



**COLDWELL BANKER  
COMMERCIAL**

ALFONSO  
REALTY, INC.

**3807 Kelly Street**

**Moss Point, MS 39563**

20.53 Acres

OFFERED AT \$2,200,000

- Zoned I-L (Light Industrial District)



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**FOR SALE**

CBARCOMMERCIAL.COM

**Kim Bush**

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**228.287.1200 - Office**

**kimrbush@icloud.com**

**Sarah Harstvedt**

**228.305.0612 - Cell**

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**sarah.cbar@gmail.com**

**COLDWELL BANKER COMMERCIAL  
ALFONSO REALTY, INC.**

**9153 Lorraine Rd  
Gulfport, MS 39503**



**3807 Kelly Street  
Moss Point, MS 39563**



**SALE**

## OFFERING SUMMARY

**Sale Price:** \$2,200,000

**Acres:** 20.53

**Zoning:** I-L (Light Industrial District)

## PROPERTY OVERVIEW

This listing presents a unique chance for businesses looking to establish a robust operational hub. 9 of the 20 acres have been fully-fenced, fortified with over \$700k in dirt-work, and expertly transformed into a secure lay-down yard, reinforced with 6-8 feet of red dirt, gravel and rebar. With professional engineering surveys, meticulous excavation, precise rebar placement, and thorough compaction, this site boasts a level surface that can accommodate heavy machinery while ensuring stability and meeting the highest industry standards. Ideal for heavy-duty crane operations, trucking yard, heavy industrial equipment rental, or any other industrial operation. Don't miss out on this remarkable opportunity! The steel-framed industrial warehouse spanning 9,600 square feet on a 12" slab, provides ample space to meet your business needs. Additionally, it features 1,200 square feet of office space, offering a comfortable and efficient work environment. Other remarkable features include 28' eave height, 3-Phase Electrical, LED lighting, security system, warehouse sky lights, and six 15-ft roll up doors. Strategically located just 3.3 miles from I-10 and a just 1/2 mile from Hwy 90, this facility provides convenient access to major transportation routes, making it an ideal choice for businesses seeking proximity to Ingalls Shipyards and the Chevron Refinery.

## PROPERTY HIGHLIGHTS

- Traffic counts of over 14,000 daily

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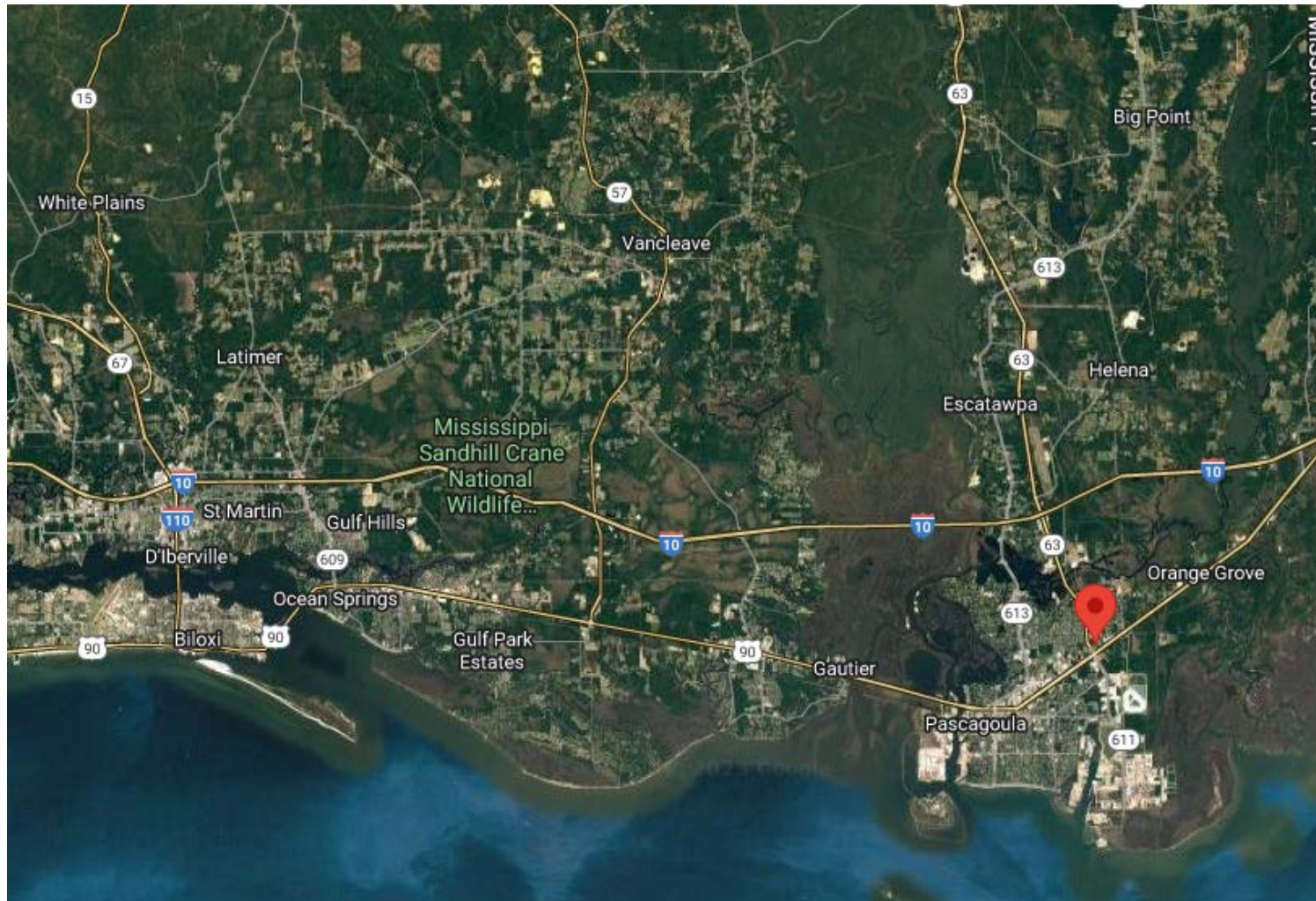




