



# 135 TECHNOLOGY BLVD

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ELLISVILLE, MS 39437

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# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$3.00 SF/yr (NN - \$1.34/sf)
Building Size:	337,000 SF
Available SF:	60,000 SF
Lot Size:	41.23 Acres
Year Built:	2013
Zoning:	I-1 [Industrial District]
APN:	066-18-00-001.03

## PROPERTY OVERVIEW

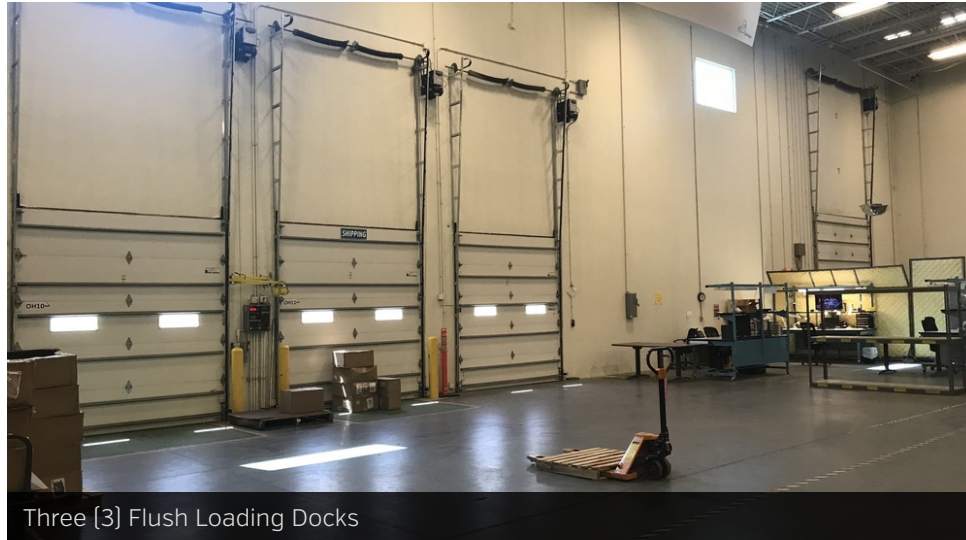
Modern warehouse built in 2013 with flexible space options available in the Howard Technology Park in Ellisville, Mississippi. This industrial property has up to 60,000 SF of warehouse available for sublease with a portion of the office space potentially open to negotiations. This space is heated/cooled and has 30-plus ft high ceilings, 3 dock-high roll-up doors and 1 ramp dock with roll-up door. Conveniently located less than 2 miles from Interstate 59, this location provides quick access and easy travel. Centrally located from major cities in 3 states, Ellisville is approximately 2 hours from New Orleans and 1.5 hours from the MS Coast, Jackson, MS, and Mobile, Alabama. Subtenants will be expected to pay their pro-rata share of property insurance, taxes, and utilities.

## LOCATION OVERVIEW

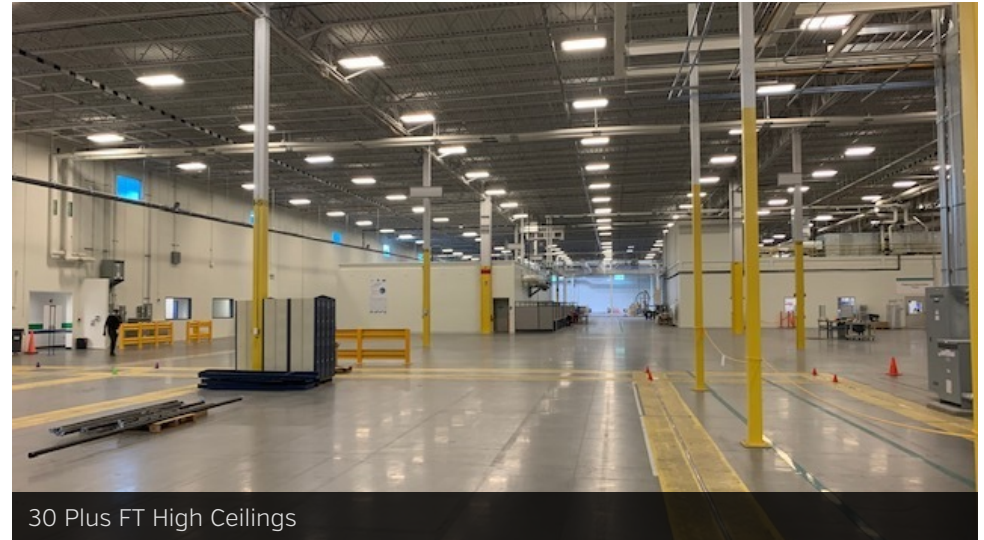
Exiting I-59, go east along Hwy 590. Enter the Howard Technology Park via Technology Blvd. The property is located on the left.



