



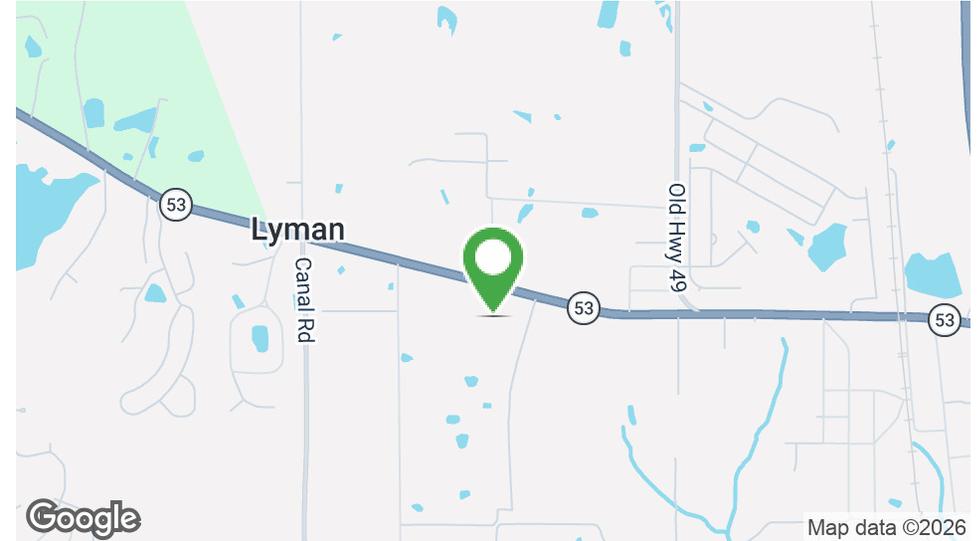
HWY 53 INDUSTRIAL ASSET

15001 S Mills Road, Gulfport, MS

MARTIN O. MILLER III, CCIM, SIOR • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com

FERNANDO PENAFIEL • PARTNER
OFFICE: 228.276.2700
MOBILE: 228.236.5354
fpenafiel@southeastcre.com



PROPERTY DESCRIPTION

This one of a kind 6,000 plus square foot metal facility is built for serious work and serious vision. The main shop features six bay doors, multiple vehicle lifts including a 4 post drive on lift and a Rotary 2 post lift, plus two climate controlled workshops designed for precision fabrication, performance builds, or specialty trades.

The property offers a rare live work setup with both a studio apartment and a separate two bedroom, one bath residence, creating flexibility for owner occupancy, on site staff, or additional income. A large hangar adds storage or workspace capacity, and an attached 1,000 square foot framed workshop with slab is ready for completion or expansion.

Whether you are building high performance machines, operating a specialty business, or investing in a highly functional mixed use asset, this property delivers space, versatility, and opportunity.

OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	1.3 Acres
Building Size:	7,146 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	55	405
Total Population	49	147	1,078
Average HH Income	\$85,231	\$86,233	\$88,747

INDUSTRIAL PROPERTY FOR SALE

PROPERTY SUMMARY





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INDUSTRIAL PROPERTY FOR SALE

ADDITIONAL PHOTOS



SOUTHEAST
COMMERCIAL
REAL ESTATE

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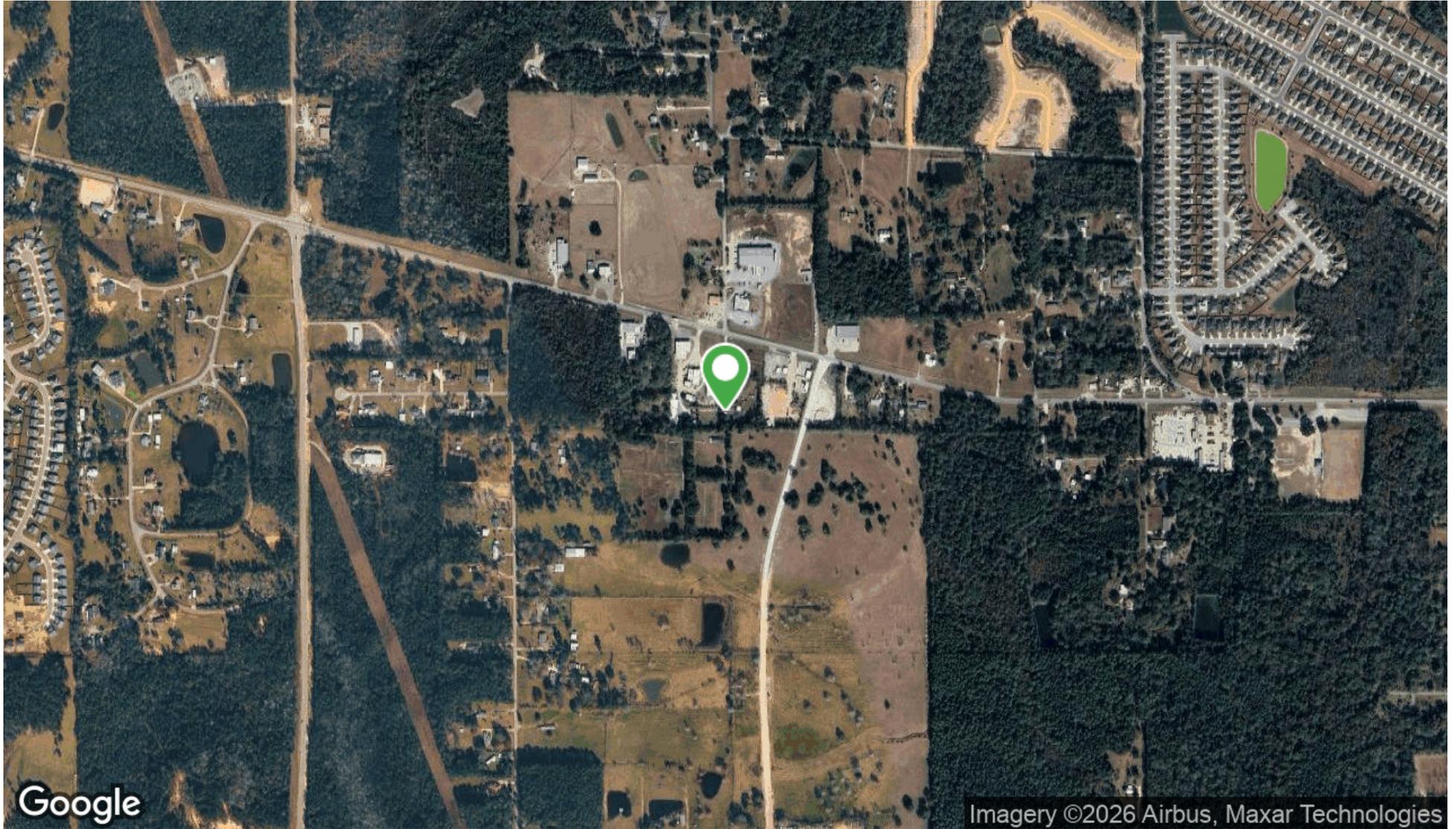
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INDUSTRIAL PROPERTY FOR SALE

