

FOR SALE OR LEASE

PROPERTY OVERVIEW

Excellent location 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

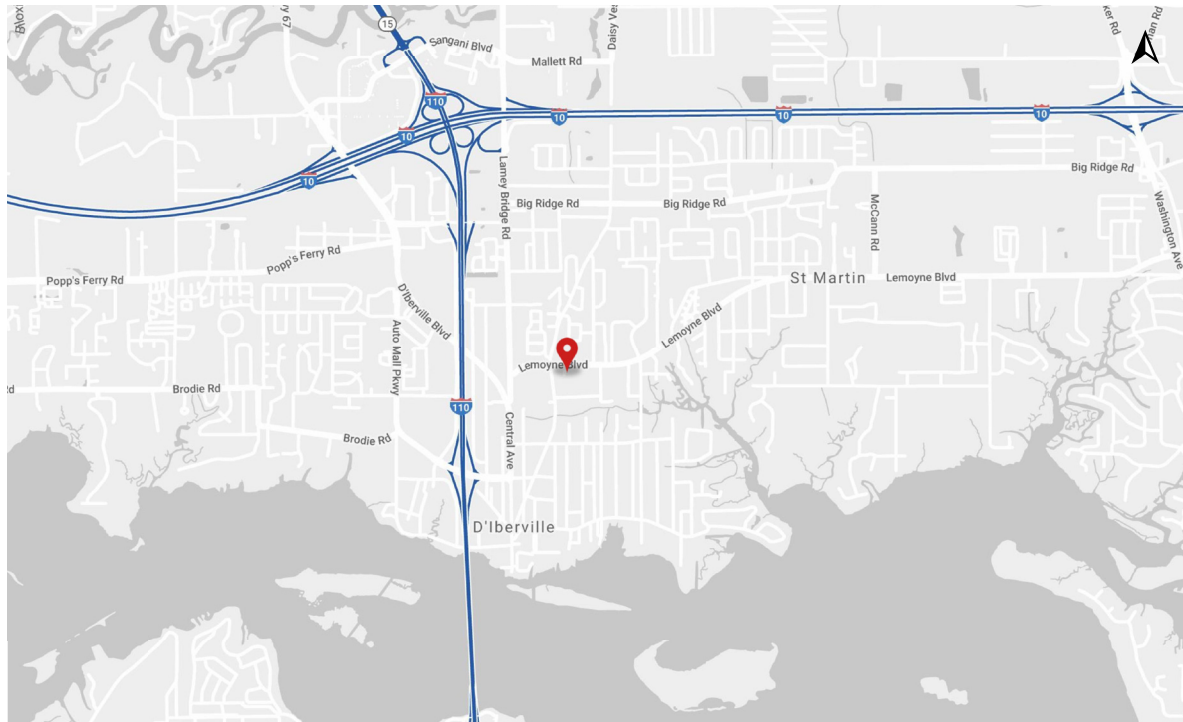
- \$6.50 PSF NNN

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'x12' (2 doors)
 - 12'x15' (1 door)
- Loading Dock
- Mezzanine Storage
- Electrical: 3 Phase
- Opportunity Zone



**STEADMAN BETHEA**

Office: 251-375-2486

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**OFFICE BUILDING
WITH WAREHOUSE**