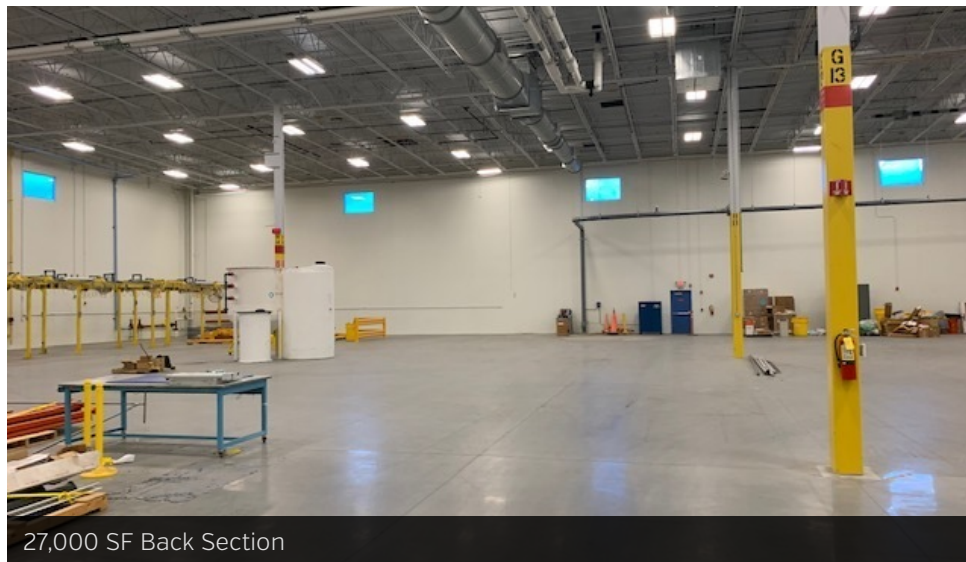
# Photos



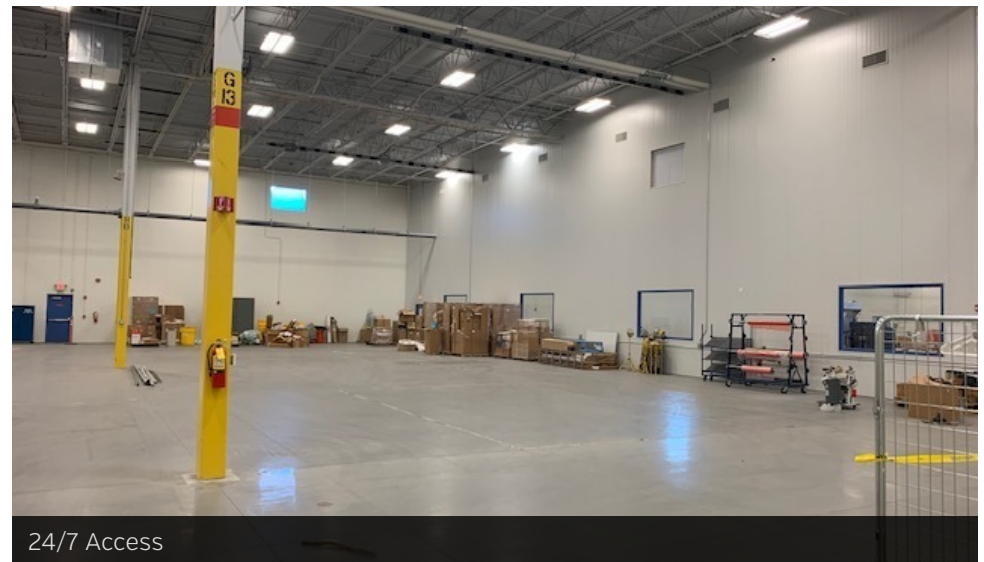
Three (3) Flush Loading Docks