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### Property Location



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### **Lot Aerial**



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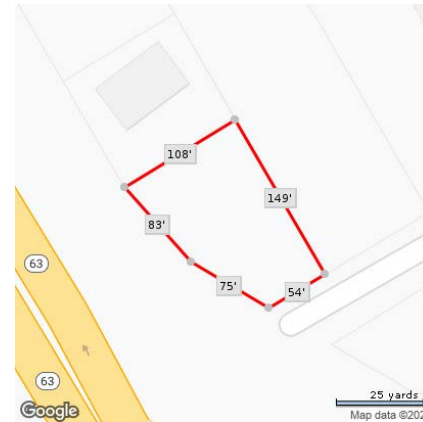
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## Boundary Measurements

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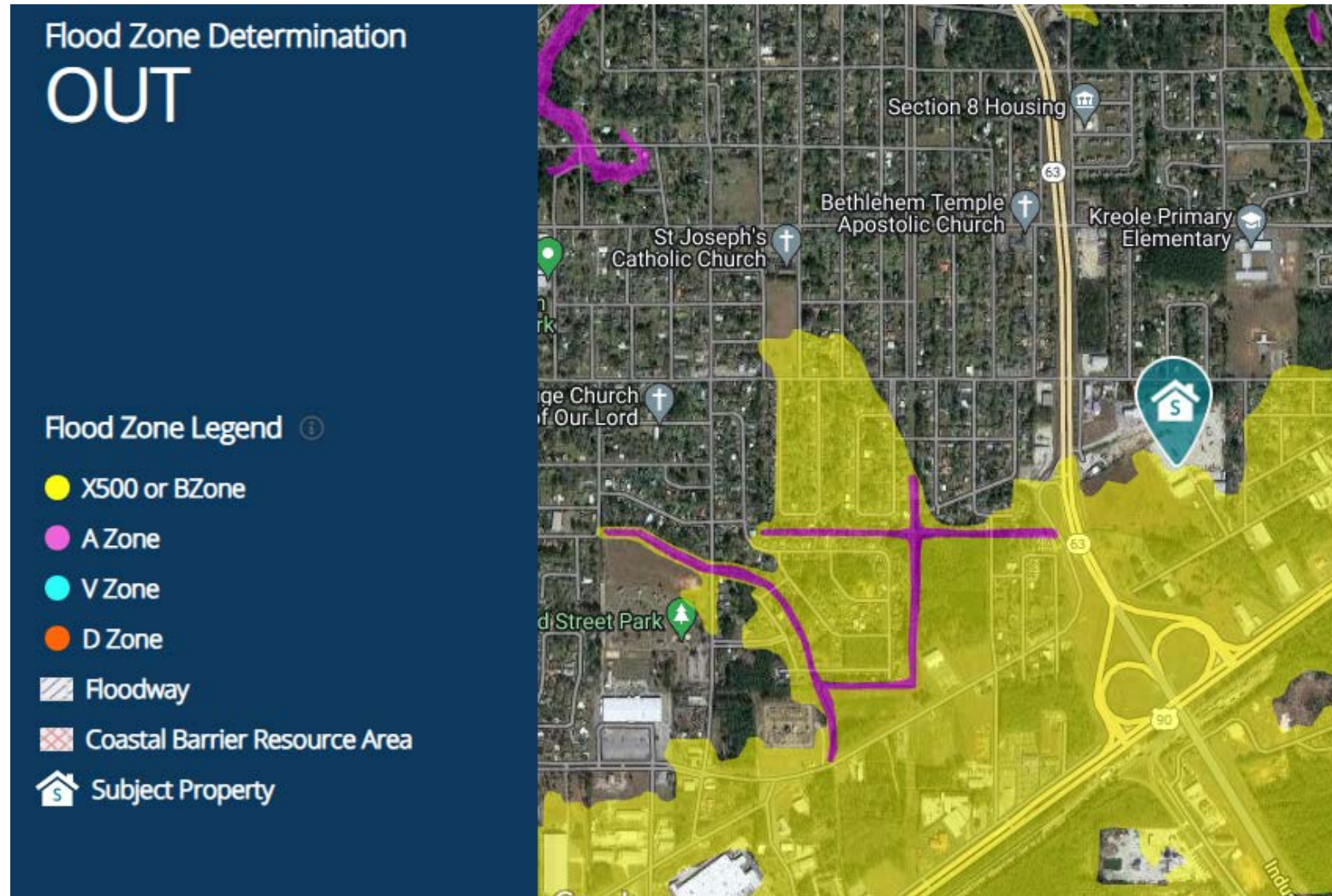
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## Flood Map



