



Former Fred's Pascagoula, MS

2511 Ingalls Ave, Pascagoula, MS 39567

Listing ID: 30534764
 Status: Active
 Property Type: Retail-Commercial For Lease
 Retail-Commercial Type: Free-Standing Building
 Contiguous Space: 16,644 SF
 Total Available: 16,644 SF
 Lease Rate: \$4.50 - 6 PSF (Annual)
 Base Monthly Rent: \$6,241 - 8,322
 Lease Type: Absolute NNN



Overview/Comments

Former Fred's located in the county seat of Jackson County in Pascagoula, Mississippi. Positioned prominently on the corner of Ingalls Avenue and Bel Air Street, having 453' frontage on Bel Air. Building is less than 10 years old and has a drive through side.

It is in the principal city of the Pascagoula, Mississippi Metropolitan Statistical Area, as a part of the Gulfport/Biloxi/Pascagoula, Mississippi Combined Statistical Area. Pascagoula is home to the state's largest employer, Ingalls Shipbuilding, owned by Northrop Grumman Ship Systems. Other major industries include one of the largest Chevron refineries in the country; Signal International, an oil platform builder; and Mississippi Phosphates.

More Information Online

<https://stirlingprop.catylist.com//listing/30534764>



QR Code

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General Information

Taxing Authority:	Jackson County Tax Assessor	Gross Building Area:	16,644 SF
Tax ID/APN:	40407008.000	Building/Unit Size (RSF):	16,644 SF
Retail-Commercial Type:	Free-Standing Building	Land Area:	2.49 SF
Zoning:	SFR10	Has Drive-Thru?:	Yes
Building Name:	Former Fred's		

Available Space

Suite/Unit Number:	None	Space Description:	Block built, corner location with Ample parking. It offers high ceilings, a drive through, and dock high delivery.
Suite Floor/Level:	1st	Space Type:	Relet
Space Available:	16,644 SF	Date Available:	11/25/2019
Minimum Divisible:	16,644 SF	Lease Rate:	\$4.50 - 6 PSF (Annual)
Maximum Contiguous:	16,644 SF	Lease Type:	Absolute NNN
Space Subcategory 1:	Free-Standing Store	Real Estate Taxes:	\$16,784 PSF (Annual)
Space Subcategory 2:	Warehouse/Distribution		

Area & Location

Retail Clientele:	General, Family, Other	Feet of Frontage:	453
Property Located Between:	Bel-Air and Middlebrook	Site Description:	Corner location across from Pascagoula Country Club
Property Visibility:	Excellent		
Largest Nearby Street:	Bel Air		

Area Description Pascagoula is a city in Jackson County, Mississippi, United States. It is the principal city of the Pascagoula, Mississippi Metropolitan Statistical Area, as a part of the Gulfport/Biloxi/Pascagoula, Mississippi Combined Statistical Area. It is the county seat of Jackson County. Pascagoula is home to the state's largest employer, Ingalls Shipbuilding, owned by Northrop Grumman Ship Systems. Other major industries include one of the largest Chevron refineries in the country; Signal International, an oil platform builder; and Mississippi Phosphates.

Building Related

Tenancy:	Single Tenant	Year Built:	2011
Total Number of Buildings:	1	Parking Type:	Surface
Number of Stories:	1	Passenger Elevators:	0
Typical SF / Floor:	16,644 SF	Freight Elevators:	0
Property Condition:	Good		

Land Related

Water Service:	Municipal
Sewer Type:	Municipal
Legal Description:	BEG E/M BELAIR BLVD & N/M INGALLS AVE N 240' E 453' S 240' W 453' TO POB DB 1718-6 (131 MAP861.12-04)

Location

Address:	2511 Ingalls Ave, Pascagoula, MS 39567
County:	Jackson
MSA:	Gulfport-Biloxi



Property Images



IMG_4922



IMG_4923



IMG_4924



IMG_4928



IMG_4925



IMG_4931



IMG_4926



IMG_4932



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IMG_4947

Property Contacts



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