



INDUSTRIAL BUILDING FOR LEASE WITH FENCED LAND

4020 Jefferson Ave., Moss Point, MS 39563

MONTE LUFFEY • PRINCIPAL

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MOBILE: 228.547.1953

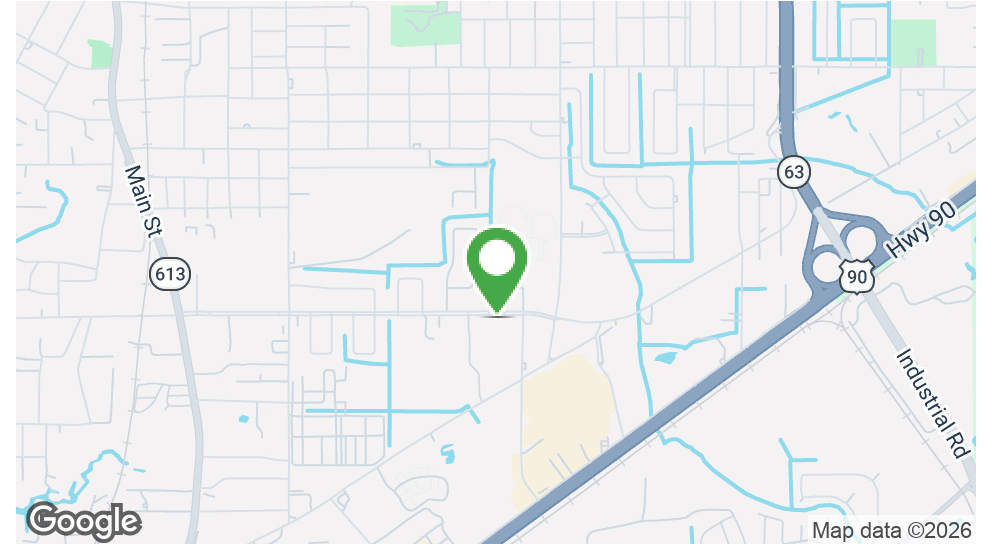
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TIM CARLSON • PRINCIPAL

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PROPERTY DESCRIPTION

This ±2,800 SF industrial building is situated on 1.76 acres of fully fenced land along Jefferson Avenue, just minutes from Highway 90 in Pascagoula. The property benefits from strong visibility and proximity Ingalls, Chevron, and Bollinger Mississippi Ship Building.

The building features office space with heating and cooling, one and a half bathrooms, and recent interior updates including new paint and light remodeling. In addition to the office component, the property includes industrial space with roll-up doors, making it ideal for warehouse, contractor, service, storage, or light industrial operations.

With secure gated access and ample yard area, this well-maintained property offers flexibility, functionality, and room to operate in a growing commercial corridor.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$3,500.00 per month (NNN)
Available SF:	2,800 SF
Lot Size:	1.76 Acres
Building Size:	2,800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	95	516	2,480
Total Population	223	1,227	6,058
Average HH Income	\$50,917	\$52,176	\$49,019

INDUSTRIAL PROPERTY FOR LEASE

PROPERTY SUMMARY

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com



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ADDITIONAL PHOTOS

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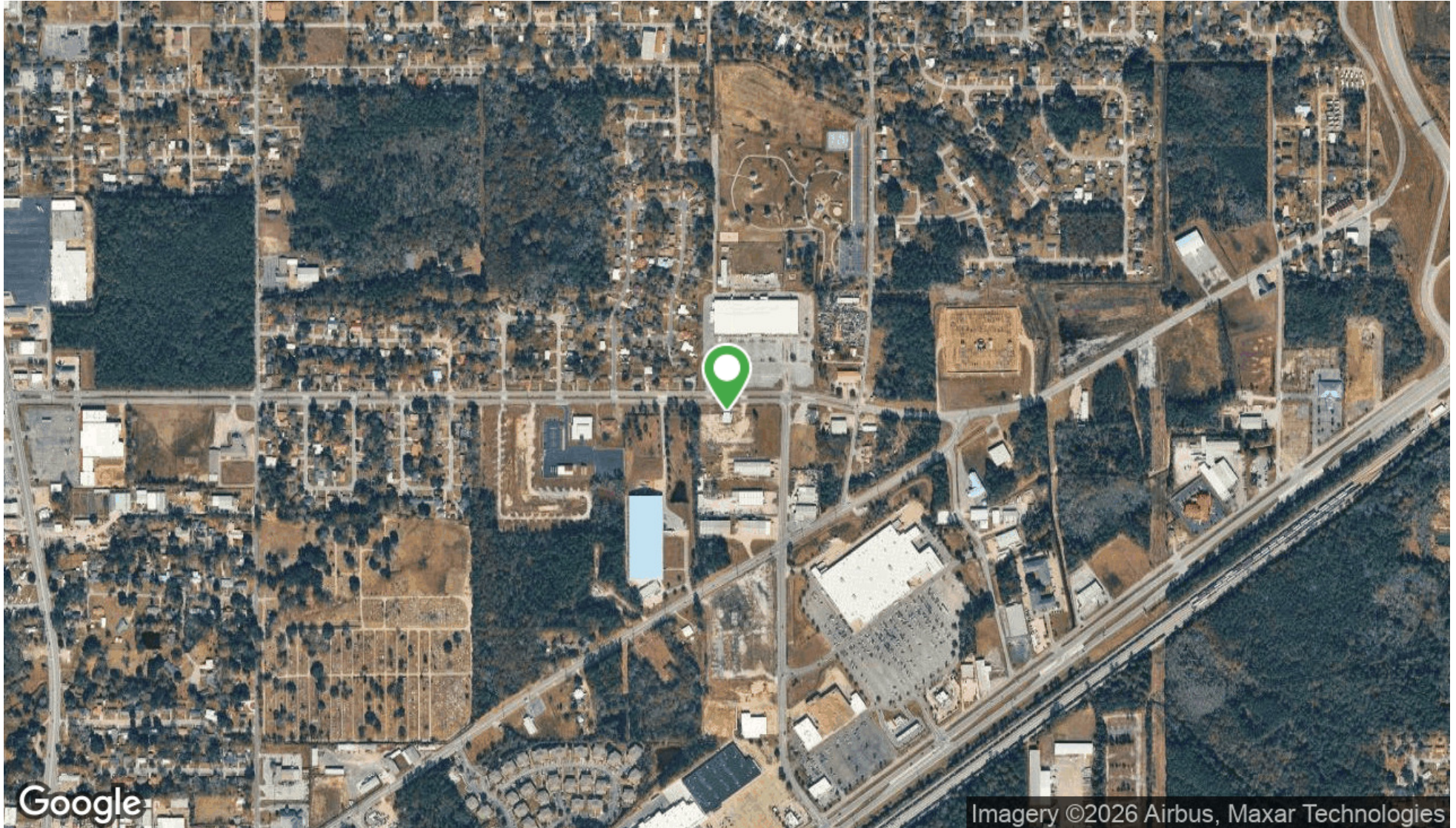
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INDUSTRIAL PROPERTY FOR LEASE