30 Plus FT High Ceilings



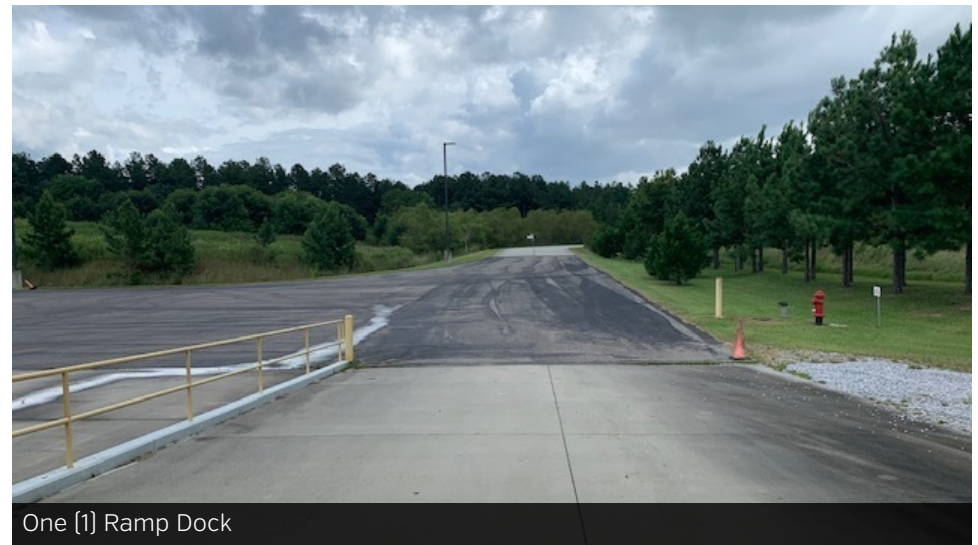
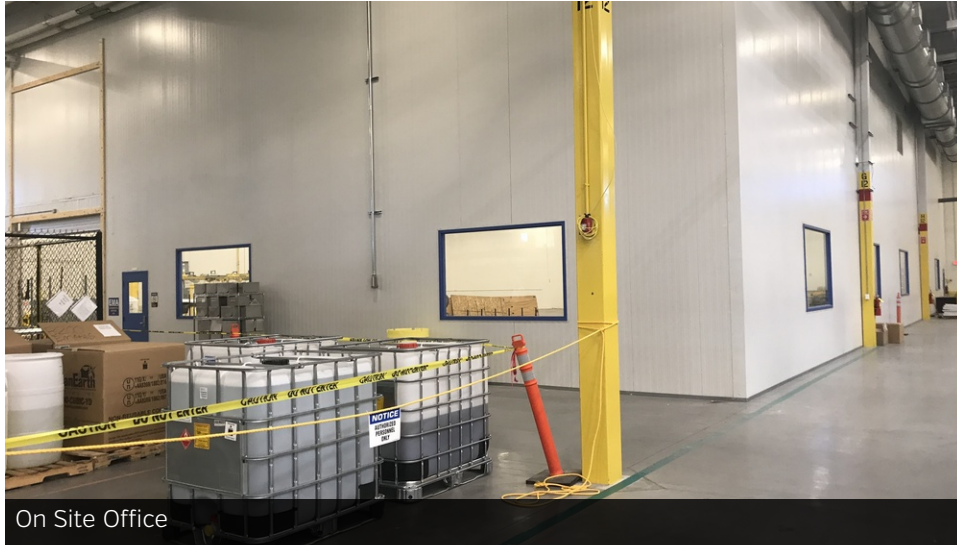
27,000 SF Back Section