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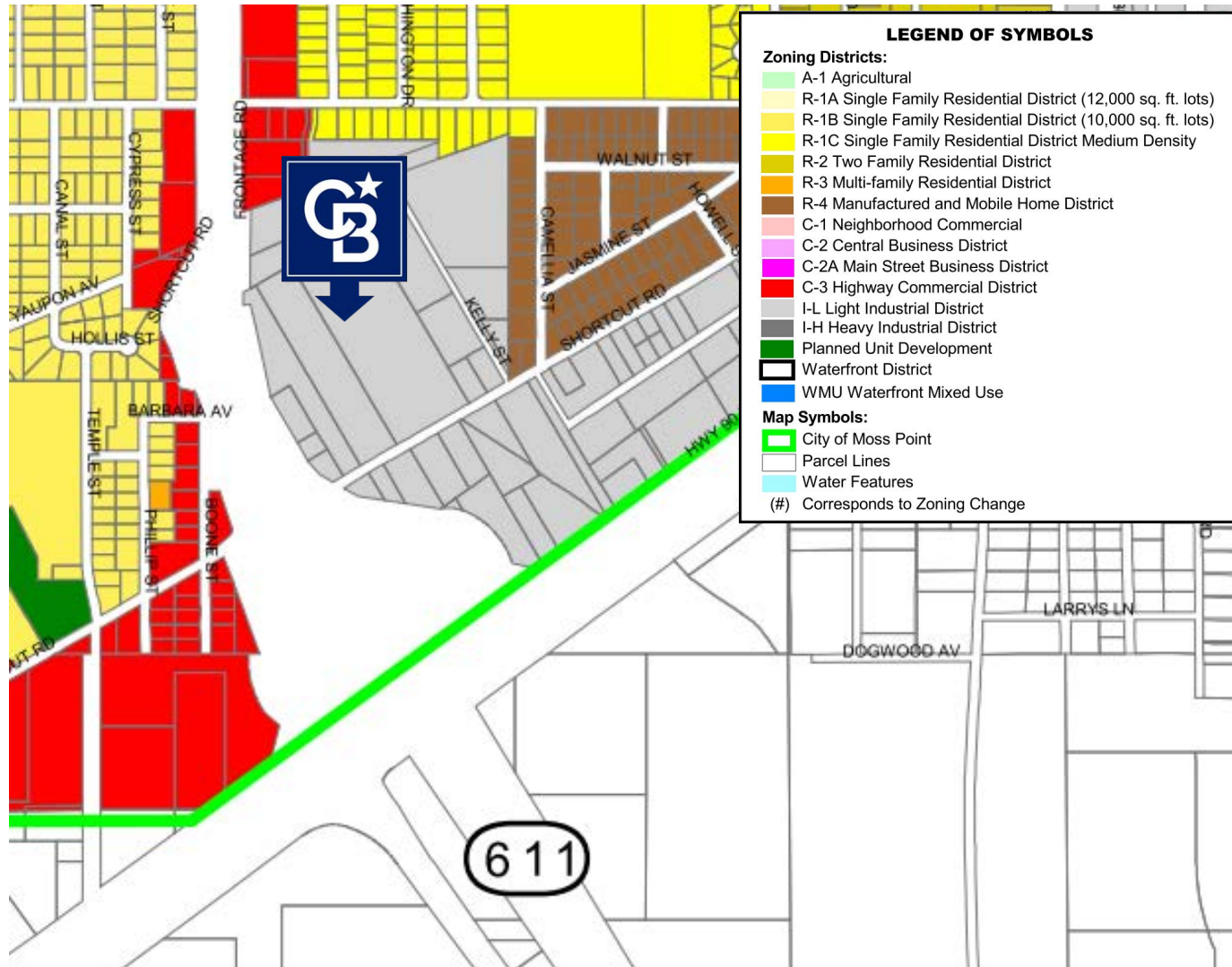


