



WAREHOUSE/ DISTRIBUTION, JONES COUNTY, MS TECHNOLOGY PARK SOUTH

27 NEIL GUNN ROAD
ELLISVILLE, MS 39437

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Property Summary



OFFERING SUMMARY

Available SF:	126,223
Lease Rate:	\$2.50/SF (NNN)
Purchase Price:	\$2,100,000
Lot Size:	20.86 acres
Building Size:	126,223 SF
Renovated:	2018
Zoning:	I-1
Market:	Southeast U.S.
Submarket:	South Mississippi

PROPERTY OVERVIEW

126,223 SF building including 6,712 SF of office area, 119,511 SF warehouse area, and 2,834 SF of dock area on 20.86 acre site.

PROPERTY HIGHLIGHTS

- Located between Laurel and Hattiesburg, MS
- Fast access to Highway 11 and I-59
- Close to Hattiesburg-Laurel Regional Airport
- 20.86 acre site with plenty of room for expansion
- 960 Acre technology and industrial park
- Howard Industries is a major park tenant
- Park is fully wired with fiber optic cable for internet access
- Former Hudson Salvage warehouse/distribution center
- Eave Height Range: 24'-25'

Aerial Maps



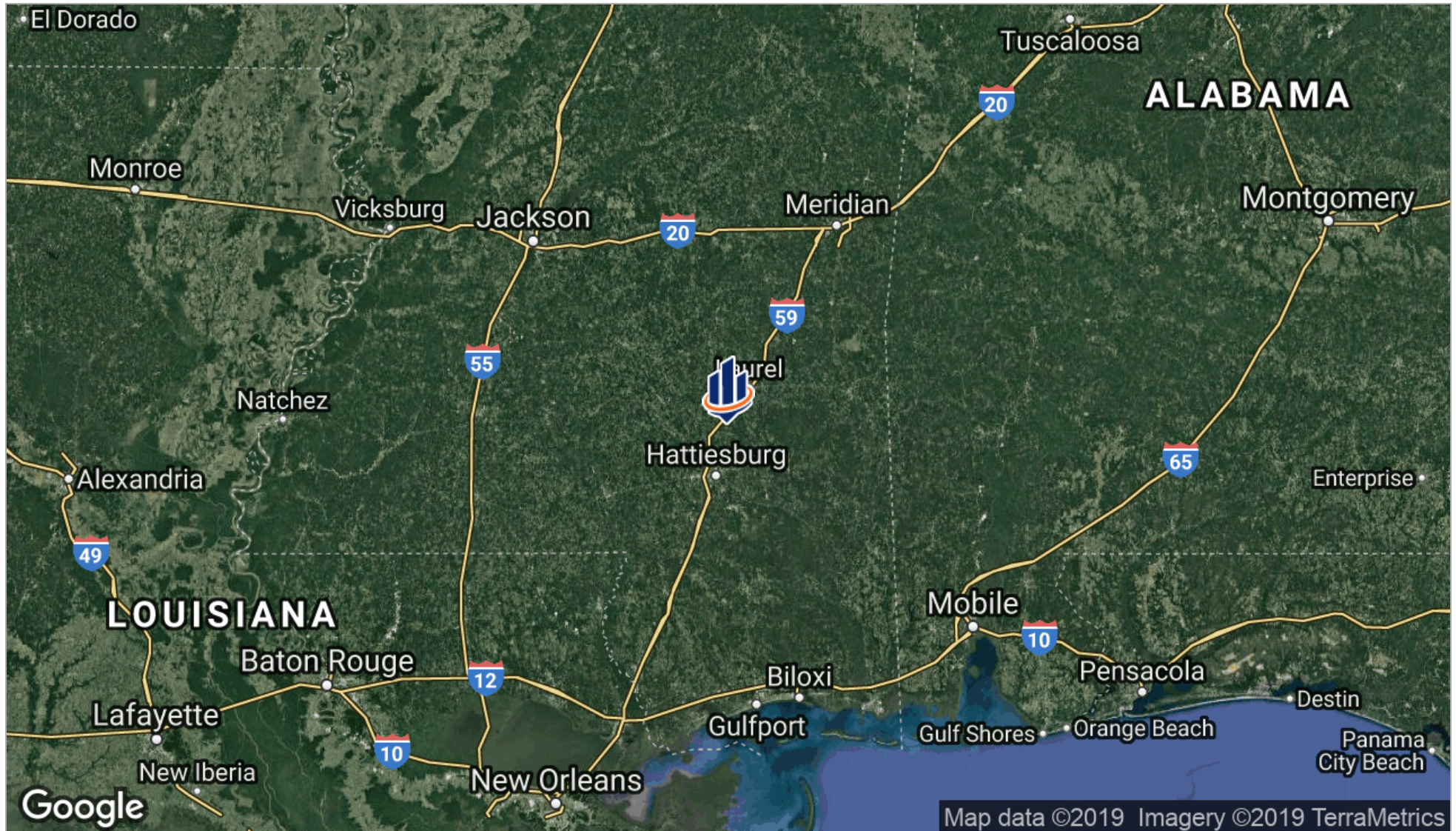
Additional Photos



Additional Photos



Location Maps



Demographics Map & Report



POPULATION

	10 MILES	20 MILES	30 MILES
Total population	27,957	162,346	253,321
Median age	34.5	34.3	35.1
Median age (Male)	33.7	33.2	34.0
Median age (Female)	35.3	35.6	36.3

HOUSEHOLDS & INCOME

	10 MILES	20 MILES	30 MILES
Total households	9,793	61,773	96,748
# of persons per HH	2.9	2.6	2.6
Average HH income	\$45,192	\$48,385	\$52,913
Average house value	\$111,046	\$126,787	\$131,144

* Demographic data derived from 2010 US Census

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