

FOR SALE OR LEASE

PROPERTY SUMMARY

Rare opportunity to acquire a 12,000-square-foot suburban office building on 3.11 acres in Picayune Industrial Park located between the Mississippi Gulf Coast and Louisiana state line. Constructed in 2010 as a build-to-suit for a collection company, this attractive, high-quality office building includes 16 offices, 56 cubicles, a conference room, training room, kitchen and outdoor pavilion. The turnkey space comes with office furniture and boasts ample parking and plenty of room for future expansion opportunities. Move-in available immediately.

SALE PRICE

- \$1,500,000

LEASE PRICE

- \$10 psf NNN

AVAILABLE

- 12,000 SF

BUILDING SIZE

- 12,000 SF

ZONING

- I-1

YEAR BUILT

- 2010

FEATURES

- Ample Parking

TRAFFIC COUNT (ADT 2019)

- MLK Jr Blvd: 2200
- US 11: 5700
- MS 43: 22,000 (northeast of site)
- I-59: 33,000 (northeast of site)

2020 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	3,034	13,082	19,743
Avg. HH Income	\$34,219	\$44,978	\$54,216





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12,000 SF OFFICE BUILDING ON 3 ACRES

104 Street A, Picayune, MS