10441 Lemoyne Boulevard, D'Iberville, MS

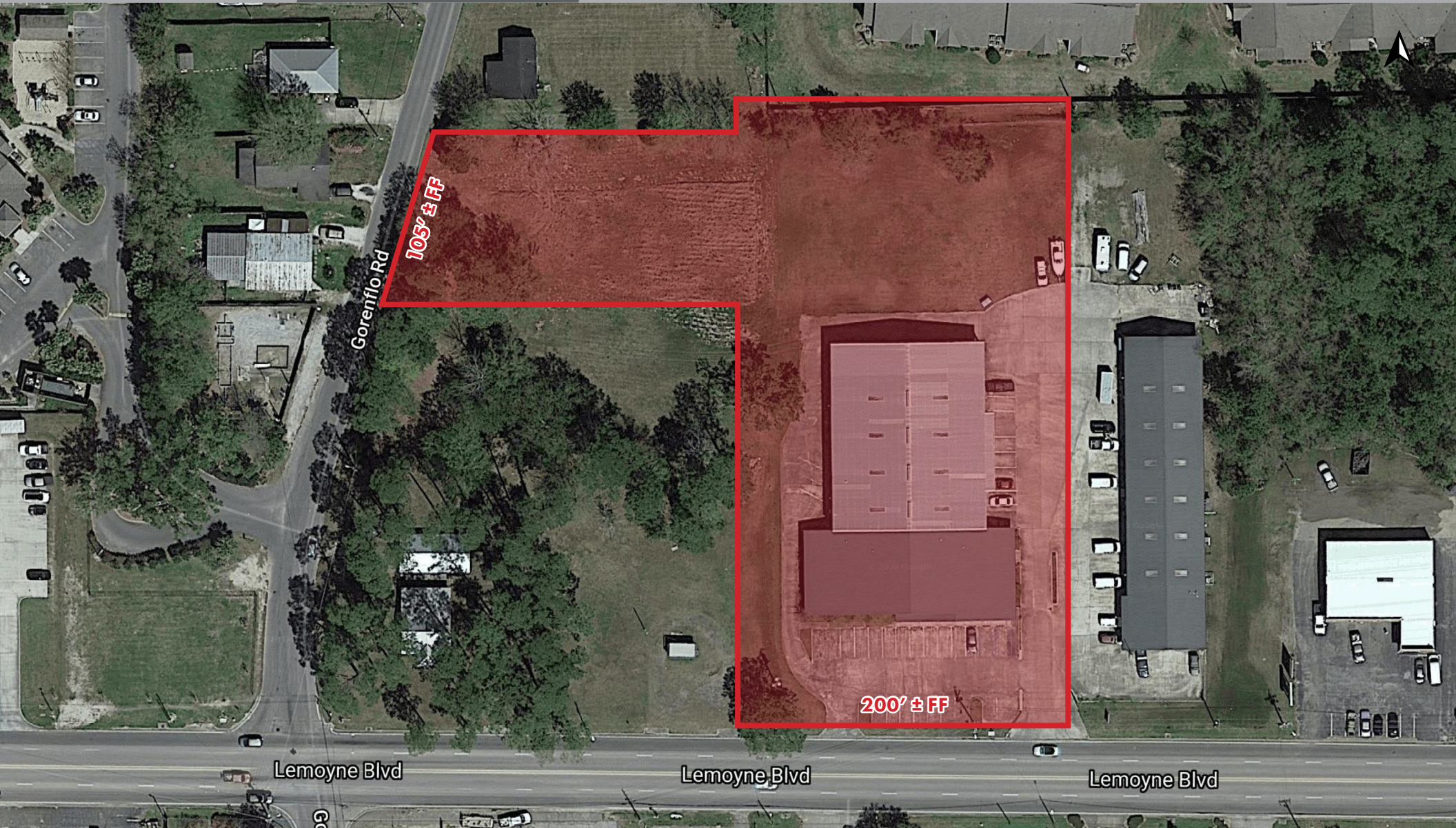
SUMMARY

AERIAL

SITE PLAN

PHOTOS

DEMOGRAPHICS



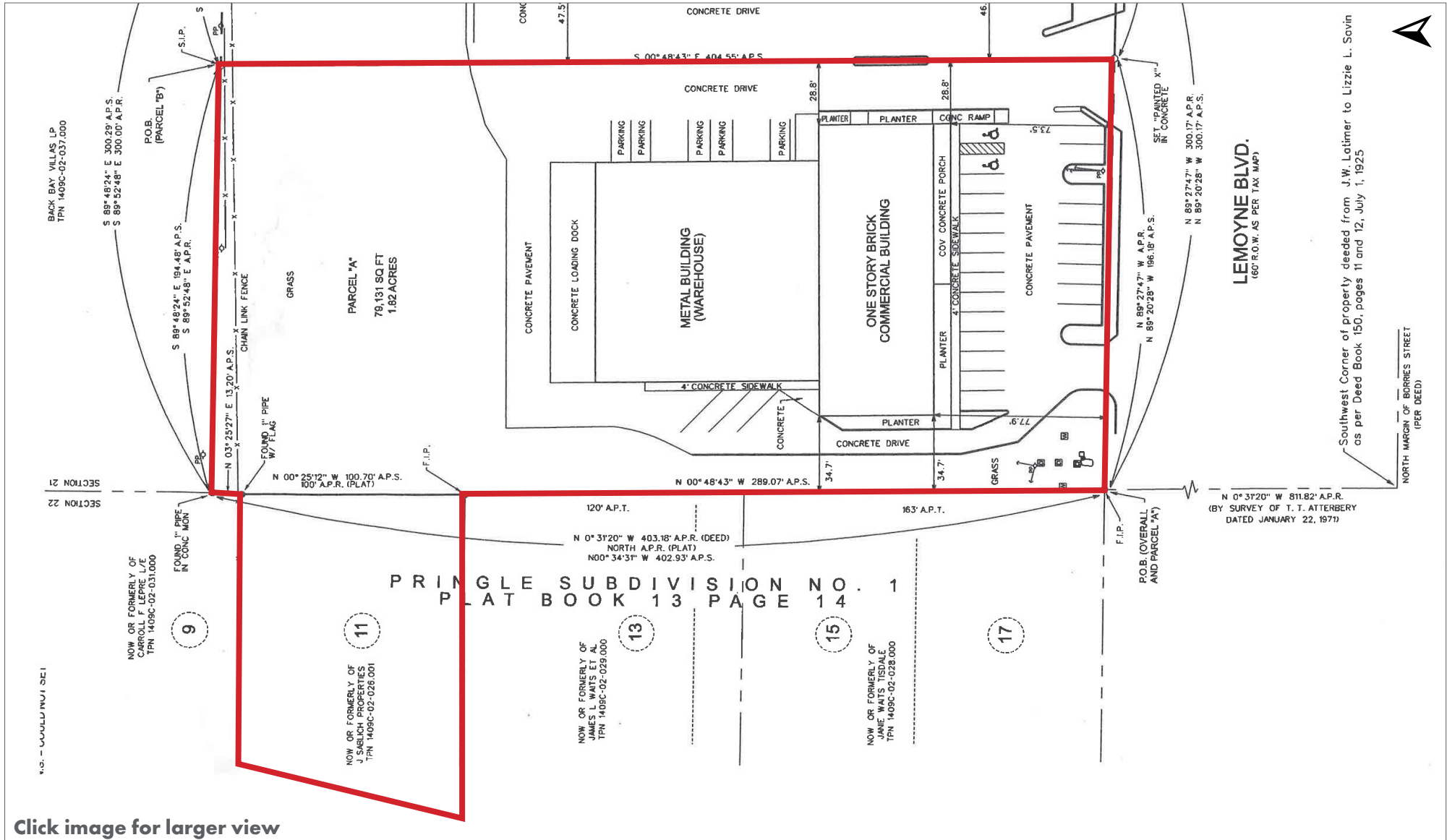
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