

# 5801 Elder Ferry Road Moss Point, MS

INDUSTRIAL PROPERTY FOR SALE

Moss Point, MS

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PROPERTY SUMMARY



### Property Description

5801 Elder Ferry Road is a rare, large-scale industrial waterfront tract with +1,400' along the Escatawpa River in Moss Point, Mississippi. The property consists of approximately 54.78 acres, with ±45 acres stabilized and buildable, and is improved with multiple warehouse and fabrication structures supporting heavy industrial and maritime operations.

The site features extensive bulkheaded river frontage and Heavy Industrial (I-H) zoning, making it well-suited for shipbuilding, marine repair, barge fleet, bulk materials handling, energy services, or other water-dependent industrial users. Existing improvements provide immediate utility, while the surplus land area allows for future expansion or laydown yard.

### Offering Summary

Sale Price:	\$4,950,000
Land Area:	54.78 acres
Stabilized Area:	+/-45 acres
Building Area:	+/-51,065 SF
Water Frontage:	+/-1,400 LF
Bulkhead Improvements:	650 LF sheet pile - 385 LF concrete bulkhead
Depth At Bulkhead	16'
Distance To The Gulf:	8 nautical miles
Zoning:	Heavy Industrial (I-H)

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IMPROVEMENT SUMMARY

Existing Structures Summary (Primary Buildings Only)

Building	Primary Use	Dimensions	Building Area (SF)	Eave Height	Notes
Warehouse A	Warehouse / Industrial	100' x 200'	20,000 SF	29'	Large warehouse; column spacing approx. 43' x 24'
Warehouse B	Warehouse with Office	225' x 90'	20,250 SF	24'	Includes approx. 4,500 SF of office space
Warehouse C	Fabrication Shop	115' x 41'	4,715 SF	23'	Dedicated fabrication / shop use
Warehouse D	Warehouse	122' x 50'	6,100 SF	16'	Lower-clear-height warehouse suitable for storage or support use

Total Building Area (Warehouses A-D): ~51,065 SF



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**5801 Elder Ferry Rd**  
**Moss Point, MS 39563**

**ADDITIONAL PHOTOS**



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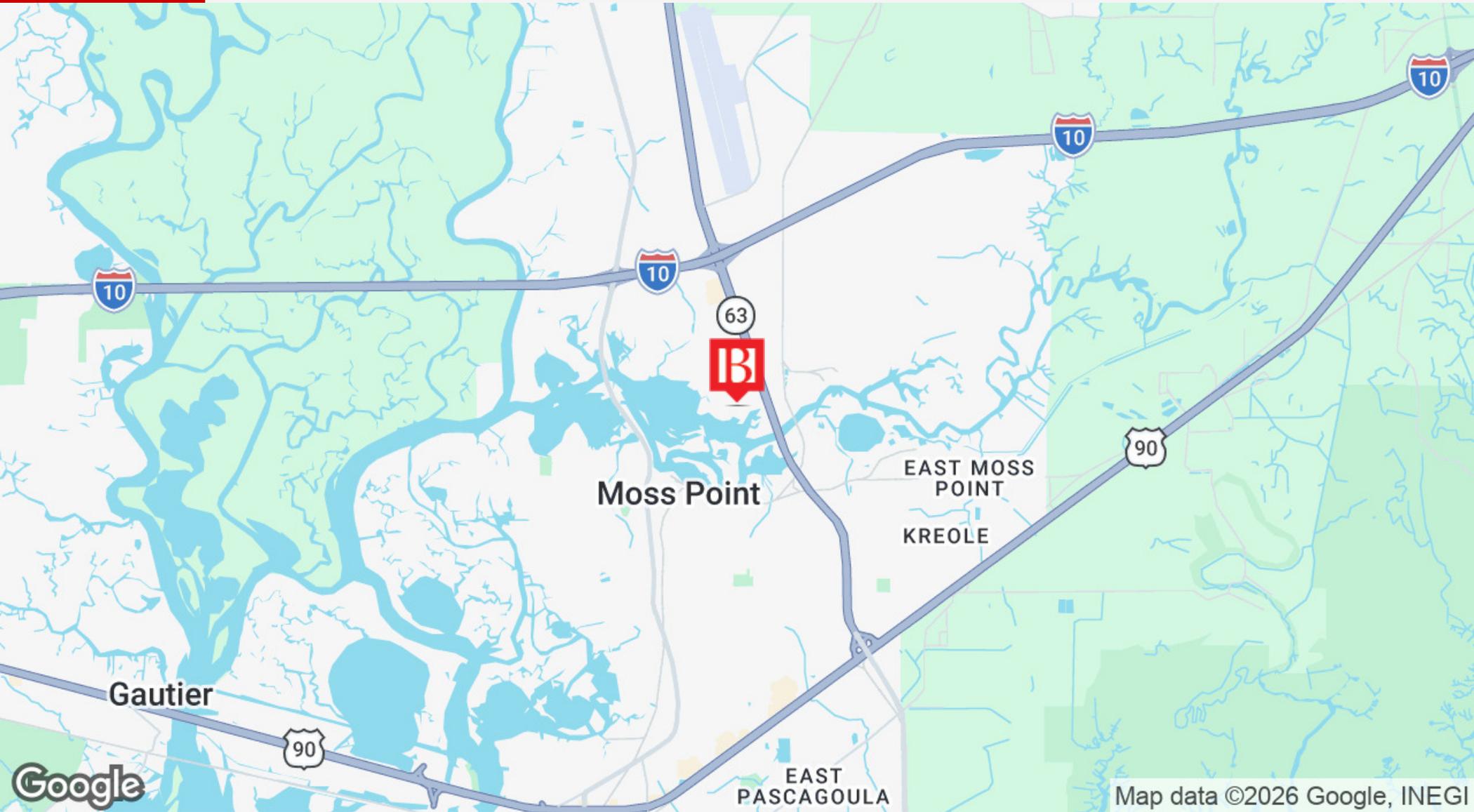
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## LOCATION MAP



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## 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

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MEET THE TEAM



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