

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



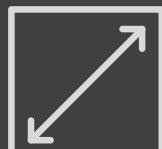
LOCATION

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 0909d-02-006.000	Tax Year	2024
Parcel #		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

PROPERTY INFORMATION

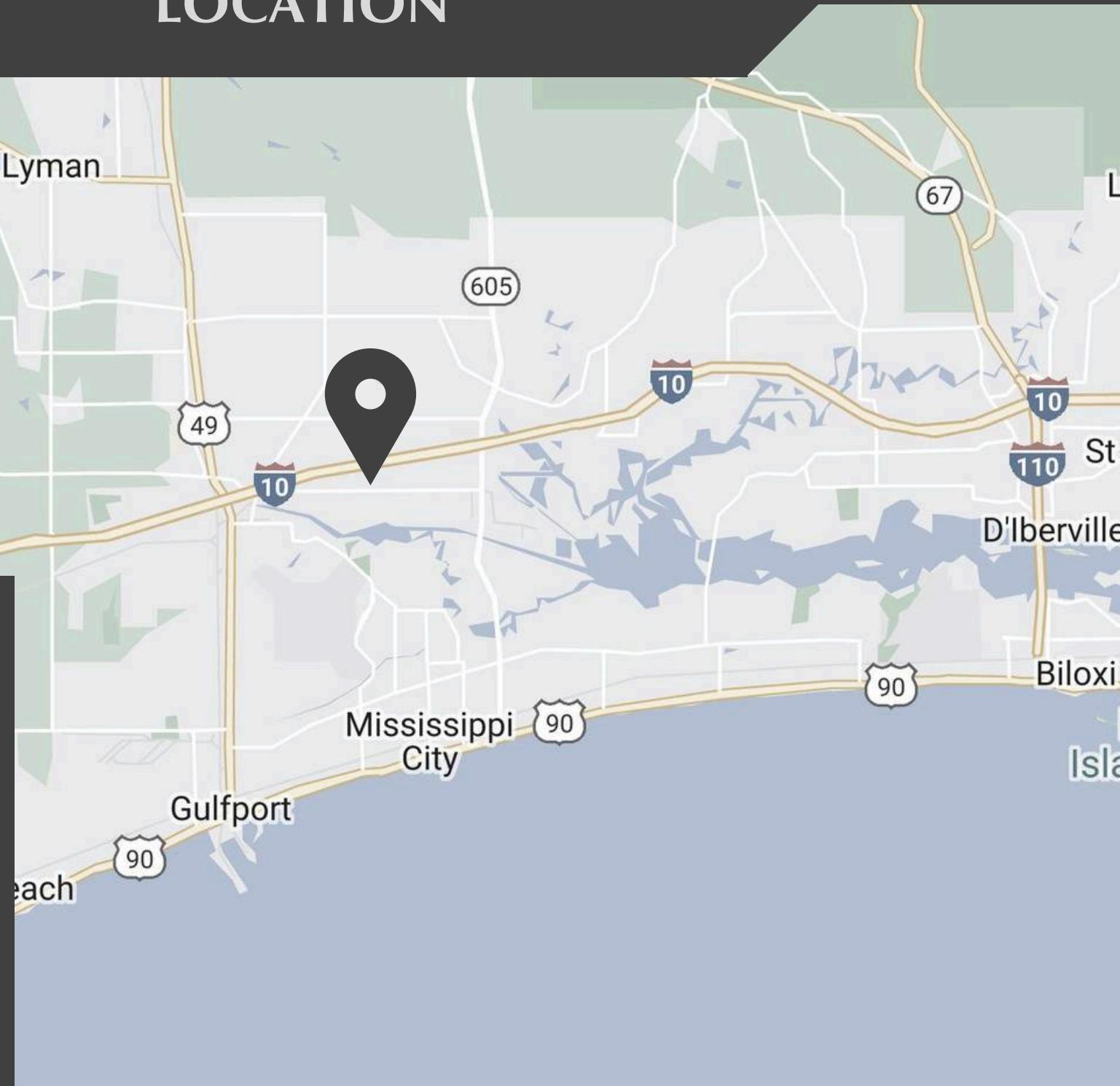
Seating Suite Details	26-50	Business Type	Commercial; Office; Vacant Accounting; Administrative; Advertising; Commercial; Decorator; Employment; Financial; General Business; Mixed; Parking; Professional/Office Commercial
Levels	1st Suite: 1,936 SF; 2nd: 206 SF; 3rd: 206 SF; 4th: 206 SF; 5th: 465 SF;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

