

FOR LEASE OR SALE
6892 HWY 49 NORTH

457,126 SF
HATTIESBURG, MS

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PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY DETAILS

6892 HWY 49 NORTH | HATTIESBURG, MS

AVAILABLE SPACE	457,126 SF
WAREHOUSE SPACE	+/- 443,076
OFFICE SPACE	+/- 10,066 SF
OUTDOOR COVERED STORAGE	+/- 3,984 SF
DOCK DOORS	26
CLEAR HEIGHT	Up to 28'
COLUMN WIDTH/DEPTH	Varies
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

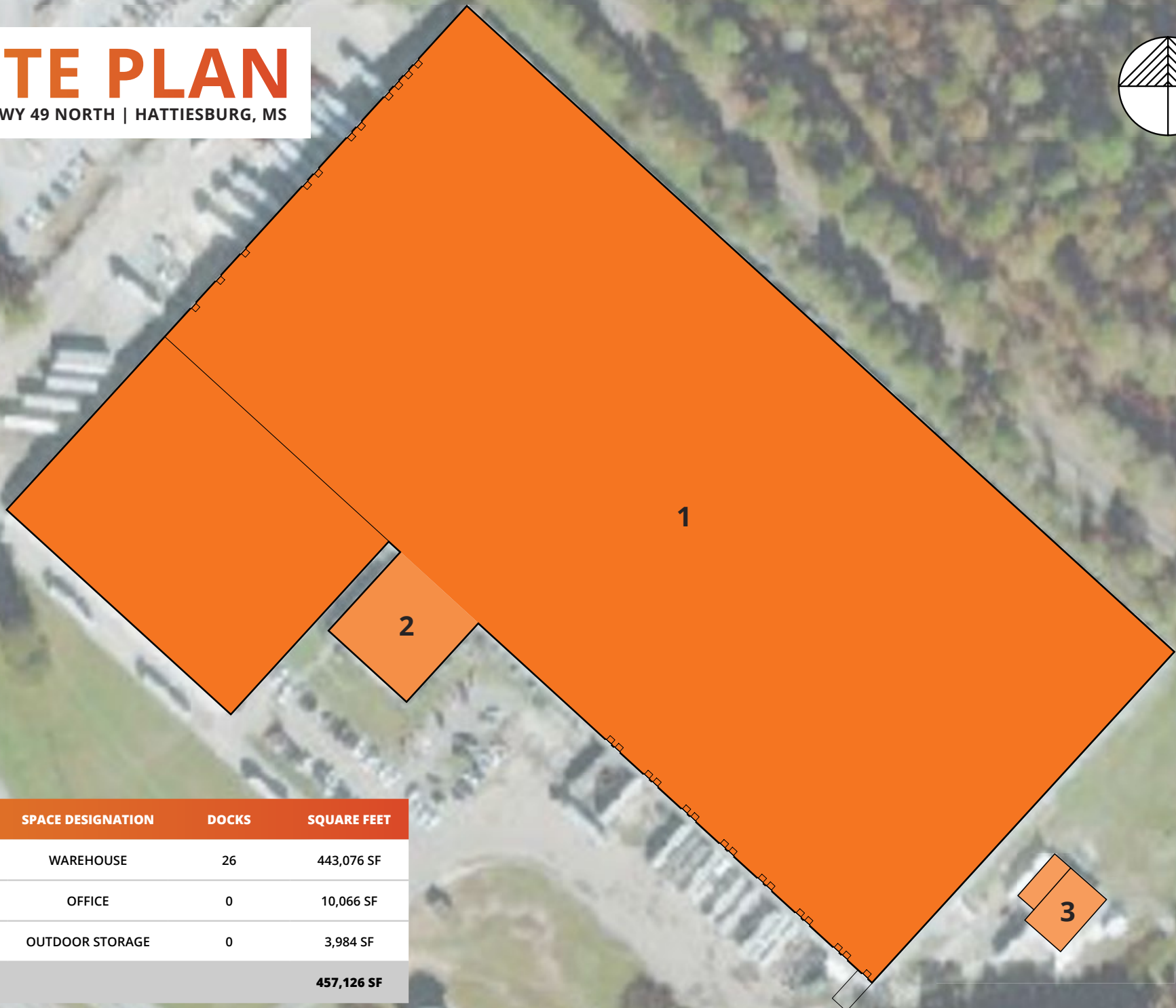


LOCATED IN OPPORTUNITY ZONE



SITE PLAN

6892 HWY 49 NORTH | HATTIESBURG, MS



NUMBER	SPACE DESIGNATION	DOCKS	SQUARE FEET
1	WAREHOUSE	26	443,076 SF
2	OFFICE	0	10,066 SF
3	OUTDOOR STORAGE	0	3,984 SF
TOTAL			457,126 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

