

INDUSTRIAL FOR SALE

2537 Mississippi 15

Laurel, MS 39440

PRICE: \$1.29M



JOSHUA BLACKLEDGE, CCIM
Managing Broker
(601) 963-4853
josh@gulfscp.com
22495, Mississippi



PROPERTY SUMMARY

2537 MISSISSIPPI 15 | LAUREL, MS 39440



Property Summary

Building SF:	22,934
Lot Size:	4.89 Acres
Occupancy:	100%
Warehouse SF:	21000
Year Built:	1973
Zoning:	C-3
Flood Zone	N/A

Property Overview

Industrial FOR SALE: Great location along Hwy 15 N, Laurel, MS. The warehouse is approximately 21,000 SF, with a 1,934 SF office attached. The site is approximately 4.8 acres, zoned C-3. The excess acreage was once a lay-down yard with a slag surface. The site has access to Old Amy Road and Hwy 15 N.

Tenant is in place. Call agent for further details.

Location Overview

The site is located along Hwy 15 N within the City of Laurel, just north of Old Amy Road.

PARCEL

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4002 O'Ferral St
Hattiesburg, MS 39402

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O: (601) 963-4853
C: (601) 323-0157
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PARCEL

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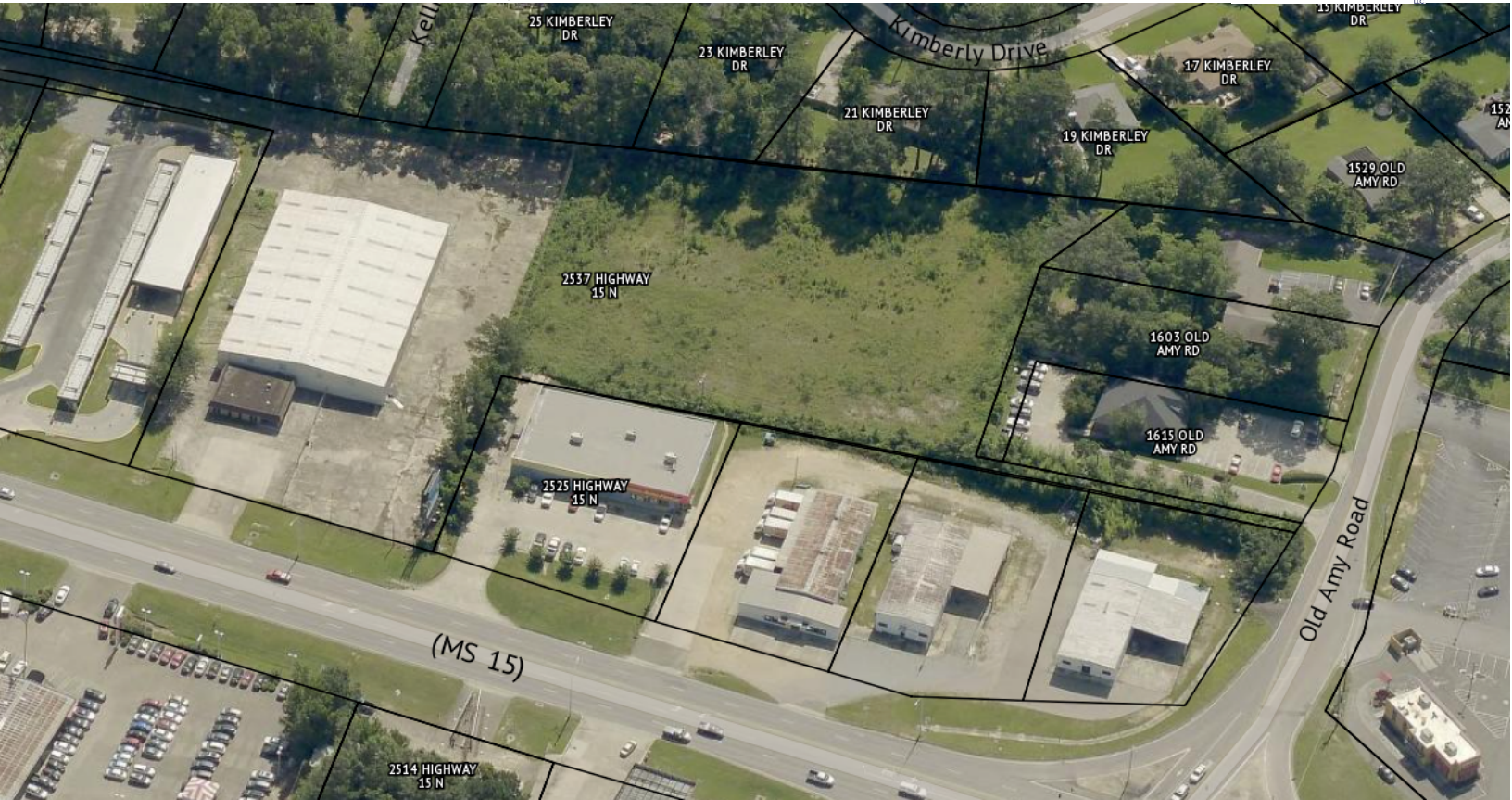