LOCATION

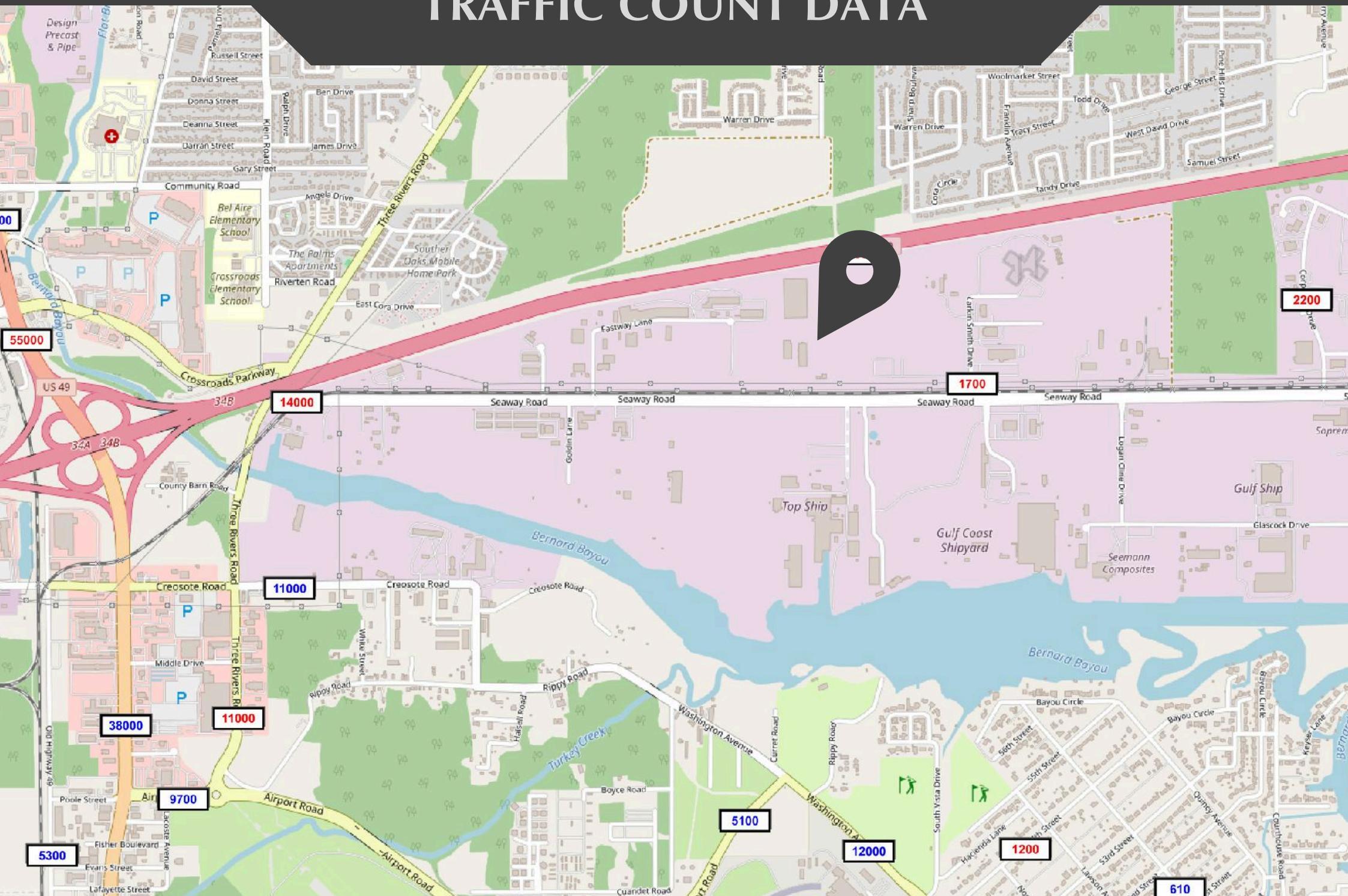


GULFPORT

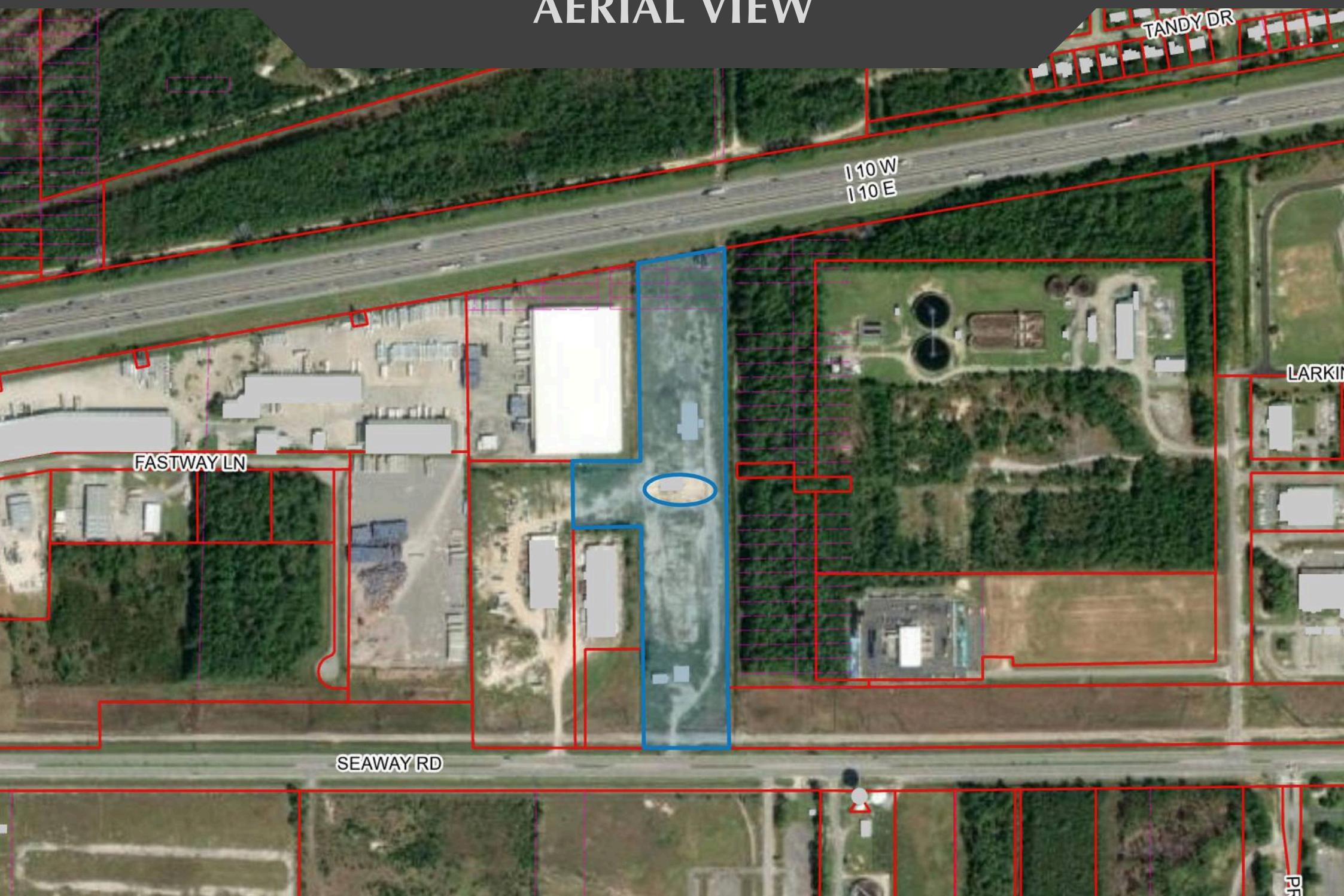
Gulfport is the second-largest city in Mississippi and offers a variety of eateries, entertainment, recreation adventures and industry pillars. Hallmark locations such as the Port of Gulfport, Gulfport/Biloxi International Airport, Gulf Blue, Gulfport Sportsplex, Mississippi Aquarium, Jones Park, Lynn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