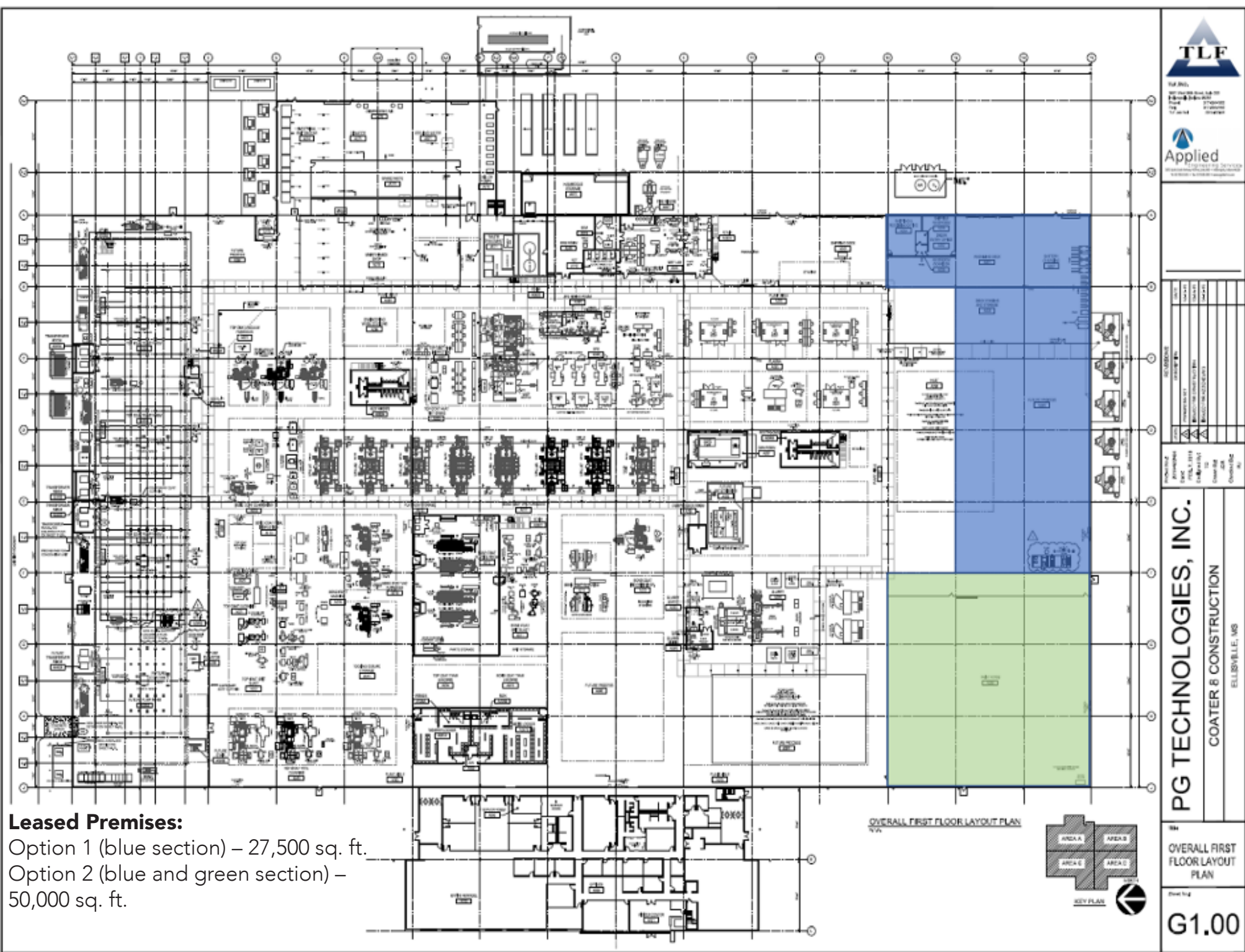
24/7 Access



# Additional Photos











# 1 LOCATION INFORMATION

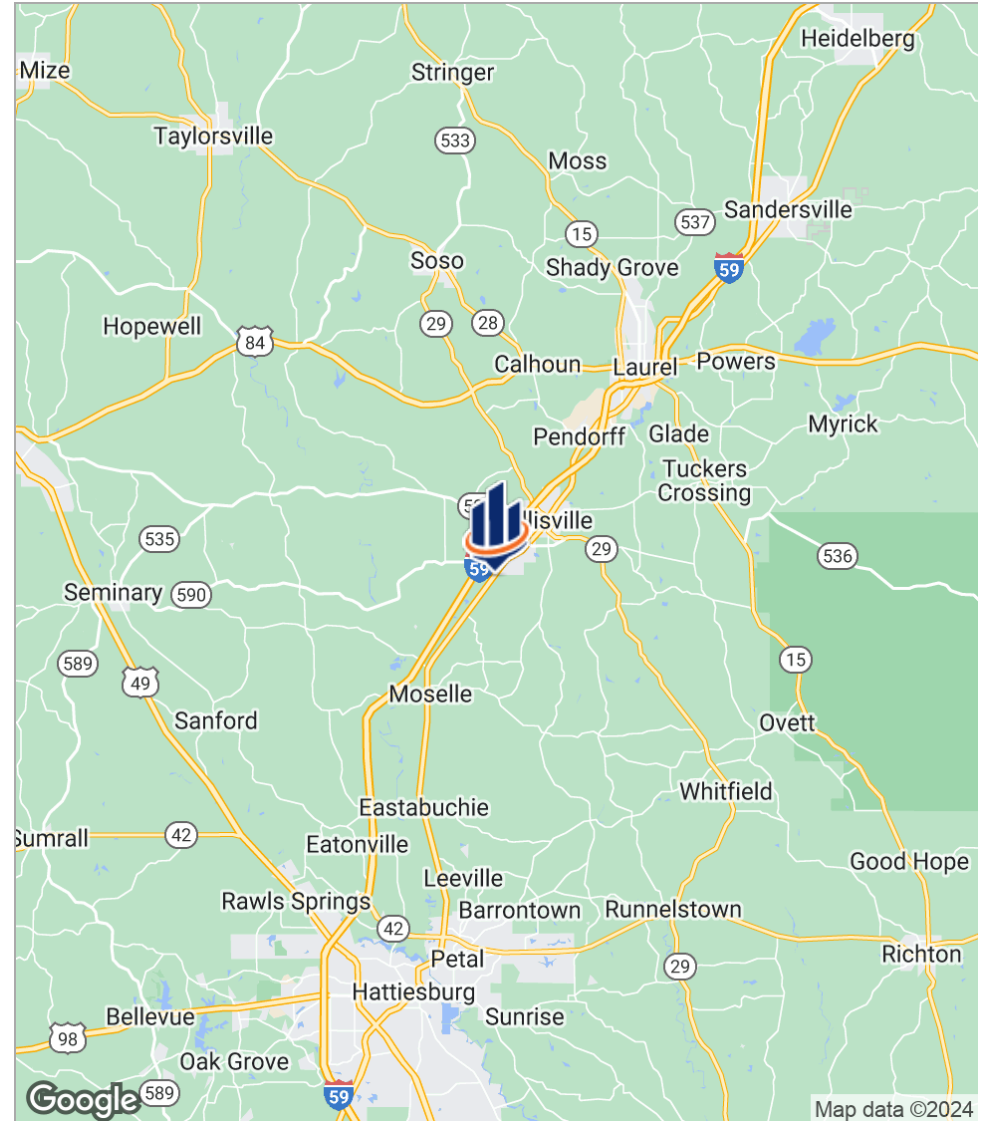
