



CALL FOR OFFERS

**284,294± SF INDUSTRIAL
WAREHOUSE ON 13.28± AC**
CENTRALLY LOCATED IN SOUTHERN MISSISSIPPI

 5370 OLD HWY. 42, HATTIESBURG, MS

HIGHLIGHTS

- Highly functional space for regional industrial user
- 12 loading docks
- 20'± clear heights
- Multiple access points
- Approx. 60,000 SF is leased to third-party tenants
- Proximate to the crossroads of I-59 & Hwy. 49
- Functioning sprinkler system
- Property tax (2022) \$24,463.72

DETAILS

Hattiesburg is known as the most central hub in the Pine Belt of Mississippi near a concentration of major distribution, warehouse, manufacturing and logistics facilities. The city is home to the University of Southern Mississippi and many major businesses including Jones Logistics, Cooperative Energy, Hattiesburg Clinic, Merit Health, Hood industries and others. This corporate-owned asset offers industrial and warehouse users and investors an opportunity to capitalize on the strategic location of this industrial site – making it ideal for third-party logistics, light manufacturing and other uses.

CONTACT

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**On-Site Inspection:
By Appointment Only**

MORE INFO

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