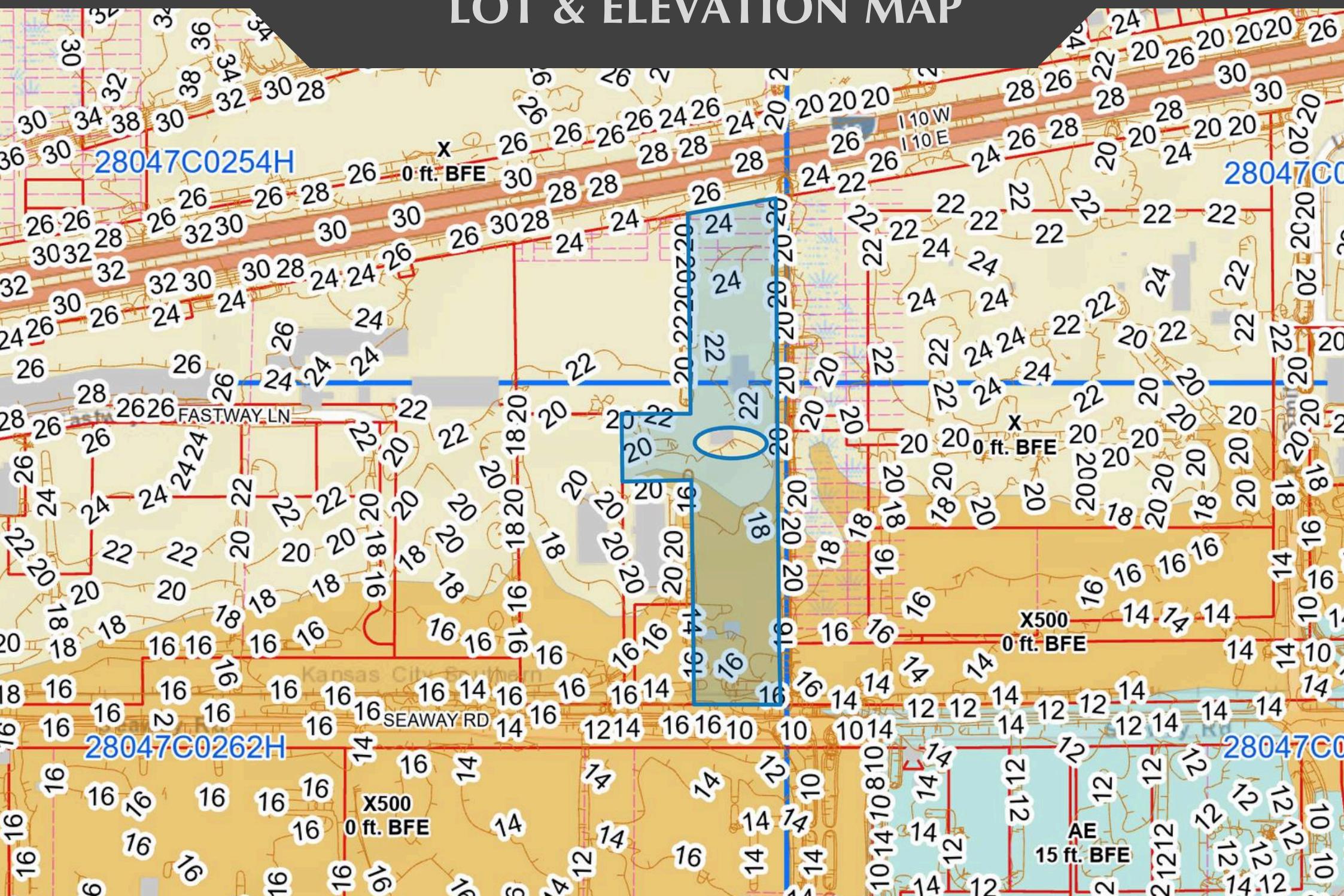
TRAFFIC COUNT DATA



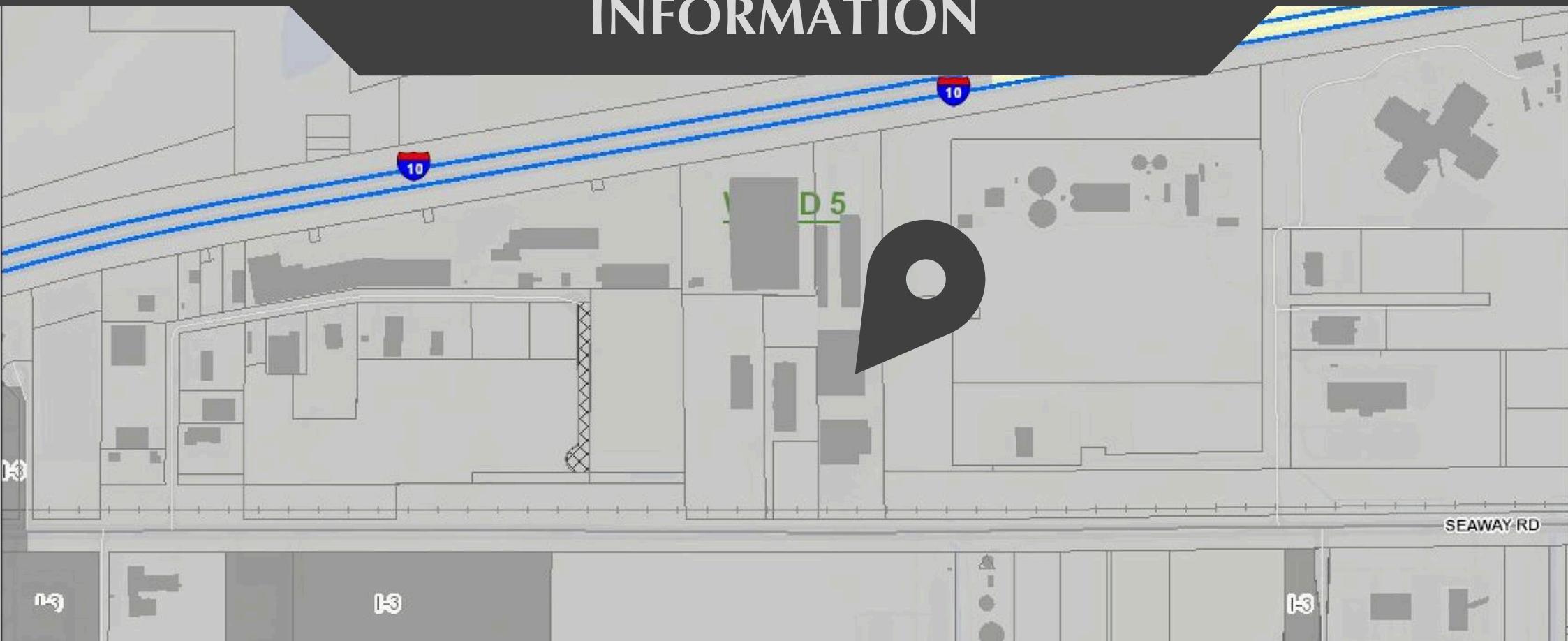
AERIAL VIEW



LOT & ELEVATION MAP



ZONING INFORMATION



