

8,846 SF FLEX/INDUSTRIAL FOR SUBLEASE

**PAUL GREEN
REAL ESTATE**
301 Hwy 61 South | Natchez, MS 39120

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PROPERTY OVERVIEW

Located at 152 Homochitto Street in Natchez, Mississippi, this versatile flex/industrial property offers a strategic opportunity for businesses seeking a balanced mix of professional office and functional warehouse space. Formerly occupied by Natchez Heating and Cooling, the site is well-suited for service-oriented businesses, contractors, or light industrial users requiring both administrative and operational facilities.

PROPERTY SPECIFICATIONS

- » Total Area: 8,846 SF
- » Office Space: 3,395 SF (Fully heated and cooled)
- » Shop/Storage Space: 5,451 SF (Ideal for equipment, inventory, or fleet staging)
- » Parcels: Situated across two tax parcels (Appraiser floor plans and survey plat available)

STRATEGIC POTENTIAL

With its extensive shop and storage capacity seamlessly integrated with substantial climate-controlled office space, this property delivers immediate operational readiness. The flexible sublease terms provide an excellent runway for growing enterprises looking to establish or expand their footprint in the Natchez market.

LEASING HIGHLIGHTS

- » Lease Rate: \$5,000 per month
- » Lease Type: Sublease
- » Available Term: 3-year minimum up to a 10-year maximum

MARKET AERIAL



Aerial by:
**SUBJECT
RUNNER**
Imagery:
Google Earth

SURVEY



LEGEND

B.H.L.

N/A

SQ. FEET

PS

LB

OVH

R/W

C/L

(M)

(R)

DI

CONC

NG

BUILDING HEIGHT LOCATION

NOT APPLICABLE

SQUARE FEET

PARKING SPACE(S)

LOADING BAY(S)

OVERHANG

RIGHT-OF-WAY

CENTERLINE OF ROAD

MEASURED/CALCULATED DIMENSION

RECORD DIMENSION

DRAIN INLET

CONCRETE

NATURAL GROUND

FOUND MONUMENT

(AS-NOTED)

SET MONUMENT

(AS-NOTED)

COMPUTED POINT

SANITARY MANHOLE

UTILITY POLE

TELEPHONE PEDESTAL

GAS METER

OVERHEAD UTILITY LINE

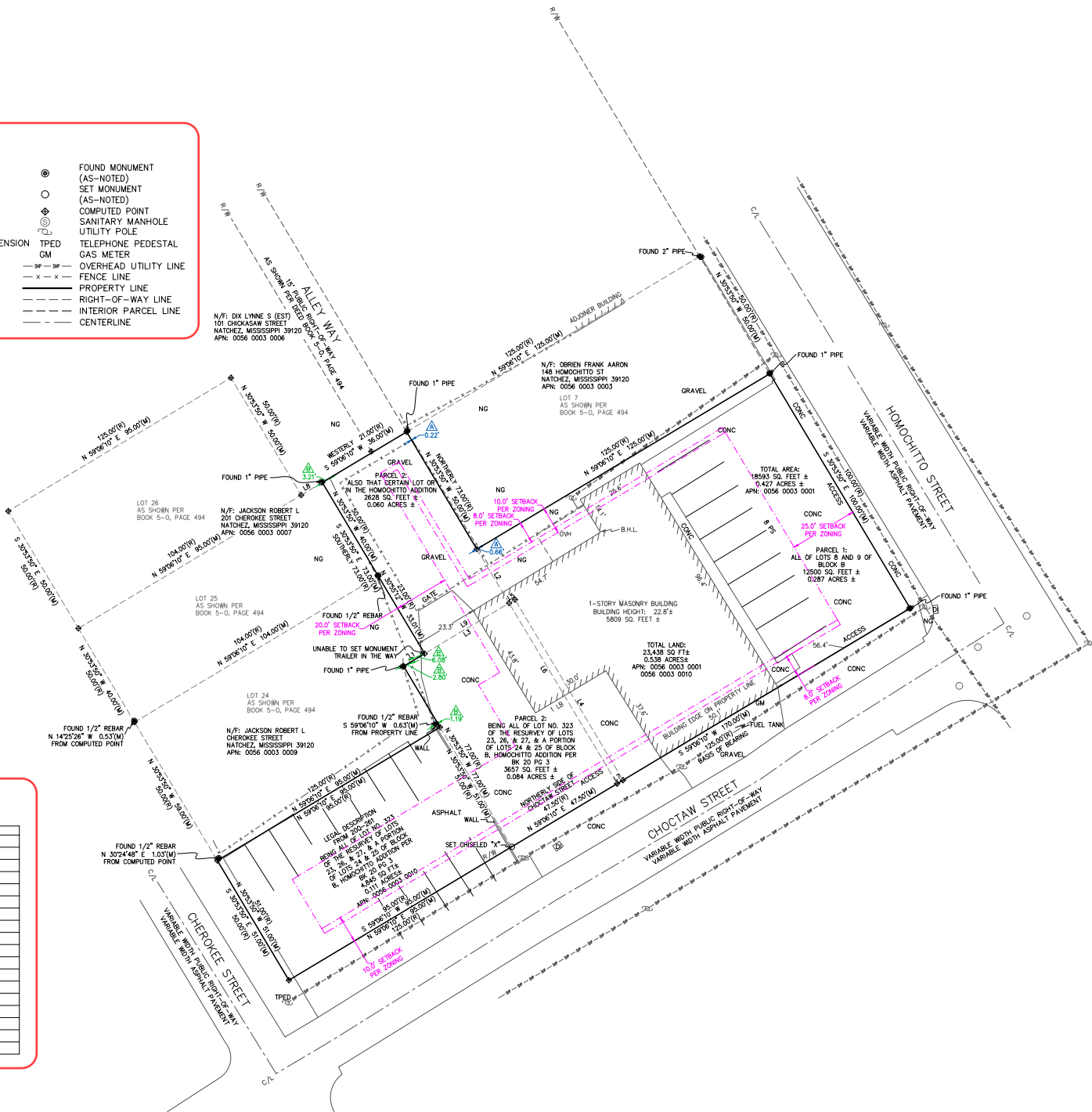
FENCE LINE

PROPERTY LINE

RIGHT-OF-WAY LINE

INTERIOR PARCEL LINE

CENTERLINE



LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	S 59°06'10" W	9.00'
L1(R)	N/A	N/A
L2(M)	S 30°53'50" E	23.00'
L2(R)	N/A	N/A
L3(M)	N 59°06'10" E	47.50'
L3(R)	EASTERLY	47.50'
L4(M)	N 30°53'50" W	77.00'
L4(R)	EASTERLY OR NORTHEASTERLY	77.00'
L5(M)	S 59°06'10" W	2.50'
L5(R)	N/A	N/A
L6(M)	N 30°53'50" W	100.00'
L6(R)	N/A	100.00'
L7(M)	N 59°06'10" E	2.50'
L7(R)	N/A	N/A
L8(M)	S 59°06'10" W	9.00'
L8(R)	N/A	N/A
L9(M)	N 59°06'10" E	36.00'
L9(R)	EASTERLY	21.00'