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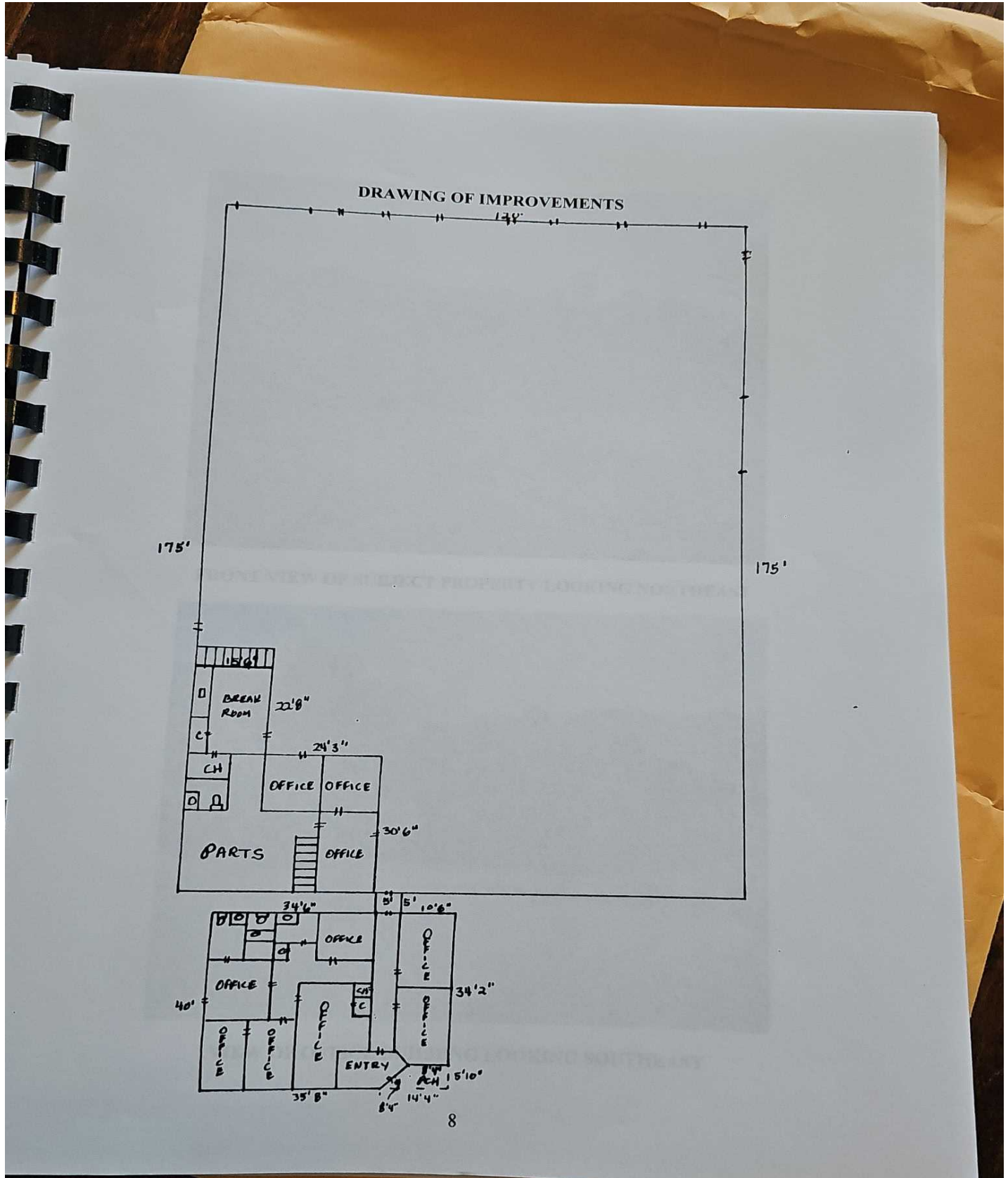