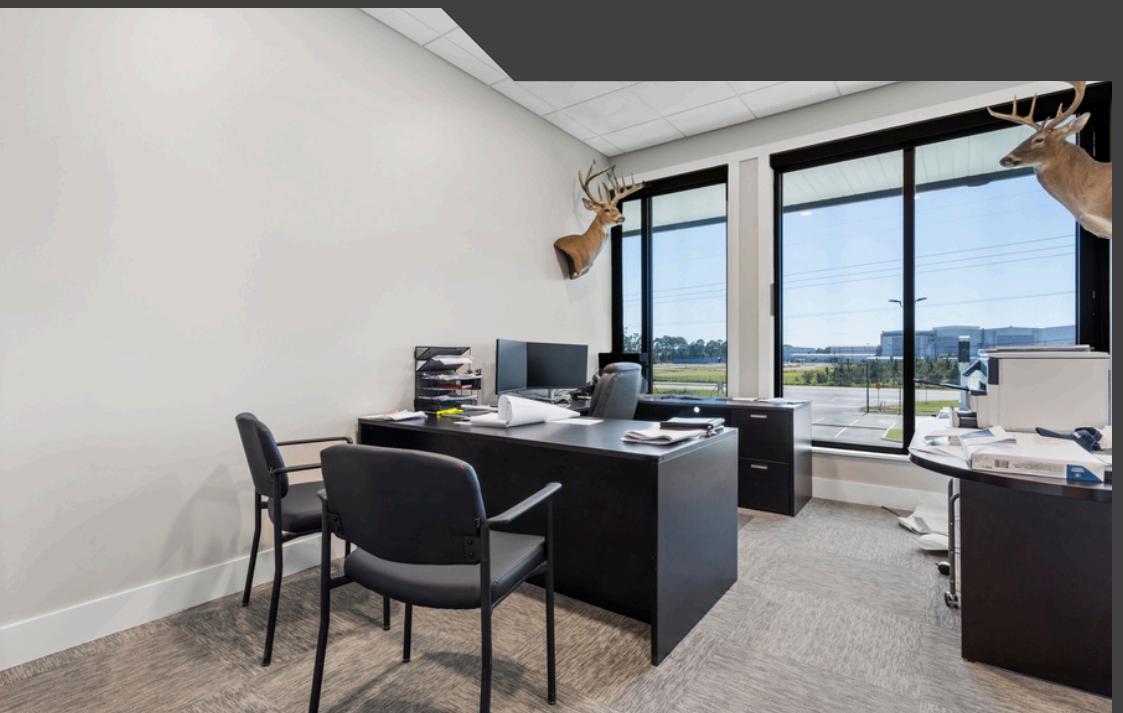
I 2 - HEAVY INDUSTRY DISTRICT

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



