



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

WIN
Job Center

MGCCC

Lorraine



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Industrial Property For Sale

11367 REICHOLD ROAD, GULFPORT, MS 39503

SOUTHEAST COMMERCIAL REAL ESTATE

2310 19th Street, Gulfport, MS 39501

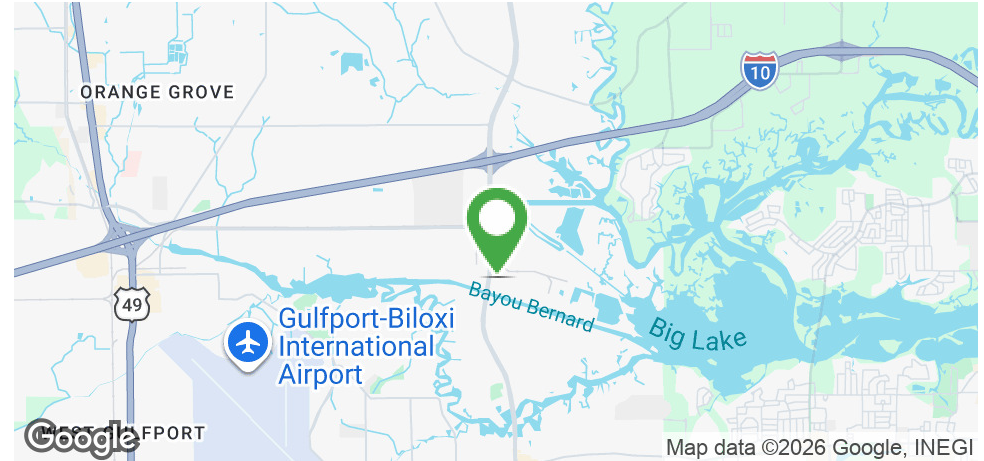
3900 N Causeway Blvd., Suite 100, Metairie, LA 70002

www.southeastcre.com



25-ACRE SITE WITH 300,000+ SF OF EXISTING WAREHOUSE BUILDINGS

11367 Reichold Road, Gulfport, MS 39503



OFFERING SUMMARY

Sale Price: \$15,000,000

Total Square Footage: +/-300,000 SF

Price / SF: \$50.00

Industrial Canal Frontage: 1,094 Feet

PROPERTY OVERVIEW

This is a truly unique industrial property offering an exceptional combination of substantial existing improvements and expansive land in one of the Gulf Coast's strongest logistics corridors. Situated on approximately 25 acres along the Industrial Seaway in Gulfport, Mississippi, the site includes over 300,000 square feet of warehouse buildings, delivering immediate operational capacity with significant room for growth.

The location provides outstanding transportation advantages: less than +/-1.5 miles to Interstate 10, only +/-4.5 miles to U.S. Highway 49 and Gulfport-Biloxi International Airport, and approximately 9 miles to the Port of Gulfport. The property sits in close proximity to the area's industrial seaway infrastructure, supporting efficient multimodal logistics and distribution throughout the Southeast and beyond. Its central position between Mobile, Alabama, and New Orleans, Louisiana further enhances its appeal as a regional hub.

