

BULK**BULK
INDUSTRIAL
GROUP**

THE VALUE LEADER IN INDUSTRIAL REAL ESTATE

Available for lease +/-40,282 SF**81 BRASWELL ROAD, HATTIESBURG, MS**

HATTIESBURG DISTRIBUTION CENTER

WAREHOUSE/DISTRIBUTION/MANUFACTURING FACILITY

Site Features

Access & Visibility

- Immediate access to I-59 via full diamond interchange at Evelyn Gandy Parkway
- Exceptional visibility and signage opportunity from heavily traveled I-59
- Two access points for truck loading, minimizing congestion

Building Features

- ±24'–28' clear height
- One (1) 5-ton crane
- Heavy power available via Mississippi Power
- Standing seam metal roof in excellent condition
- New motion-activated LED lighting throughout
- New truck courts and loading areas
- Ample trailer and auto parking on site
- 6" reinforced concrete flooring



FOR INFORMATION

TODD P. MENDON, SIOR**BULK INDUSTRIAL GROUP LLC.****913-709-8261 (m) | 913.378.9002 (o)****tmendon@bulkig.com**

Welcome to Hattiesburg Distribution Center, a highly functional industrial facility located within North Hattiesburg's most active industrial corridor.

The property totals approximately 58,462 SF, including ±40,282 SF of flexible warehouse and distribution space positioned directly off the newly improved Evelyn Gandy Parkway interchange on Interstate 59.

Key Advantages

- **Strategic Interstate Location:** Prime location at new Evelyn Gandy Parkway Interchange on I-59 with easy on, easy off access from North or South.
- **Pro-Business Community:** Located within a growth-oriented market offering strong utility infrastructure, skilled labor, and expanding industrial demand.
- **Diverse Industrial Hub:** Beautiful suburban setting home to Howard Industries, Rehlko, Sofidel, Walmart, Sam's and many other successful growing companies.
- **Educational Resources:** Multiple post-high school educational institutions nearby including University of Southern Mississippi, Jones County Community College, and Pearl River Community College.
- **Airport Access:** Convenient access to Hattiesburg Laurel Regional Airport and Bobbie Chain Airport located just a few miles from the building.
- **Reliable Power:** Served by Mississippi Power with ample power that is upgradeable as necessary.
- **Quality Infrastructure:** Standing seam metal roof in excellent condition with new motion-activated LED lighting throughout.
- **Recreational Amenities:** Hattiesburg offers a multitude of recreational activities for residents and visitors.

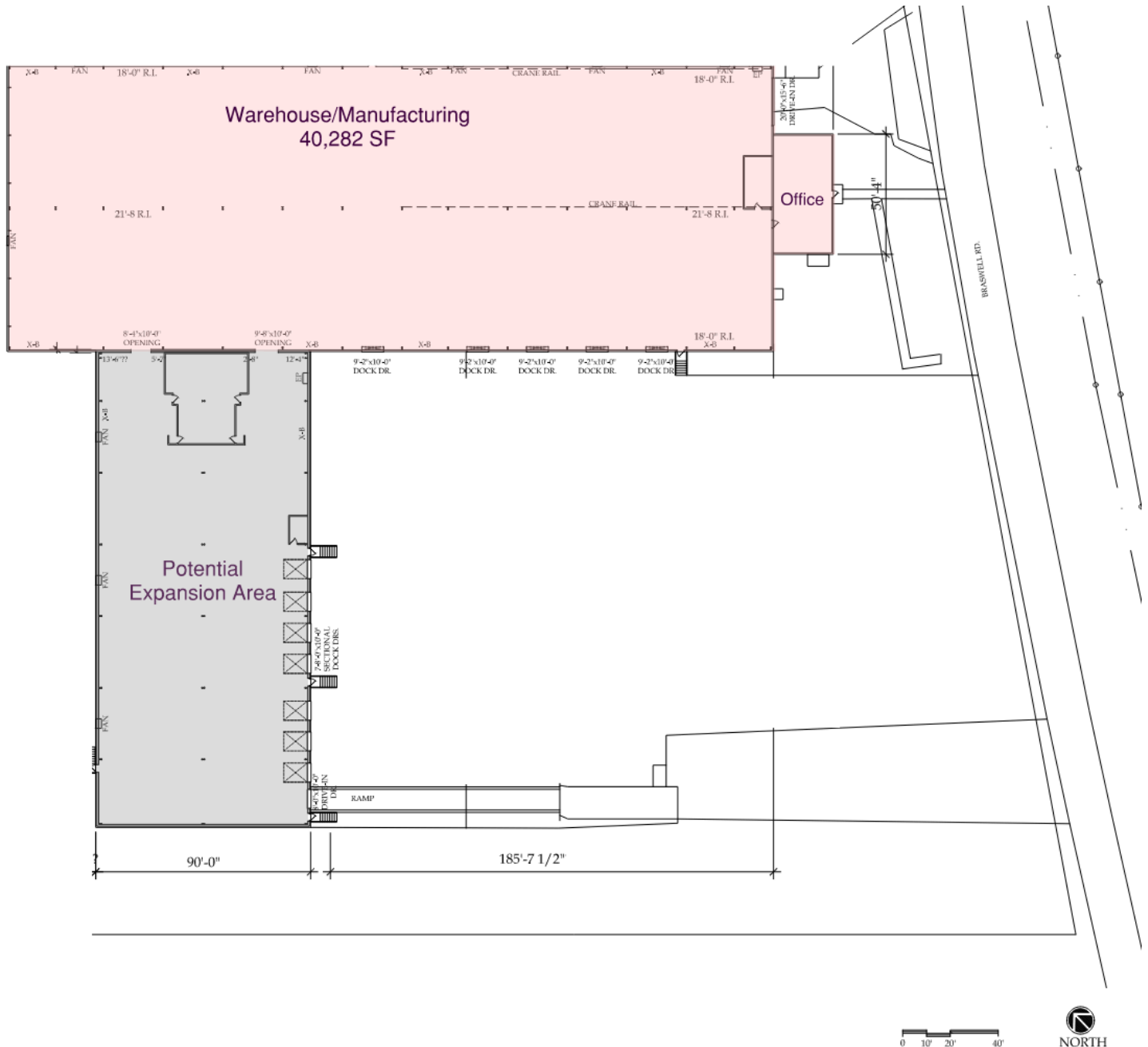
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Immediate Access to Interstate 59
*Less than one minute to full northbound and
southbound access via Evelyn Gandy Parkway*



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Strategic Location: *Prime Southeast Distribution Hub*

81 BRASWELL ROAD, HATTIESBURG, MS



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