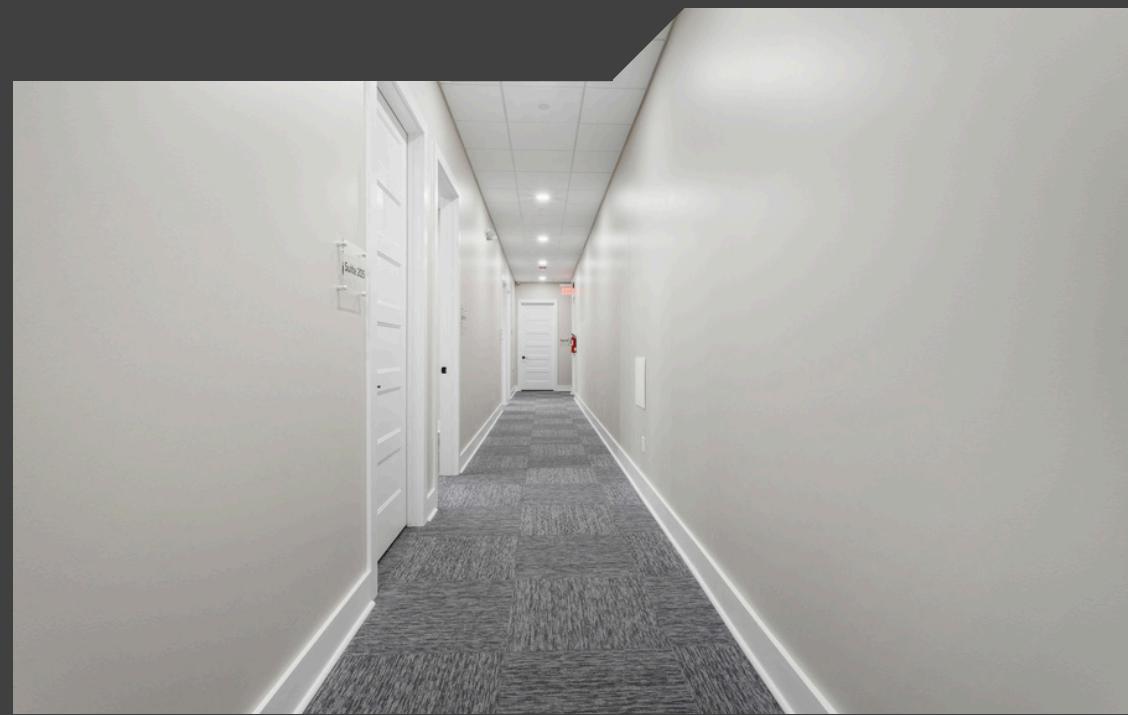
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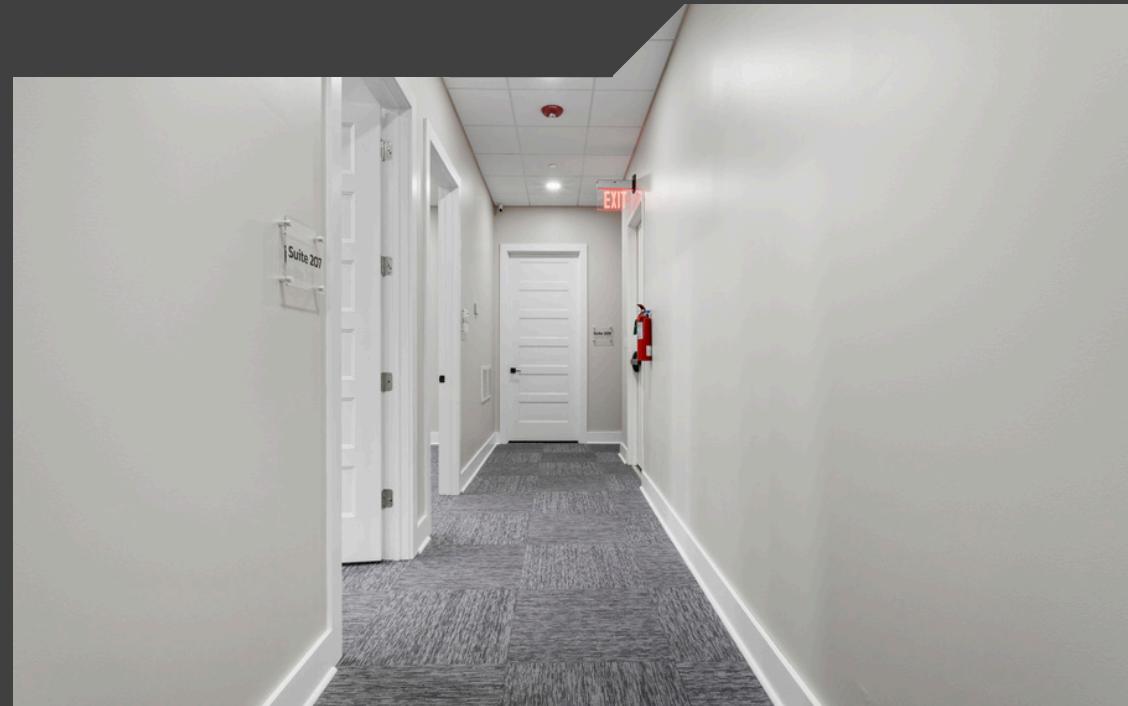
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