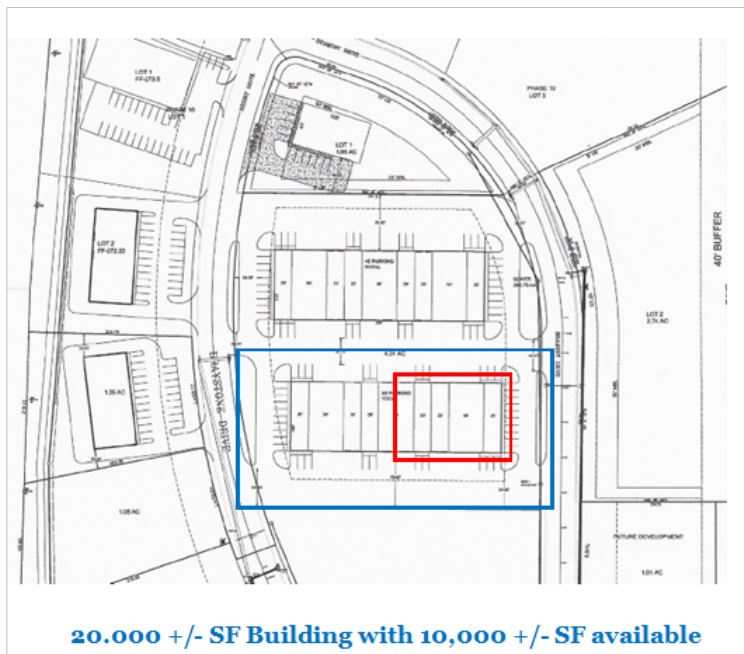


FOR LEASE



20,000 +/- SF Building with 10,000 +/- SF available

NESBIT INDUSTRIAL PARK

NESBIT, MS 38651

SUMMARY

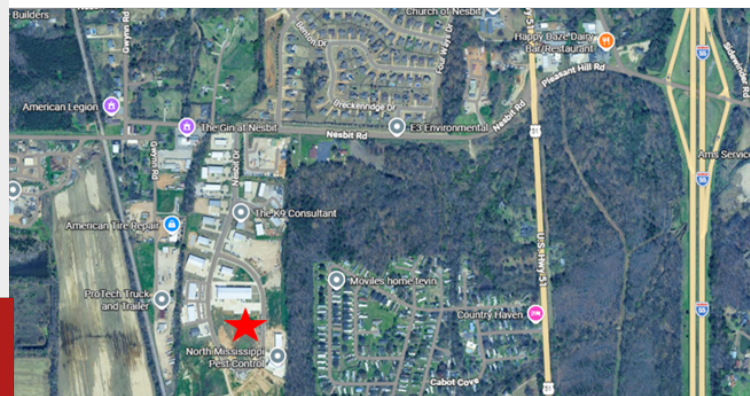
Building SF: 20,000 +/- SF

Lease Rate: TBD

Year Built: 2026-2027

Zoning: M-1

Tenant Buildout Opportunity!



RHODES THOMPSON

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AVAILABLE SPACES

Suite	Rate	Size	Type	Term	Status
A	N/A	10,000 +/- SF	NNN	7 Yrs	LEASED
B	NEGOTIABLE	10,000 +/- SF	NNN	7 Yrs	AVAILABLE

PRE-LEASING NOW!

PROPERTY DESCRIPTION

A rare buildout opportunity in the heart of Nesbit Industrial Park, offering a 10,000 ± SF freestanding industrial building designed to meet the specific operational needs of the incoming tenant. This site provides the flexibility to tailor office, warehouse, and specialty improvements, making it ideal for contractors, service companies, logistics users, and light industrial operations seeking a customized footprint in a high-growth corridor.

LOCATION DESCRIPTION

Nesbit Industrial Park offers a prime, easily accessible location just minutes from I-55 and Highway 51, placing your operation in the center of Hernando's growing industrial corridor. The area is home to a strong mix of established businesses, steady traffic, and a reliable workforce, making it an ideal setting for companies seeking convenience, visibility, and long term stability.



