

FOR LEASE OR SALE
6892 HWY 49 NORTH

459,734 SF
HATTIESBURG, MS

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PROPERTY DETAILS

6892 HWY 49 NORTH | HATTIESBURG, MS

AVAILABLE SPACE	459,734 SF
WAREHOUSE SPACE	445,433 SF
OFFICE SPACE	10,028 SF
ANCILLARY SPACE	4,273 SF
DOCK DOORS	29
DRIVE-IN DOORS	1
CLEAR HEIGHT	11' 3" - 28' 7"
COLUMN WIDTH/DEPTH	25' x 60' 28' x 44' 6"
ROOF	Metal, Pitched
YEAR BUILT	1972
YEAR RENOVATED	2026 (Renovations in Progress)
PARKING	Substantial
LAND AREA	31.2 Acres
ZONING	I-1
PARCEL ID	2-025B-25-060.00

PROPERTY HIGHLIGHTS



OUTDOOR COVERED STORAGE



IMMEDIATE ACCESS TO I-59



GREAT HIGHWAY VISIBILITY

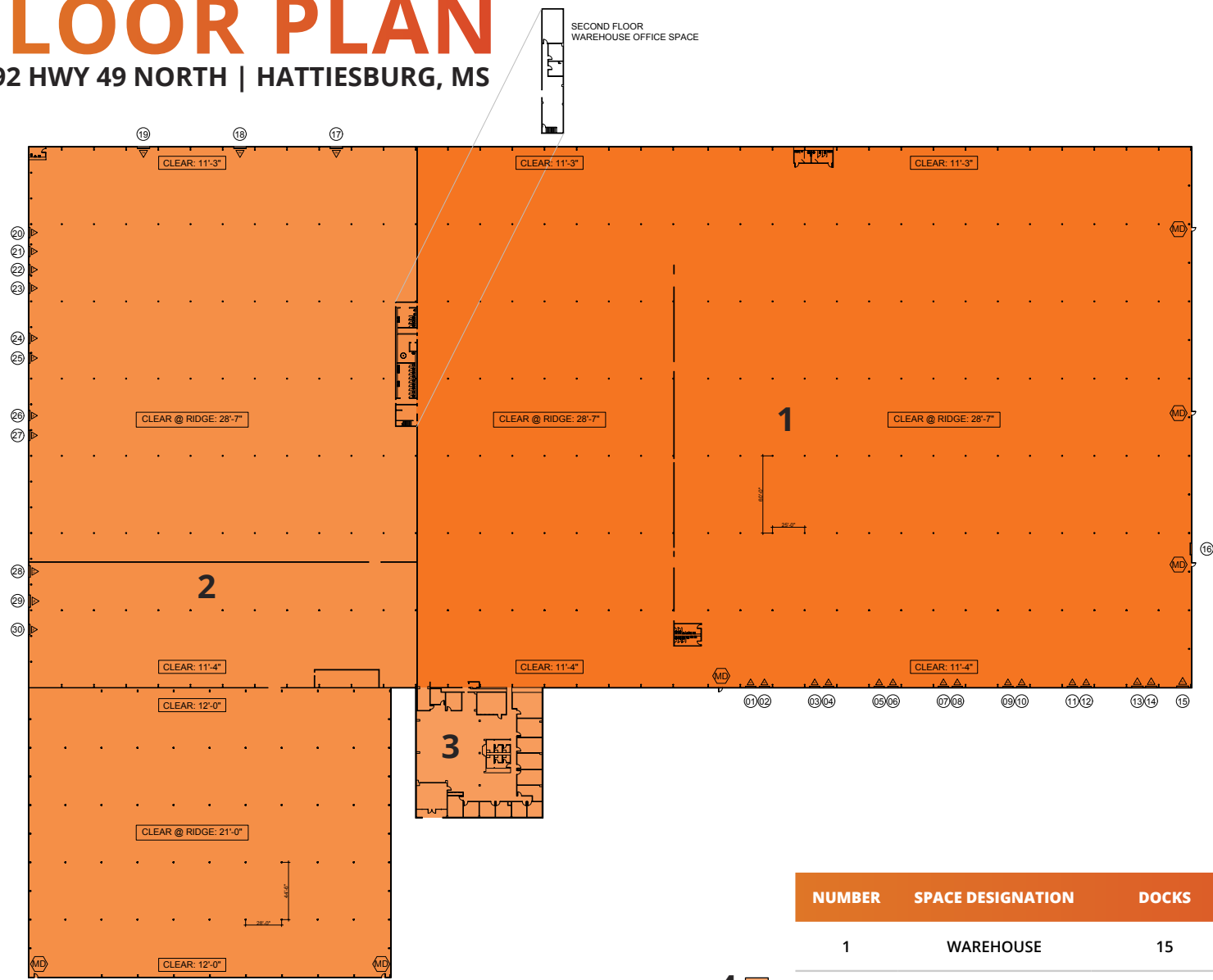


LOCATED IN OPPORTUNITY ZONE

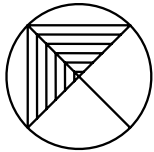


FLOOR PLAN

6892 HWY 49 NORTH | HATTIESBURG, MS



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NUMBER	SPACE DESIGNATION	DOCKS	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	15	11' 3 - 28' 7"	253,235 SF
2	WAREHOUSE	14	11' 3 - 28' 7"	192,198 SF
3	OFFICE	N/A	N/A	10,028 SF
4	ANCILLARY	N/A	N/A	4,273 SF
TOTAL				459,734 SF

LOCATION MAP

6892 HWY 49 NORTH | HATTIESBURG, MS

HATTIESBURG AMTRAK STN	6 MILES
JACKSON, MS	85 MILES
MOBILE, AL	103 MILES
MEMPHIS, TN	293 MILES
ATLANTA, GA	376 MILES