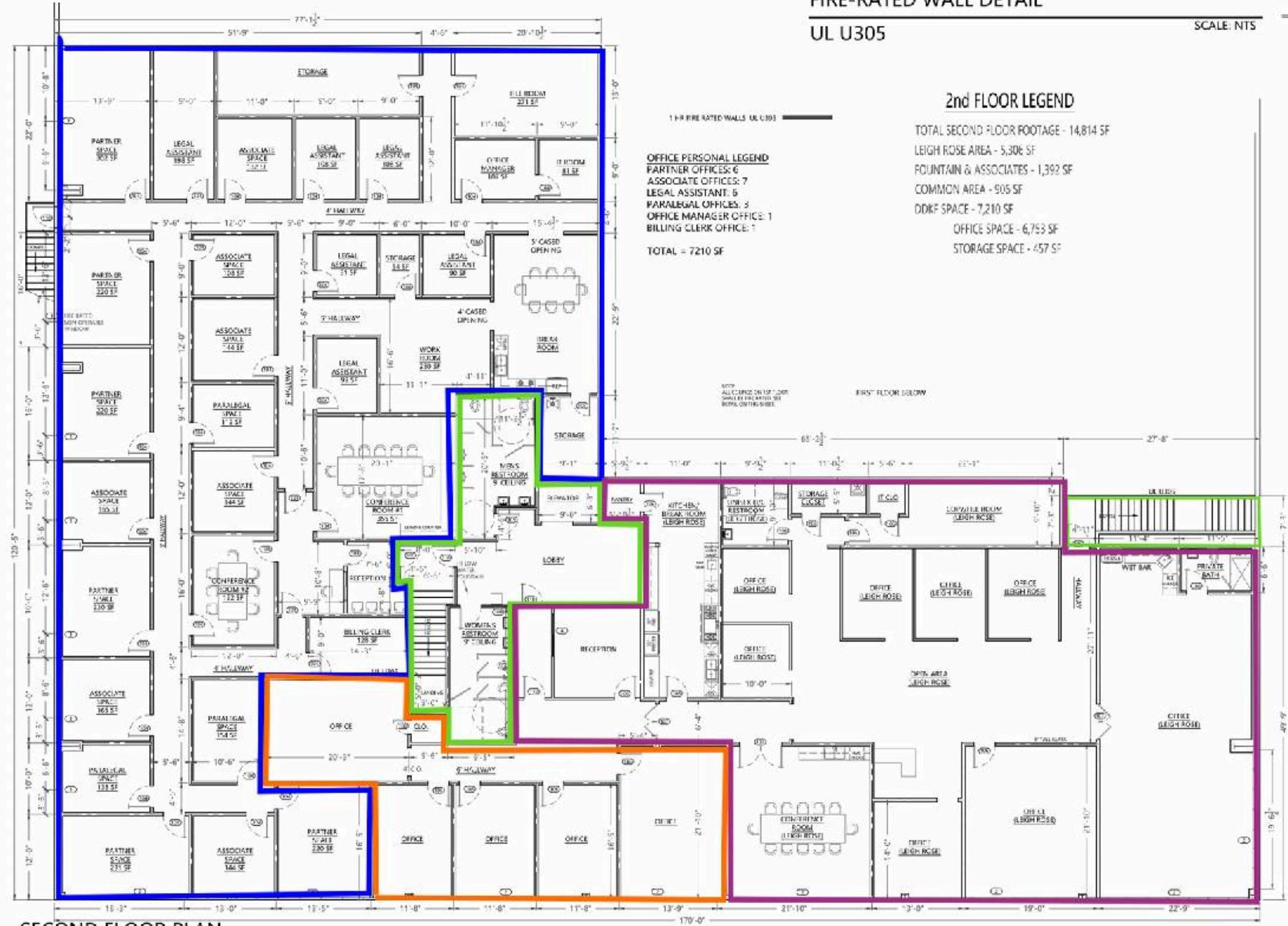
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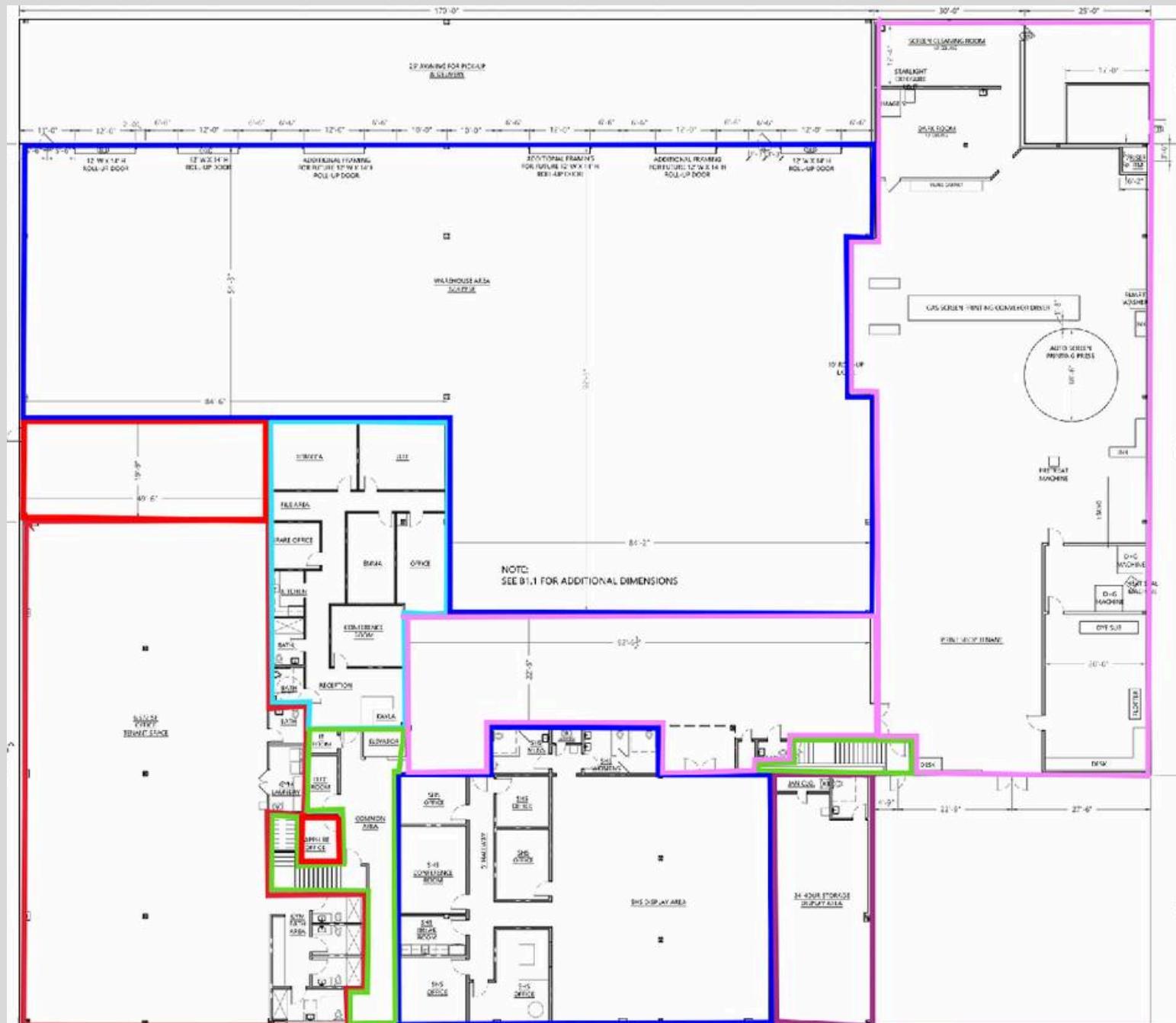
PHOTOS