AERIAL MAP



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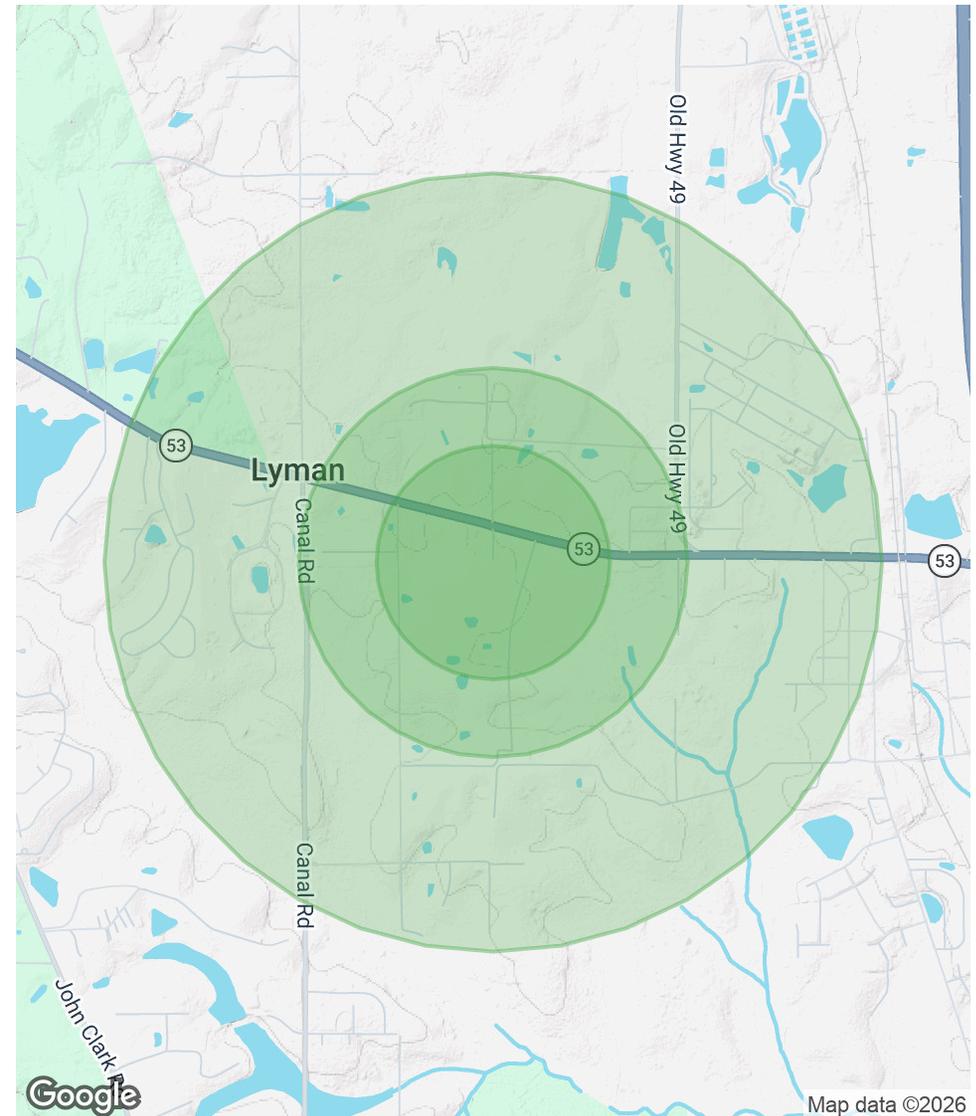
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	49	147	1,078
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	55	405
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$85,231	\$86,233	\$88,747
Average House Value	\$255,920	\$259,687	\$269,510

Demographics data derived from AlphaMap



INDUSTRIAL PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT



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