AERIAL MAP



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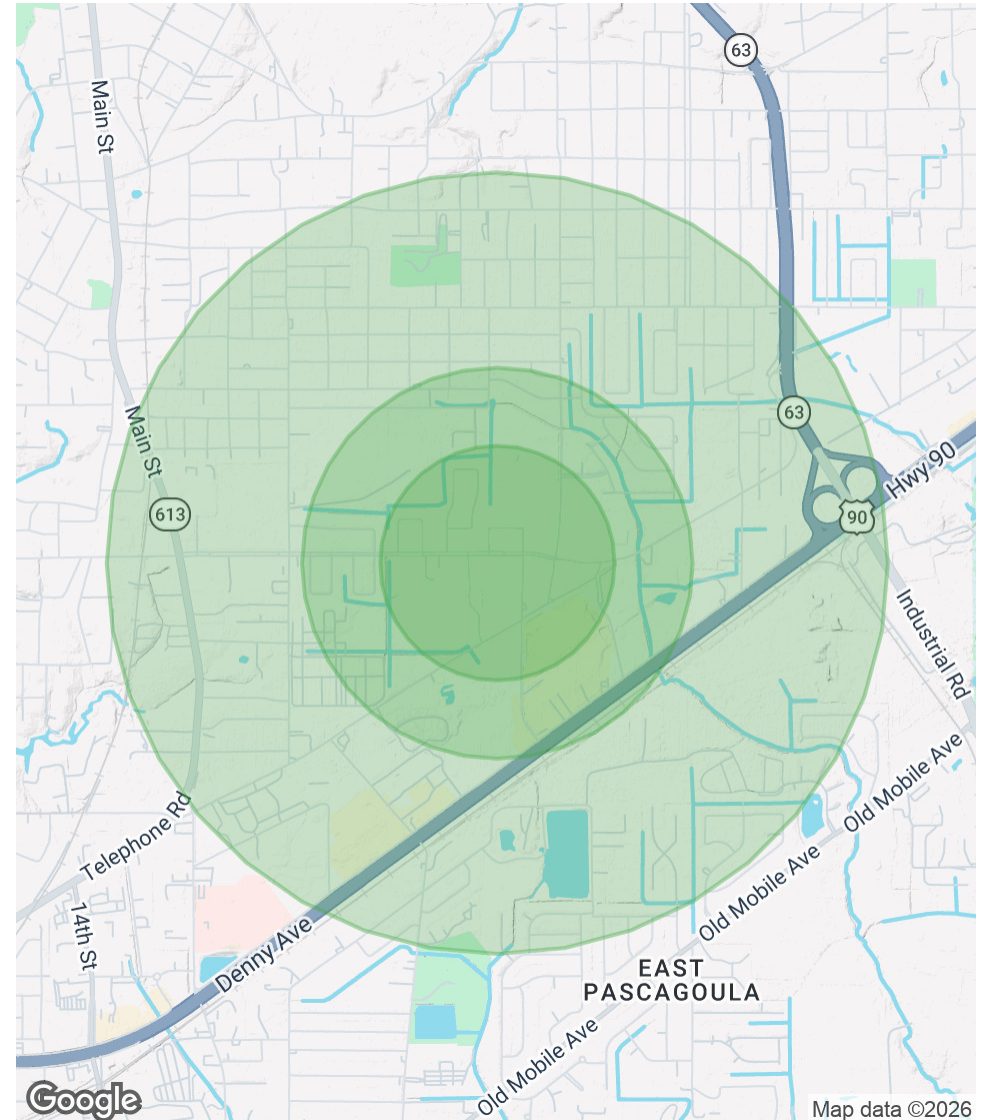
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	223	1,227	6,058
Average Age	44	43	42
Average Age (Male)	42	42	40
Average Age (Female)	45	45	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	95	516	2,480
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$50,917	\$52,176	\$49,019
Average House Value	\$114,864	\$125,492	\$136,659

Demographics data derived from AlphaMap



Map data ©2026

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DEMOGRAPHICS MAP & REPORT



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