FLOOR PLAN



FLOOR PLAN



FLOOR PLAN

First Floor

TOTAL MAYFIELD & ASSOCIATES H&C 1936 SF
COMMON AREA H&C 269 SF

NOTE:
SEE B1 FOR
ADDITIONAL
DIMENSIONS

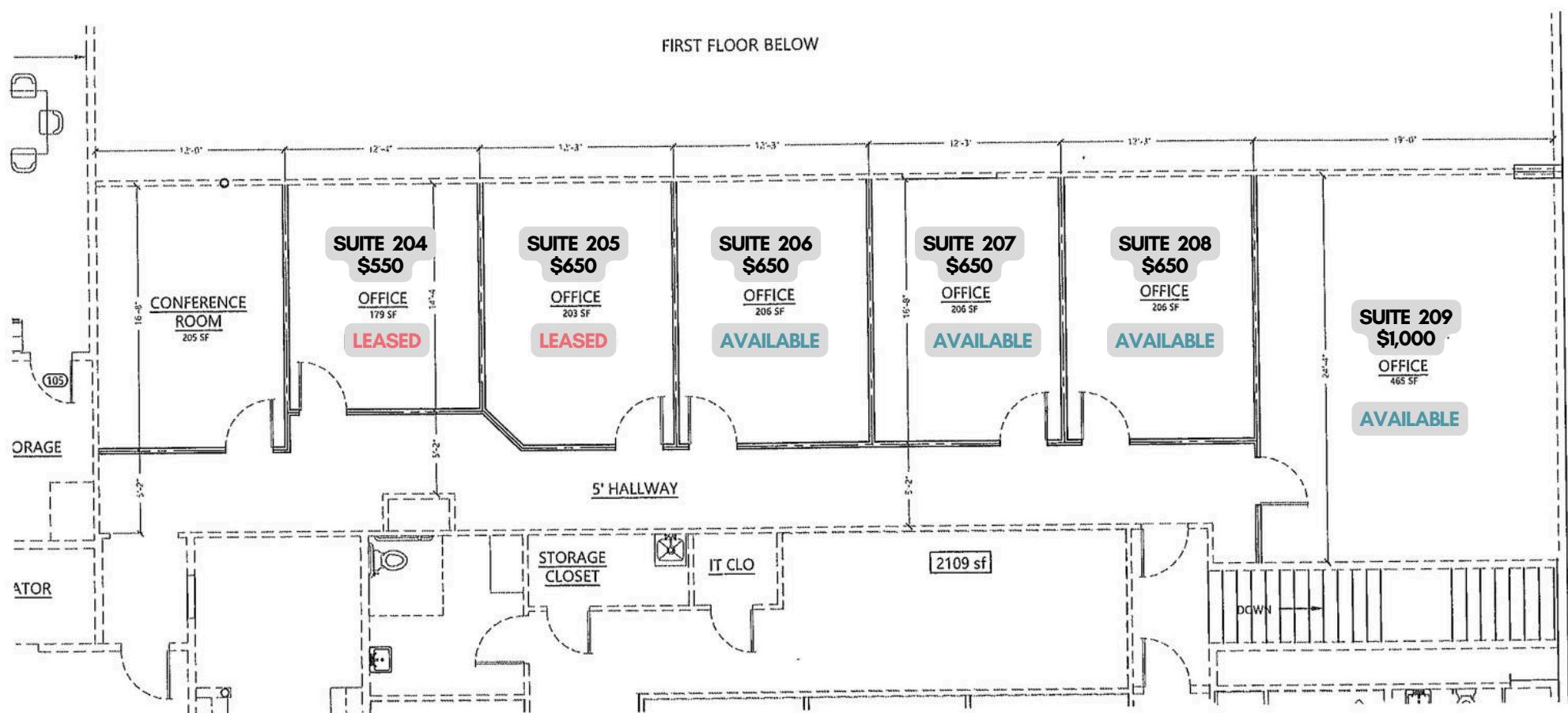
MAYFIELD & ASSOCIATES OFFICE AREA

NOTE:
SEE B1 FOR OVERALL BUILDING DIMENSIONS

