

ONLINE AUCTION



STARTING BID:
\$249,000

Suggested Value:
\$500,000

STARTING BID MEETS RESERVE — ±120,000 SF FACILITY ON ±16.8 ACRES

305 Industrial Ave, Port Gibson, MS 39150

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.

FRE Auctions and Carpenter Properties, Inc. are proud to present an online auction event for the industrial facility offering a rare low-basis entry point into a high-potential market in Port Gibson.

PROPERTY HIGHLIGHTS

- **Equipped Facility:** Totaling 120,000 SF with updated HVAC, utilities and fenced lot.
- **Industrial Zoning:** Ideal for heavy industrial and bulk logistics, distribution, and manufacturing operations.
- **High Ceilings & Loading Docks:** High ceilings (up to 30') and loading docks (10 dock-high, 2 drive-in)
- **HWY Access:** Direct access to the US-61 transportation corridor and the Port of Claiborne County.

Robust infrastructure includes a flexible floor plan for companies in logistics, distribution, or manufacturing with multiple ceiling heights and loading docks. The location offers direct access to major transportation routes connecting to major economic hubs.

DRIVING TIMES FROM PROPERTY

Vicksburg	40 min.
Jackson	1 hr.
Hazlehurst	45 min.
Natchez	45 min.
Alexandria	2 hrs
Baton Rouge	2 hrs.



VALERIA VAZQUEZ

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For additional property details, downloadable due diligence & auction info