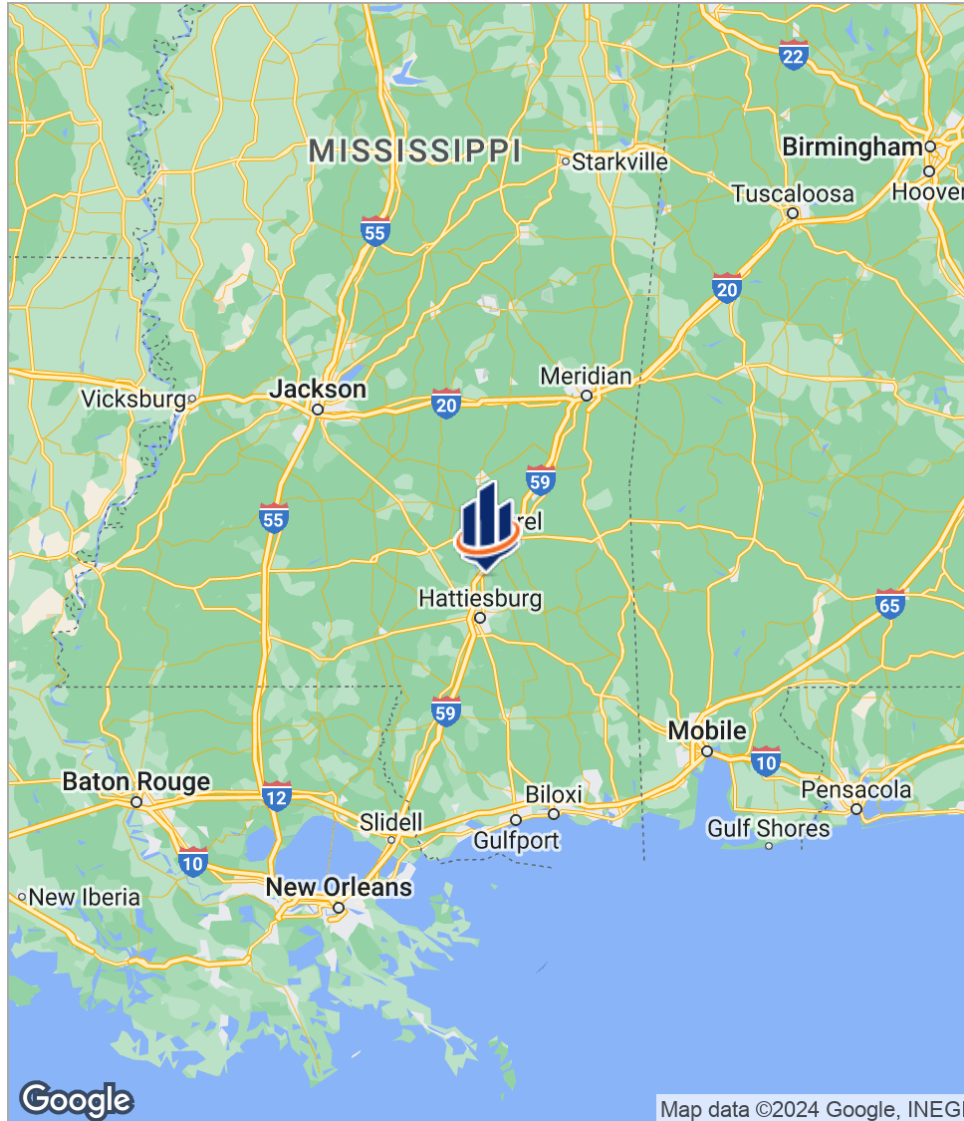
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Ellisville, MS 39437