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## Zoning Map



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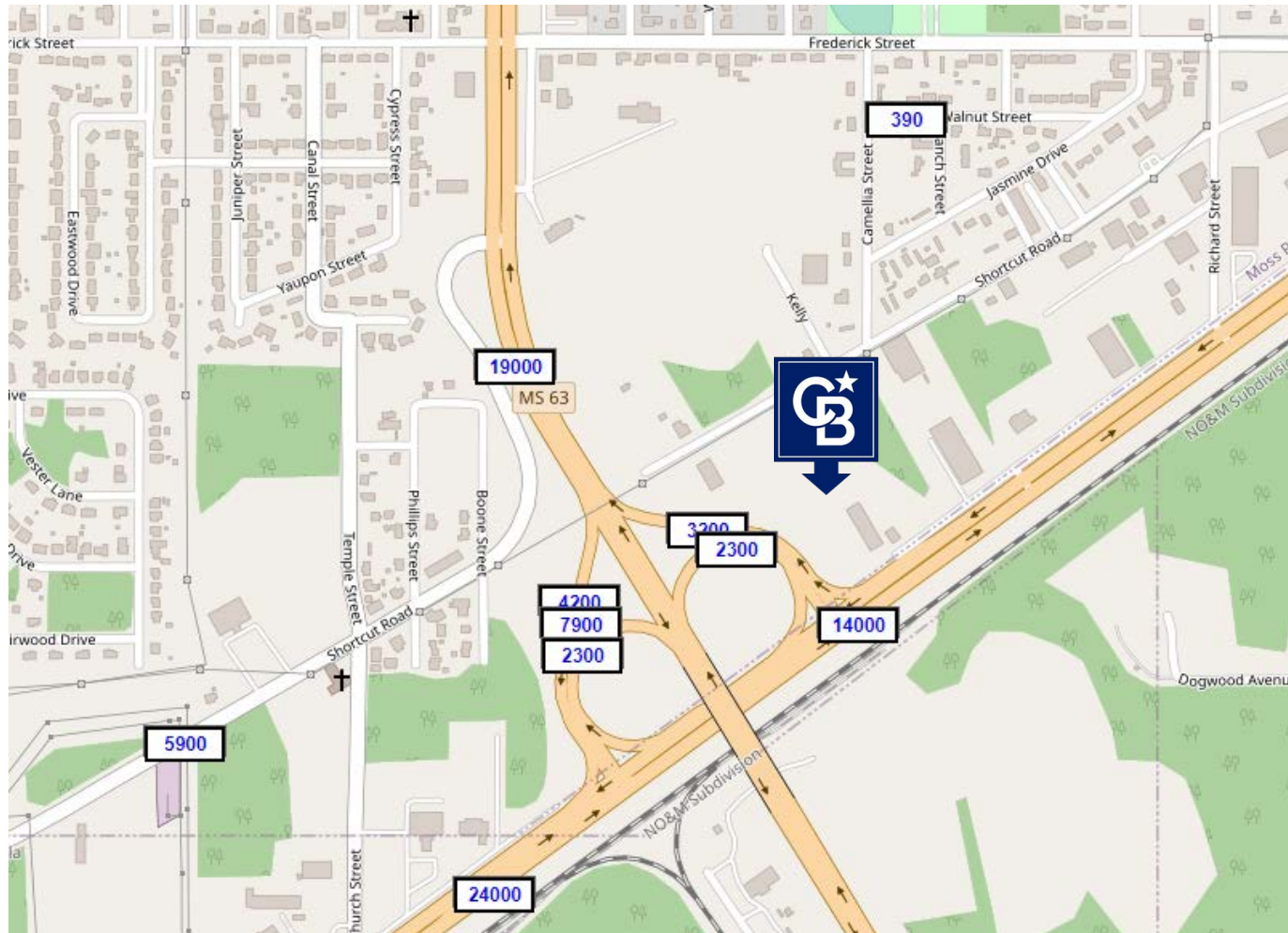




