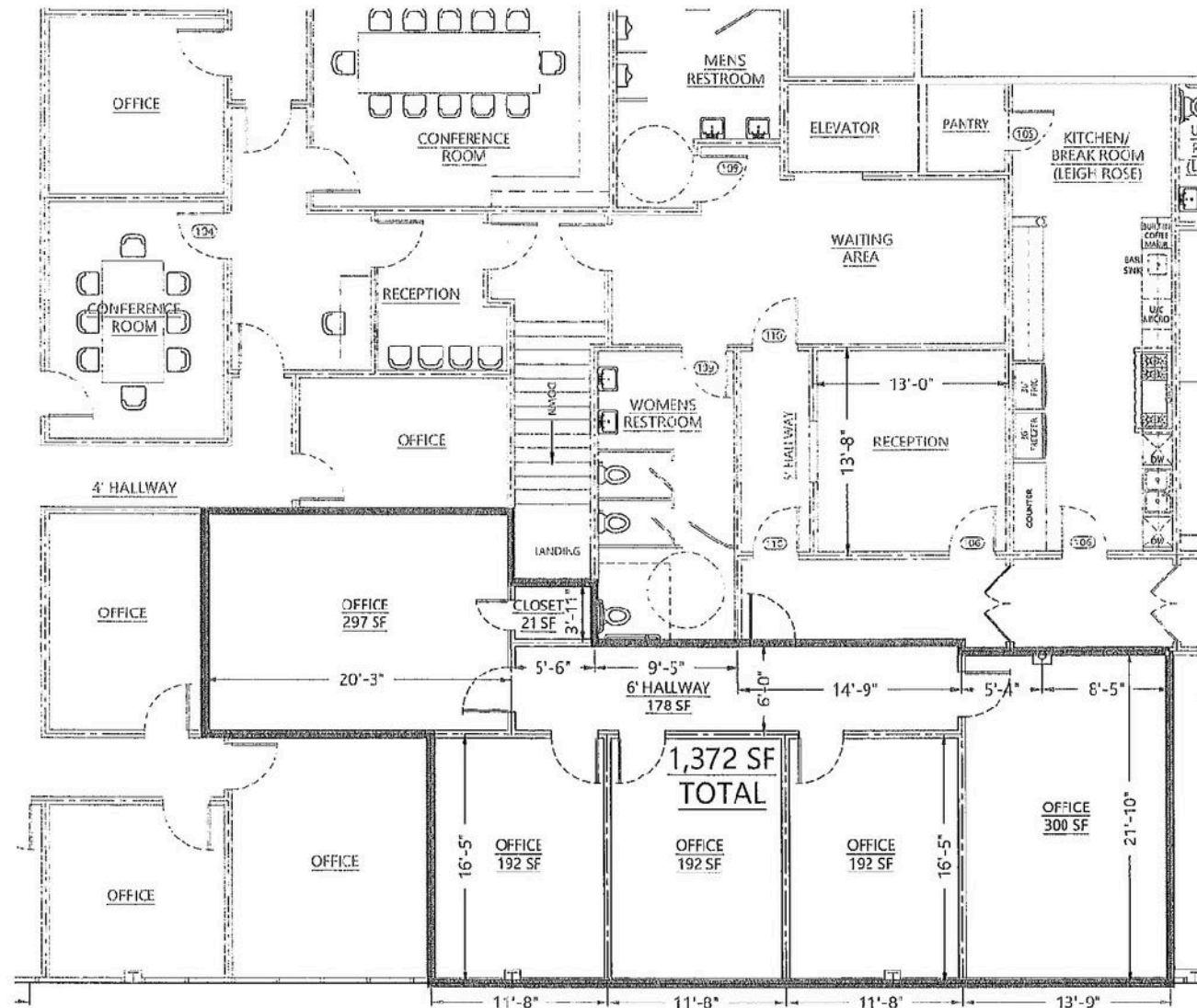
## Second Floor North



AS-BUILT FLOOR PLAN

SCALE: 1/4" = 1'-0"

## Second Floor South





Owen & Co., LLC  
REAL ESTATE  
SHERRY L. OWEN



OWEN & CO LLC, REAL ESTATE

Sherry L. Owen

CRS, GRI, SFR, ABR

Owner/Broker

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