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

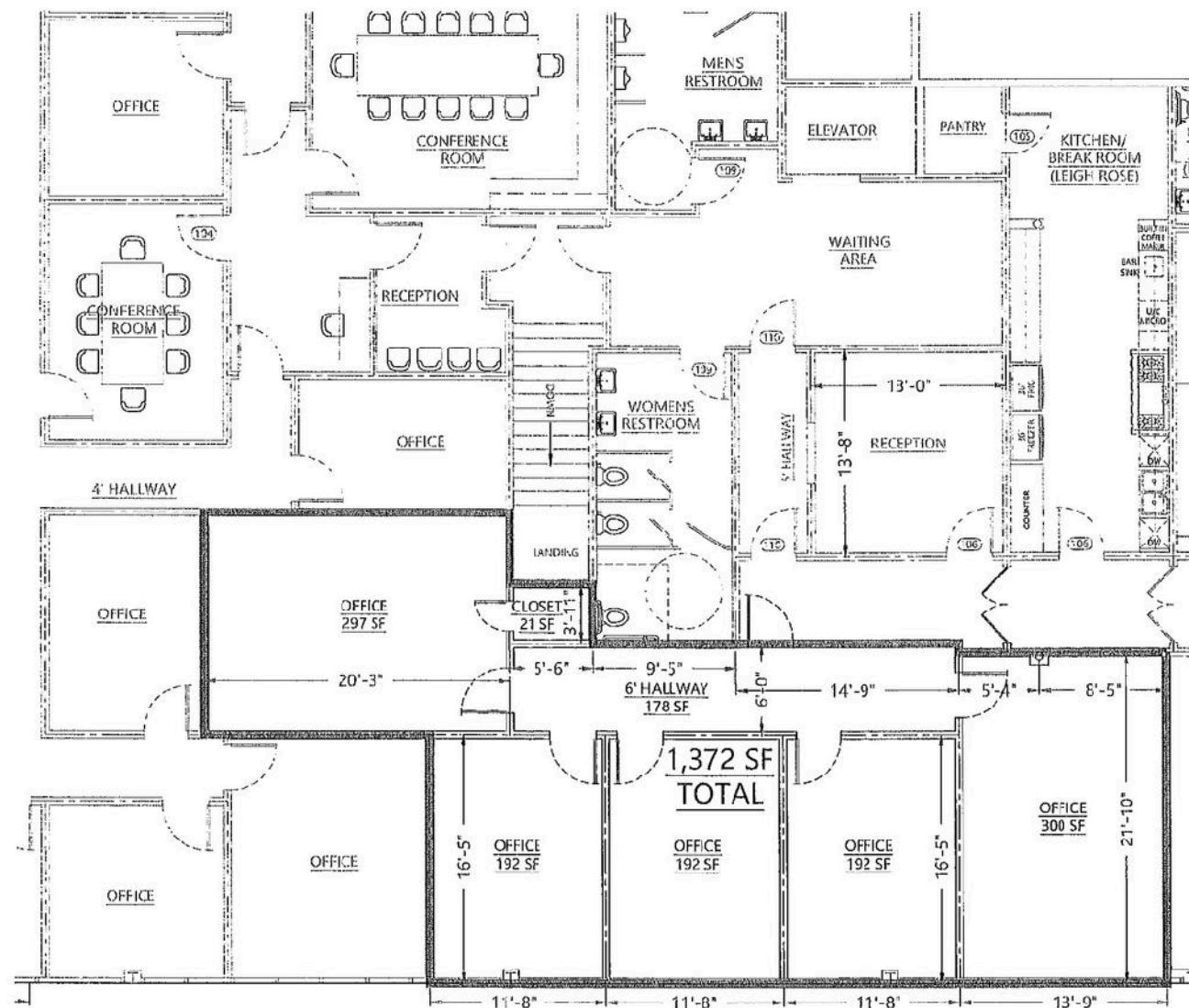
FLOOR PLAN

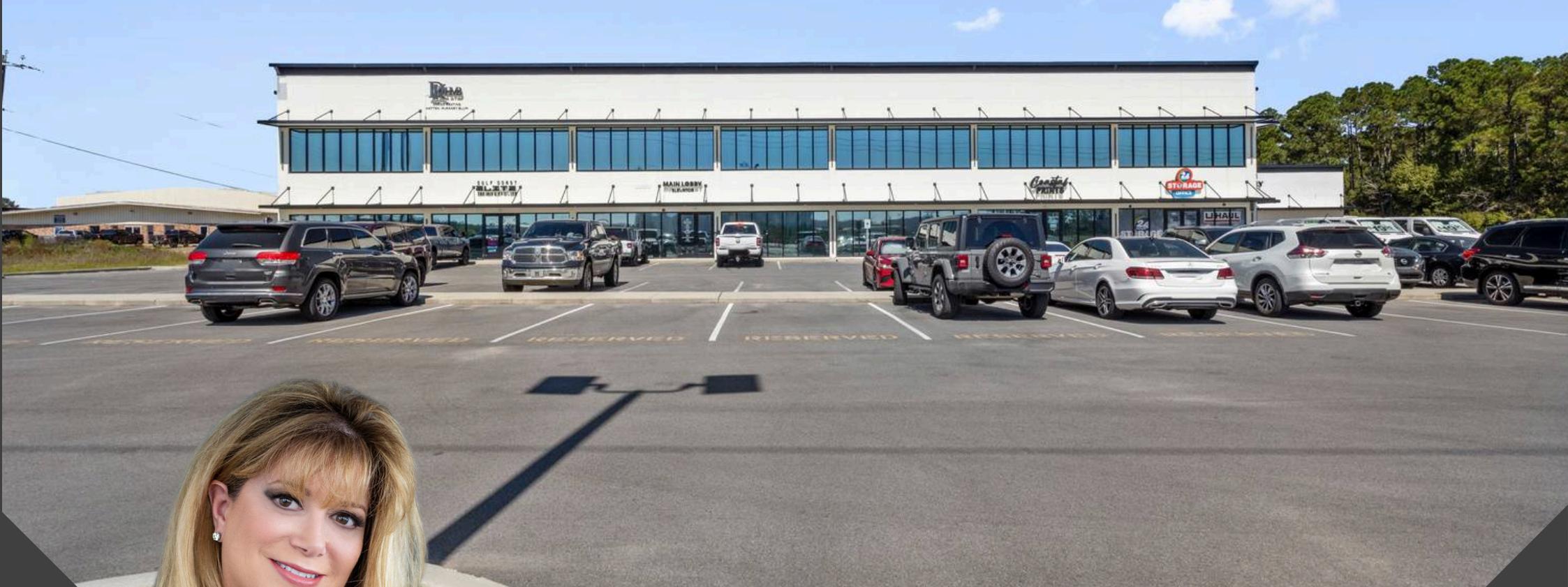
Second Floor North



FLOOR PLAN

Second Floor South





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Owner/Broker

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