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## Traffic Counts



Traffic Counts Provided by  **MDOT**  
MISSISSIPPI DEPARTMENT OF TRANSPORTATION

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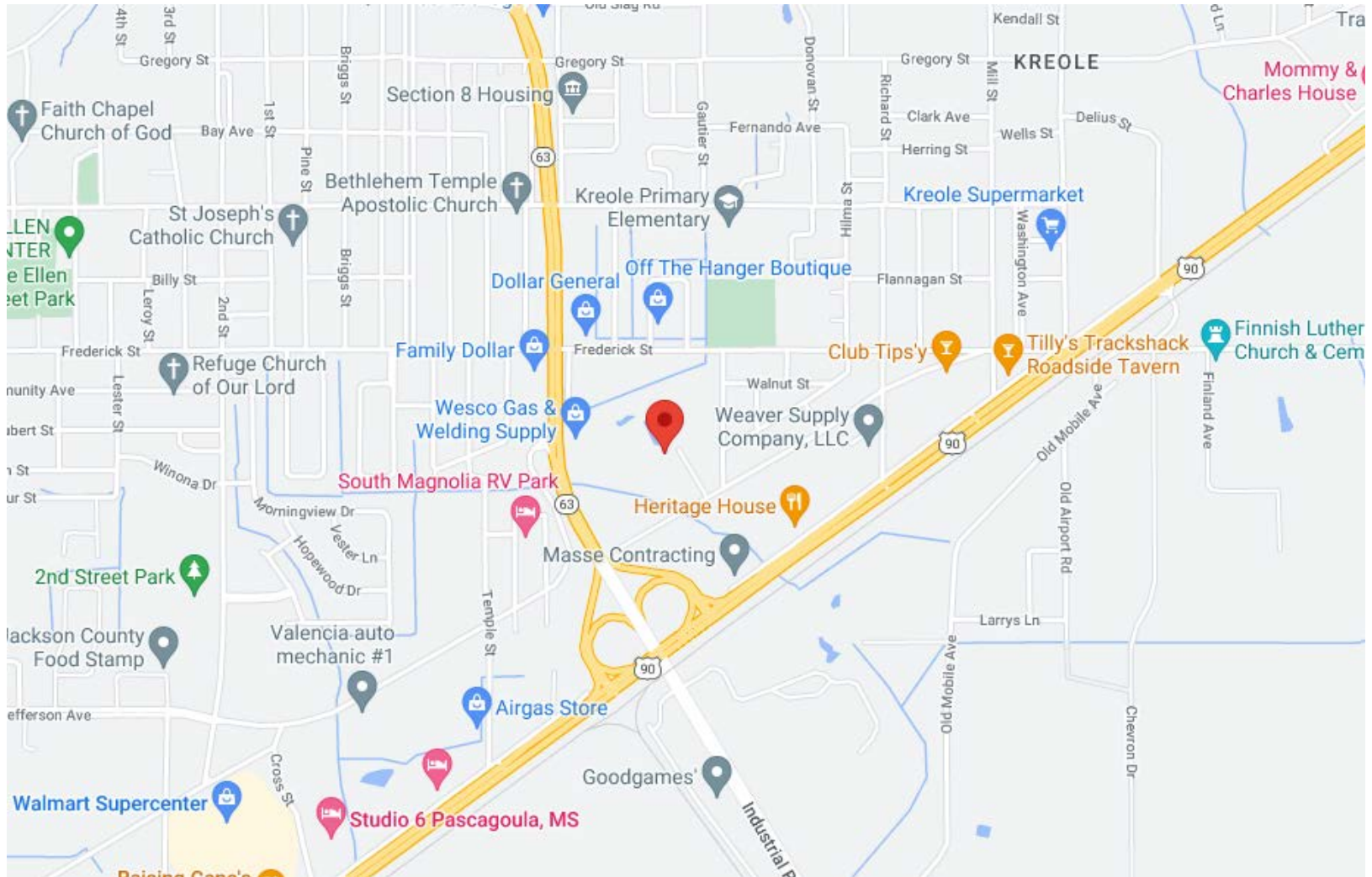
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### Nearby Amenities



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