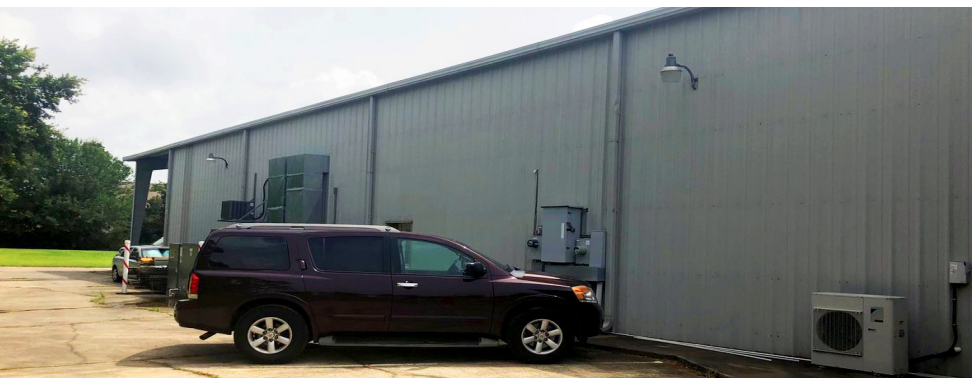
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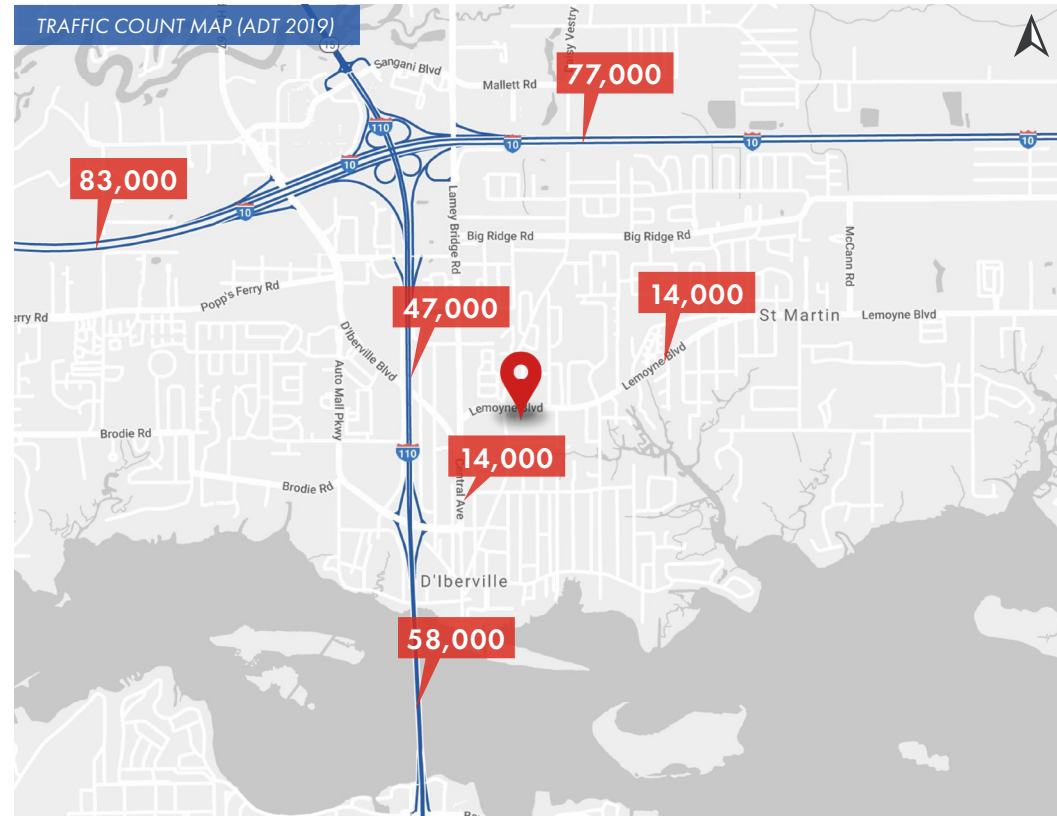
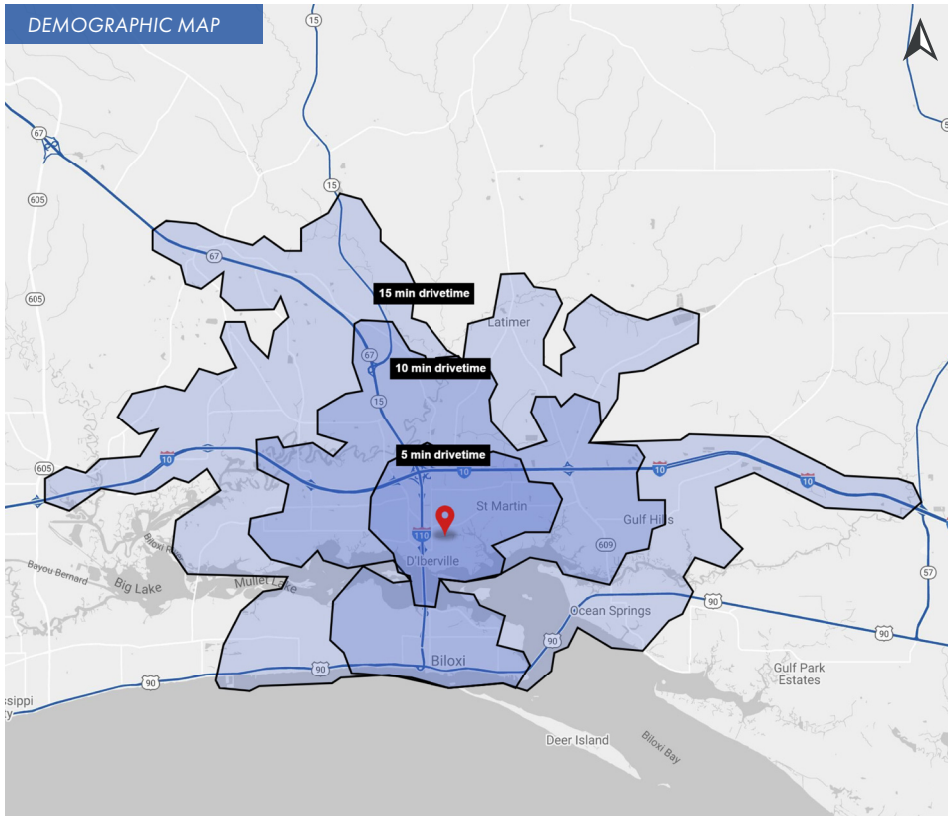
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2020 DRIVETIME DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN		5 MIN	10 MIN	15 MIN		5 MIN	10 MIN	15 MIN
 POPULATION	15,336	42,941	108,853	 AVG. HH INCOME	\$54,191	\$58,221	\$63,651	 HOUSEHOLDS	6,662	17,897	45,292