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# Location Maps



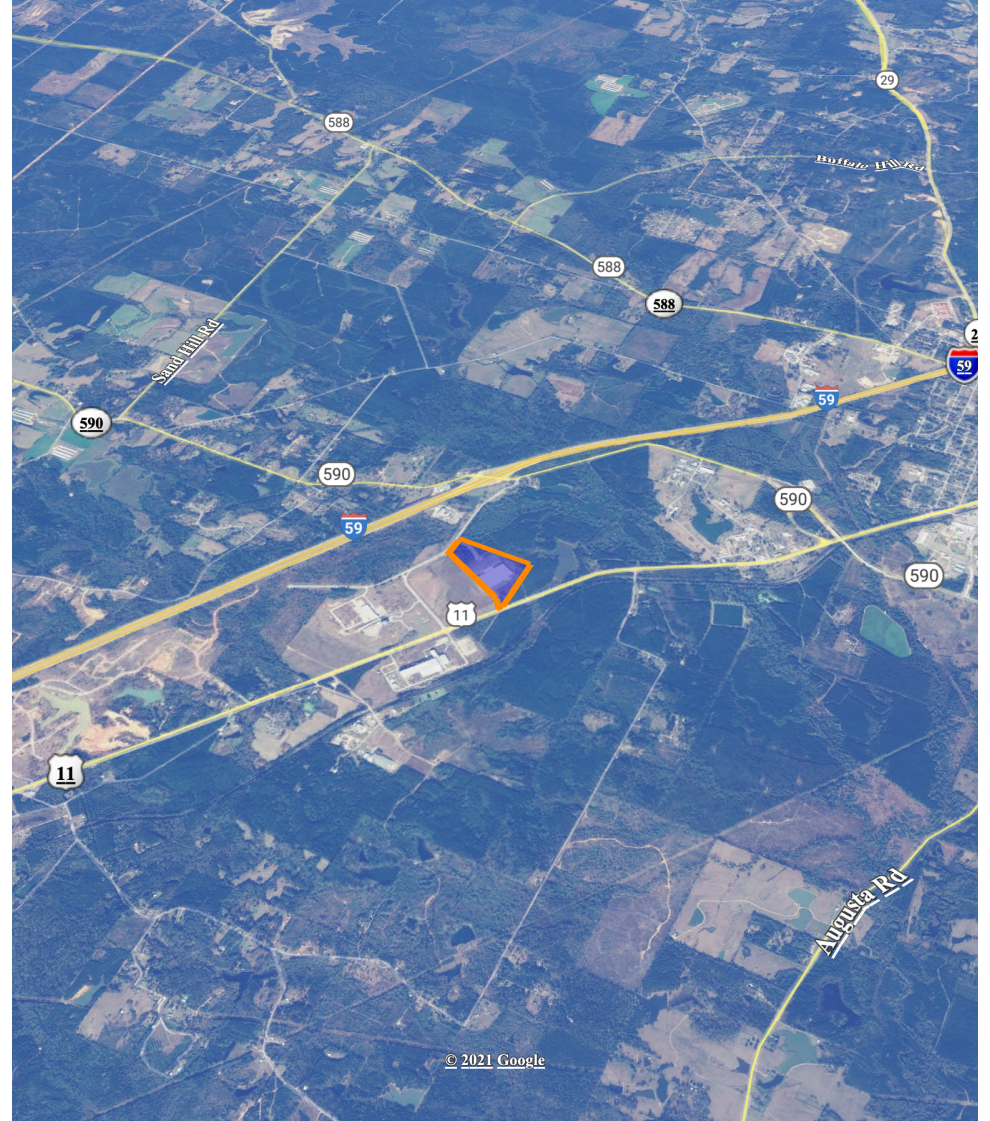
135 TECHNOLOGY BLVD ELLISVILLE, MS 39437

