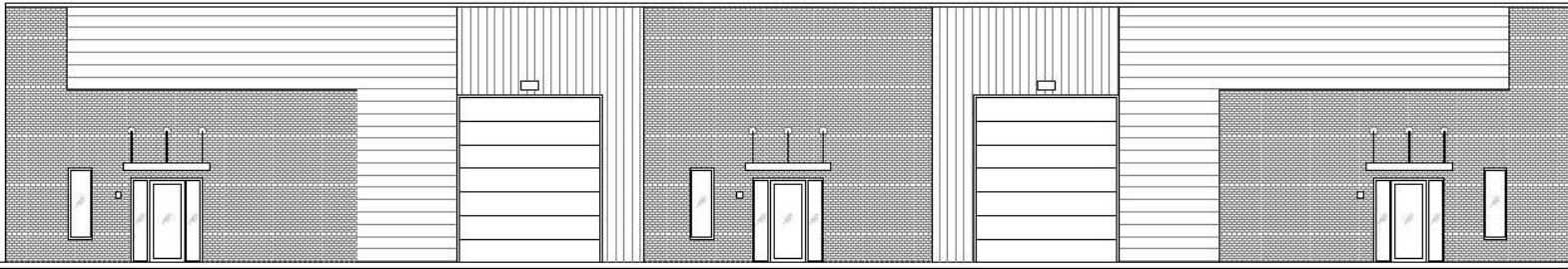


FOR LEASE



New 7,920 SF Warehouse Coming in Spring of 2023 Two Bays with Complete Drive Through Ability!

1207 NESBIT DRIVE

NESBIT DRIVE · HERNANDO, MS 38632

Lease Rate: \$1,980 - \$3,960
Available SF: 7,920
Building SF: 7,920
Building Class: A
Grade Doors: 5
Year Built: 2022 - 2023
Zoning: M-1
APN: 208725000 0003700



RHODES THOMPSON
Commercial Agent
(662) 892-4000
rhodes@partners-one.com
Mississippi

Main Office
(901) 286-6200

Available Spaces

Suite	Rate	Size	Type	Term
A	\$3,960 /mo	3,168	Modified Gross	3-5 Yrs
B	\$1,980 /mo	1,584	Modified Gross	3-5 Yrs

Property Description

This commercial cove has recently become the home to new office warehouse spaces. A new 7,920 SF warehouse is now underway and is soon to be available. If you are looking to expand your industrial business or just want to grab your spot in the growing Hernando/Nesbit market, this cove certainly offers great promise and numerous possibilities! Cannabis is allowed but there is a square footage requirement.

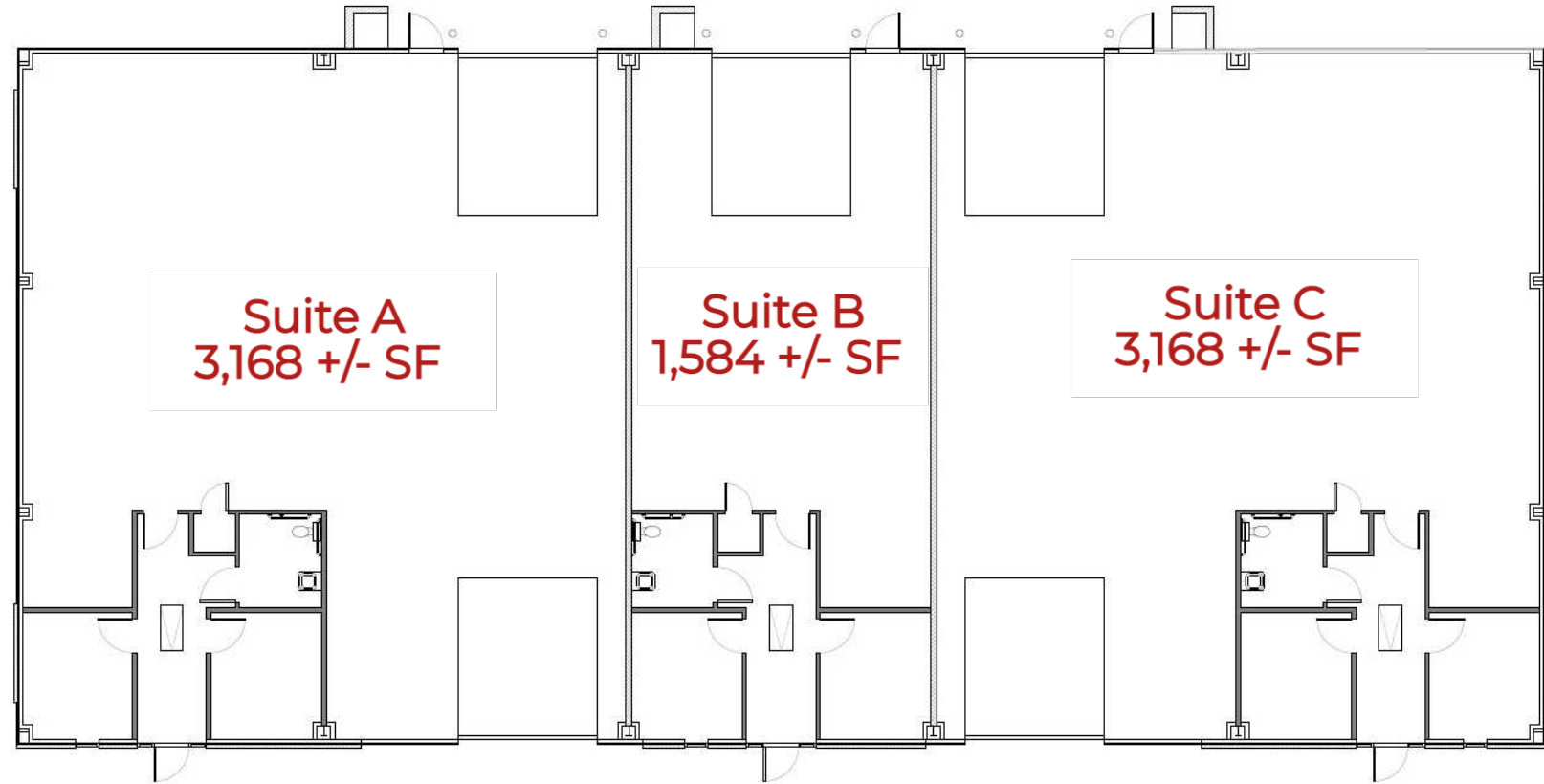
Location Description

This growing industrial cove is just half a mile from Highway 51 and Pleasant Hill interchange and 0.8 miles from I-55 Pleasant Hill Road Interchange. Exit onto Pleasant Hill and follow the road into the old Nesbit town district and this cove will be just on the left.



PROPERTY SUMMARY

1207 Nesbit Drive - 7920 SF Warehouse
Nesbit Drive | Hernando, MS 38632



Easy Interstate Access!

7,920 SF Flex Warehouse with Room to Expand

1/4 mile west of Highway 51 and Interstate 55

Curb, Gutter, Natural Gas, and Electrical in Place

Spring of 2023 Delivery Date

BUSINESS MAP

1207 Nesbit Drive - 7920 SF Warehouse
Nesbit Drive | Hernando, MS 38632