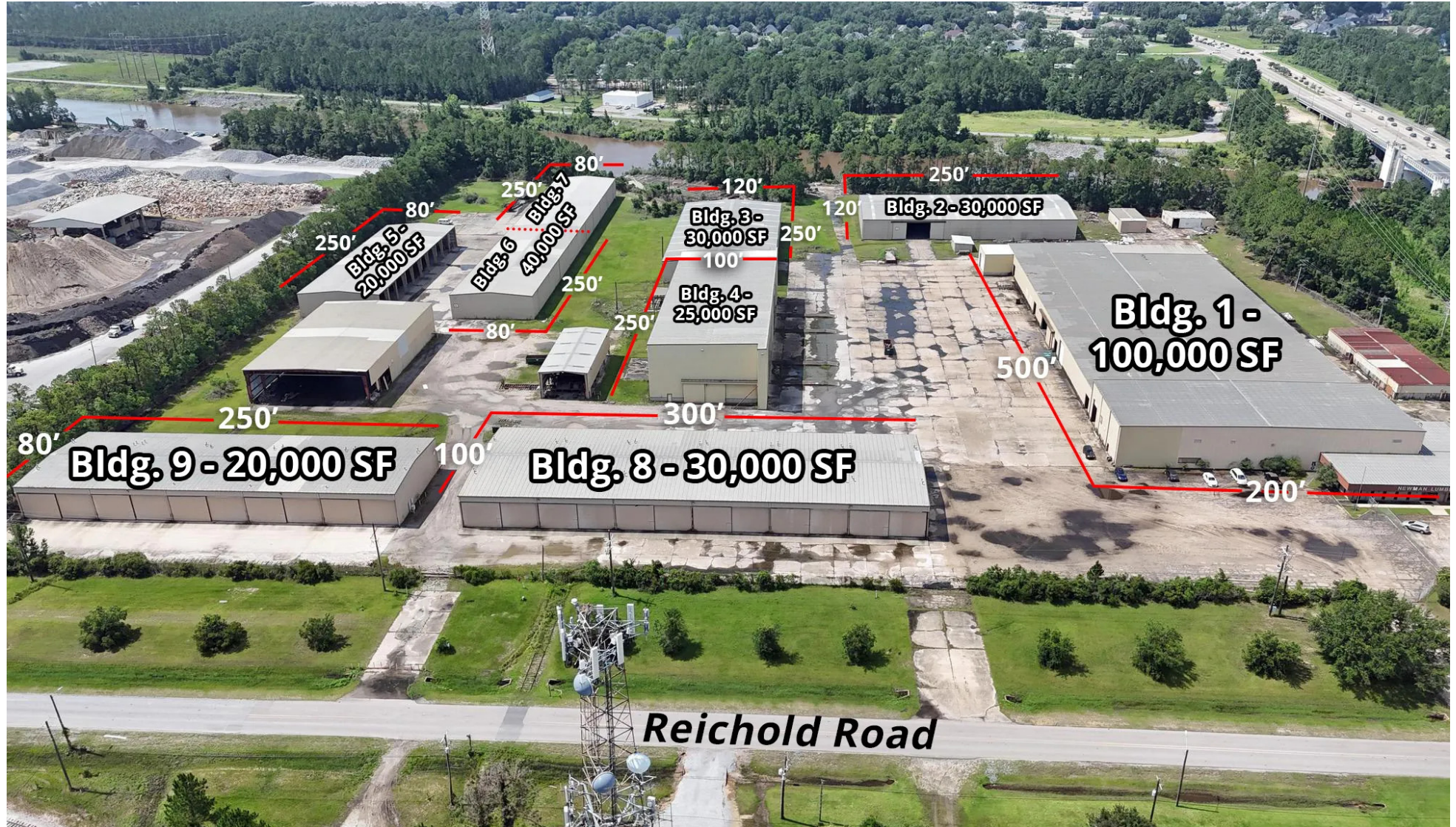
Zoned I-2 (industrial), the site is well-suited for a wide range of uses such as manufacturing, warehousing and logistics operations, heavy industrial applications, including large-scale distribution and fulfillment centers. The existing warehouse infrastructure offers a strong foundation for rapid occupancy or customization, while the generous land area accommodates extensive truck courts, trailer parking, outdoor storage, employee parking, or future expansion—features that are increasingly difficult to find at this scale in today's market.

This rare blend of ready-to-use warehouse space, substantial acreage, and premier Seaway corridor positioning makes the property a standout opportunity for owner-users seeking to expand operations, as well as investors pursuing a high-potential industrial asset in a proven and growing Gulf Coast market.



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PROPERTY HIGHLIGHTS

- ±25-Acre Industrial Campus with ±300,000 SF of Warehouse Space
- Majority of Buildings have 22 ft Ceiling Heights or more
- Prime Location in Gulfport's Industrial Seaway Corridor
- I-2 Industrial Zoning
- 1,094 ft of Industrial Canal Frontage with Canal Ramp/Access
- <1.5 Miles to I-10 and US-49
- ±1,300 LF of I-10 Frontage and Visibility
- 4.5 Miles to Gulfport-Biloxi International Airport
- 9 Miles to the Port of Gulfport
- Ideal for Distribution, Manufacturing, Logistics, and 3PL Operations
- Extensive Room for Expansion, Trailer Parking, and Outdoor Storage
- Rare Large-Scale Industrial Opportunity with Existing Infrastructure and Development Potential



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