

3304 Trinity Drive East Moss Point, MS

INDUSTRIAL PROPERTY FOR SALE

Moss Point, MS

Jordan Johnson | 504.252.1410 | jjohnson@beaubox.com

Beau Box, SIOR | 225.931.3200 | bbox@beaubox.com

Broker of Record, Beau J. Box, Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Preferences to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate, 5500 Bankers Avenue, Baton Rouge, LA 70809 | 225-237-3343, March 16, 2026



3304 Trinity Drive East Moss Point, MS 39562

PROPERTY SUMMARY



Property Description

7801 Trinity Drive offers $\pm 1,060$ linear feet of improved river frontage with steel sheet pile bulkhead, allowing direct access to navigable waterways and efficient movement of vessels, materials, and equipment.

From the site, vessels are a short 9 nautical mile transit to the Gulf of Mexico, positioning the property well for both inland and offshore marine activity. The site is also 5 miles from I-10 and 7 miles from the Trent Lott Airport Industrial zoning and existing infrastructure support a range of water-dependent and heavy industrial uses, including vessel construction and repair, offshore fabrication, barge operations, and energy-related services.

Offering Summary

Sale Price:	\$6,900,000
Land Area:	198.69 acres
Stabilized Area:	+/-46 acres
Building Area:	+/-65,300 SF
Bulkhead Improvements:	+/-1,060 LF of sheet pile bulkhead
Depth At Bulkhead:	14'
Distance To The Gulf:	9 nautical miles
Zoning:	Heavy Industrial (I-H)

Jordan Johnson
504.252.1410
jjohnson@beaubox.com

Beau Box, SIOR
225.931.3200
bbox@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | March 16, 2026



IMPROVEMENT SUMMARY



Existing Structures Summary (Primary Buildings Only)

Building	Primary Use	Dimensions	Building Area (SF)	Eave Height	Notes
Warehouse A	Warehouse / Industrial	220' x 140'	30,800 SF	30' (31' center)	Remodeled; excellent condition; wide column spacing approx. 59' x 20'
Warehouse B	Heavy Fabrication / Manufacturing	125' x 150'	18,750 SF	41'	Equipped with one 5-ton and one 10-ton bridge crane; high-bay, heavy industrial capable
Warehouse C	Warehouse / Support	120' x 60'	7,200 SF	~16'-18' (est.)	Ground-level storage warehouse near office
Office Building	Administrative / Office	—	4,750 SF	—	Recently renovated; good condition; administrative and operations support
Shop Building 1	Shop / Utility	20' x 40'	800 SF	—	Small support shop
Shop Building 2	Shop / Utility	40' x 75'	3,000 SF	—	Secondary support shop

Total Building Area (Primary Structures): ~65,300 SF

Jordan Johnson **Beau Box, SIOR**
 504.252.1410 225.931.3200
 jjohnson@beaubox.com bbox@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | March 16, 2026



**3304 Trinity Drive East
Moss Point, MS 39562**

ADDITIONAL PHOTOS



Jordan Johnson **Beau Box, SIOR**
504.252.1410 225.931.3200
jjohnson@beaubox.com bbox@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | March 16, 2026



3304 Trinity Drive East
Moss Point, MS 39562

ADDITIONAL PHOTOS



Jordan Johnson **Beau Box, SIOR**
504.252.1410 225.931.3200
jjohnson@beaubox.com bbox@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | March 16, 2026



3304 Trinity Drive East
Moss Point, MS 39562

LOCATION MAP



Jordan Johnson
504.252.1410
jjohnson@beaubox.com

Beau Box, SIOR
225.931.3200
bbox@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | March 16, 2026



3304 Trinity Drive East Moss Point, MS 39562

ADDITIONAL AVAILABILITY

Price: \$6,900,000
Land: 198.69 Acres
Buildings: 65,300 SF

Price: \$4,950,000
Land: 54.78 Acres
Buildings: 51,065 SF

Jordan Johnson
504.252.1410
jjohnson@beaubox.com

Beau Box, SIOR
225.931.3200
bbox@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | March 16, 2026



MEET THE TEAM



Jordan Johnson

Associate Broker

Direct: 504.252.1410 Cell: 504.265.2000
jjohnson@beaubox.com



Beau Box, SIOR

President, CEO

Direct: 225.931.3200
bbox@beaubox.com

Jordan Johnson **Beau Box, SIOR**
504.252.1410 225.931.3200
jjohnson@beaubox.com bbox@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | March 16, 2026

