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JEFF BARNES, CCIM

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OFFICE BUILDING WITH WAREHOUSE

10441 Lemoyne Boulevard, D'Iberville, MS

SUMMARY

AERIAL

SITE PLAN

PHOTOS

DEMOGRAPHICS

FOR SALE OR LEASE

PROPERTY OVERVIEW

Excellently located on Lemoyne Boulevard in D'Iberville, MS, the 16,870 square foot office/warehouse includes 2.32 ± acres, providing for potential expansion opportunities. The building has approximately 6,870 square feet of office space and approximately 10,000 square feet of conditioned warehouse space. Storage space also exists, but not included in the GLA.

BUILDING SIZE

GLA: 16,870 ± SF
Office: 6,870 ± SF

• Warehouse: 10,000 ± SF

LAND SIZE

• 2.32 ± AC

SALE PRICE

• \$1,125,000.00

LEASE RATE

\$6.50 PSF NNN

AREA BUSINESSES

- Dollar General
- Walmart Neighborhood Market
- Advance Auto Parts
- Hancock Whitney Bank
- Regions Bank

PROPERTY FEATURES

Year Built: 2000

• Zoning: C-2 & R-1

• Ceiling Height:

• Eave: 24'

• Center: 30'

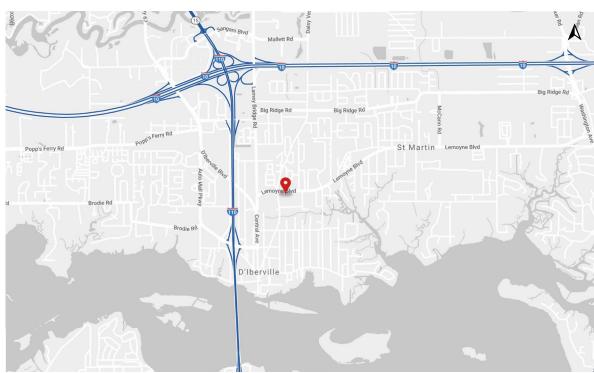
• Drive-in Doors:

• 12'x 12' (2 doors)

• 12'x15' (1 door)

- Loading Dock
- Mezzanine Storage
- Electrical: 3 Phase
- Opportunity Zone









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SUMMARY **AERIAL PHOTOS DEMOGRAPHICS** SITE PLAN CONCRETE DRIVE Southwest Corner of property deeded from J.W. Latimer to Lizzie L. Savin as per Deed Book 150, pages 11 and 12, July 1, 1925 SET "PAINTED IN CONCRETE P.O.B. (PARCEL "B") CONCRETE DRIVE N 89*20'28" W 300.17' A.P.R. N 89*20'28" W 300.17' A.P.S. 89* 52'48" E 300.29' A.P.S. 89* 52'48" E 300.00' A.P.R. PLANTER PLANTER CONC BACK BAY VILLAS LP TPN 1409C-02-037,000 PARKING PARKING PARKING **-**Ø LEMOYNE BLVD **-**0 ONE STORY BRICK COMMERCIAL BUILDING W A.P.R. 196.18 A.P.S. DOCK 89" 48'24" E 194.48' A.P.S. S 89" 52'48" E A.P.R. WETAL BUILDING (WAREHOUSE) CONCRETE PAVEMENT LOADING 79,131 SQ FT 1.82 ACRES PARCEL "A" N 89" 27" 47" W LINK FENCE CONCRETE BORRIES STREET DEED) N 03° 25'27" FOUND I'' F PLANTER CONCRETE DRIVE N 00° 25'12" W 100.70' A.P.S. 100' A.P.R. (PLAT) SECTION 21 N 00° 48'43" W 289.07' A.P.S. N 0° 31'20" W 811.82' A.P.R. (BY SURVEY OF T. T. ATTERBERY DATED JANUARY 22, 1971) SECTION 22 120° A.P.T. FOUND 1" PIPE IN CONC MON 163' A.P.T. P.O.B. (OVERALL AND PARCEL "A") N 0" 31'20" W 403.18' A.P.R. (DEED) NORTH A.P.R. (PLAT) NOO" 34'31" W 402.93' A.P.S. PRII GLE SUBDI BOOK 1 SION V I N O 1 4 Έ 5 6 Click image for larger view



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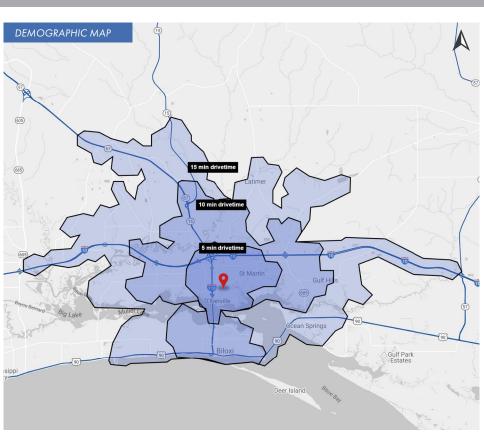
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2020 DRIVETIME DEMOGRAPHICS

_	5 MIN	10 MIN	15 MIN
POPULATION	15,336	42,941	108,853

	5 MIN	10 MIN	15 MIN
AVG. HH INCOME	\$54,191	\$58,221	\$63,651

_	5 MIN	10 MIN	15 MIN
HOUSEHOLDS	6,662	17,897	45,292