SVN | Southgate Realty, LLC | Page 7

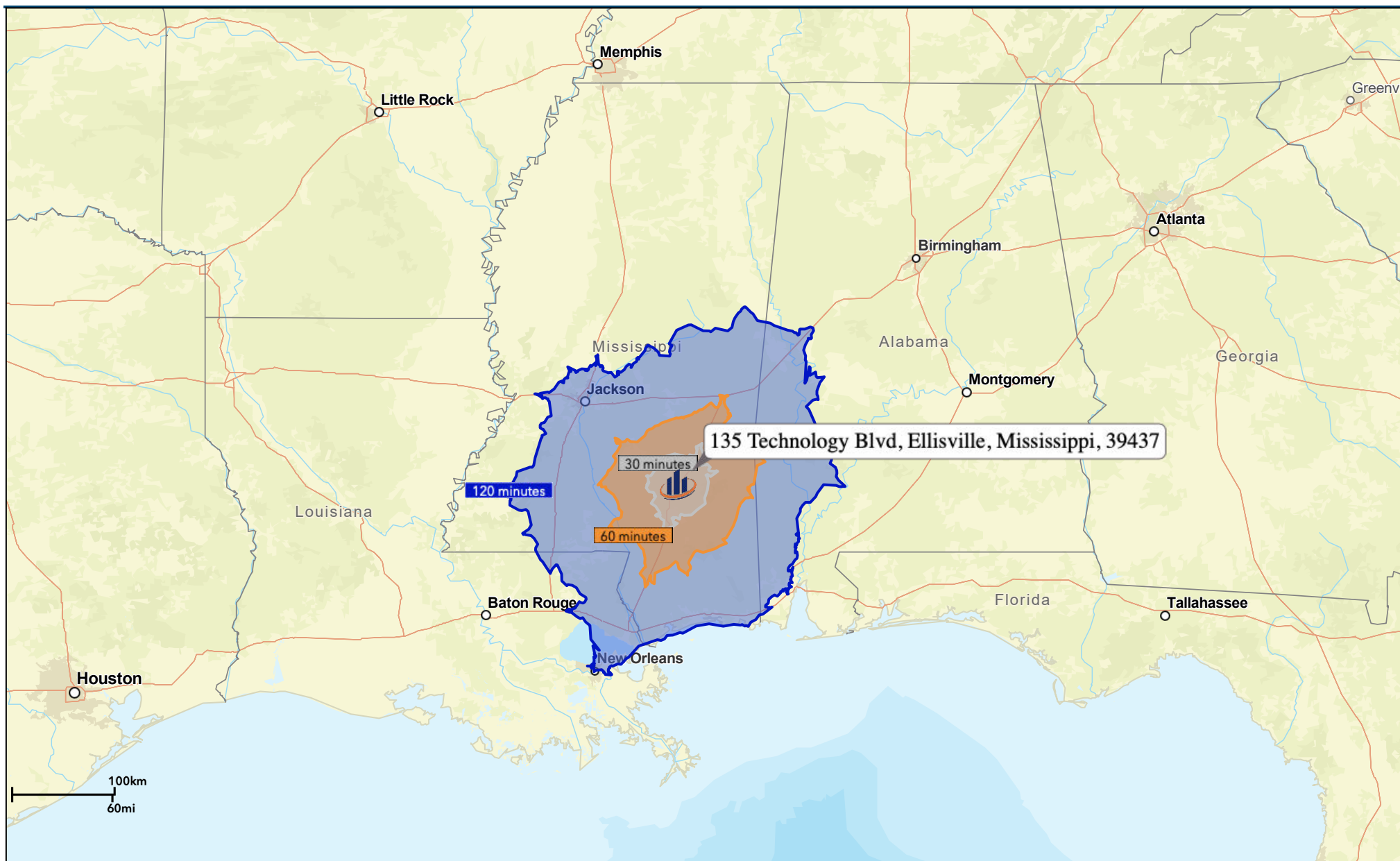
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# Aerial View

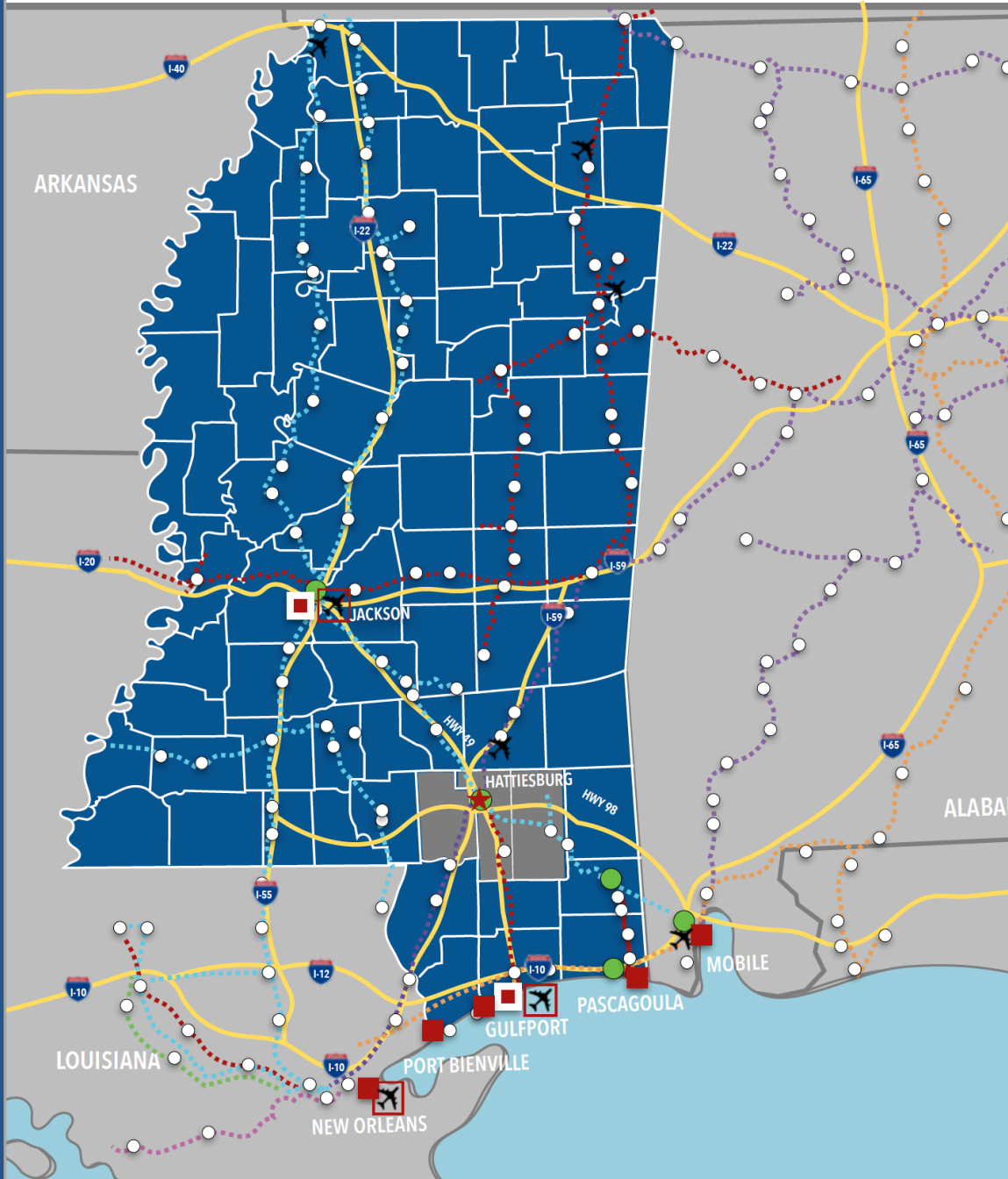










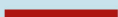










# INTERMODAL MAP

## GREATER HATTIESBURG AREA



## LEGEND

- 
-  PROPOSED SITE  
 INTERMODAL FACILITY  
 KCS  
 NS  
 CN  
 CSXT  
 EXPORT  
 UP  
 BNSF  
 INTERSTATES  
 PORTS  
 INTERCHANGES  
 STATIONS  
 AIRPORTS  
 INTERNATIONAL



## 2 ADVISOR BIOS

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# All Advisor Bios



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## Greg Brett

Advisor  
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Greg joined SVN | Southgate Realty 5 years ago after over 20 years in the Financial Services Industry. In addition to serving as the point person for accelerated and distressed asset sales for SVN | Southgate, Greg has experience in selling and leasing multiple asset classes throughout Mississippi.

Greg is a native of Hattiesburg, MS, and graduated with a B.S. in Business Administration from the University of Southern Mississippi. He and his wife are the proud parents of four boys.



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## Chamberlan Carothers, CCIM, CPM

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Chamberlan is a leading source for multifamily investments in the Gulf South markets. Chamberlan is focused on advising Southgate's clients throughout the investment cycle by sourcing investment opportunities, providing owners with real-time market information, and delivering invaluable, property-specific recommendations. Company, community, and investors are his priority, which allows him to be a trusted authority and advocate in the Real Estate Industry.