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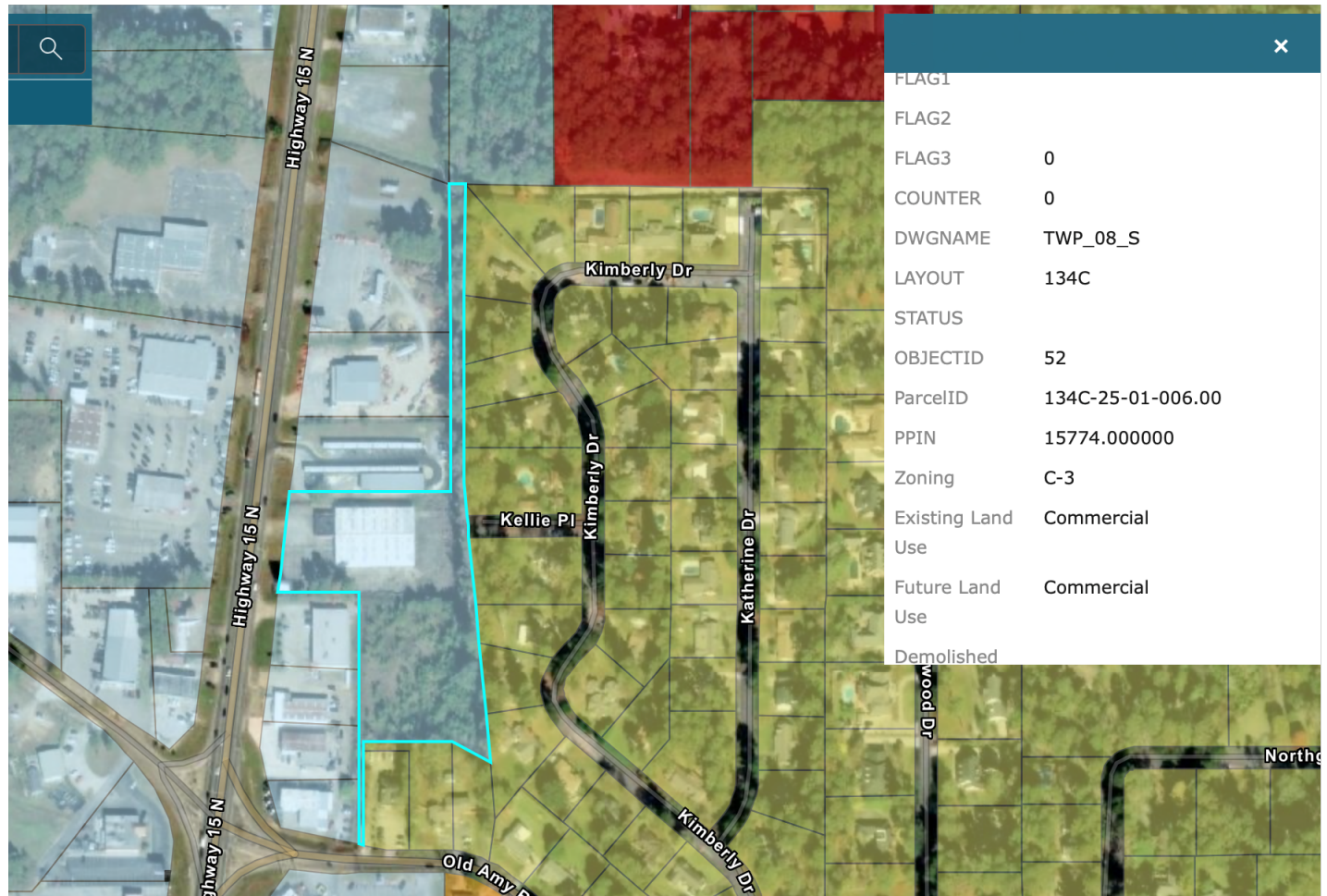
BUILDING SKETCH

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ZONING: C-3 (HEAVY COMMERCIAL)

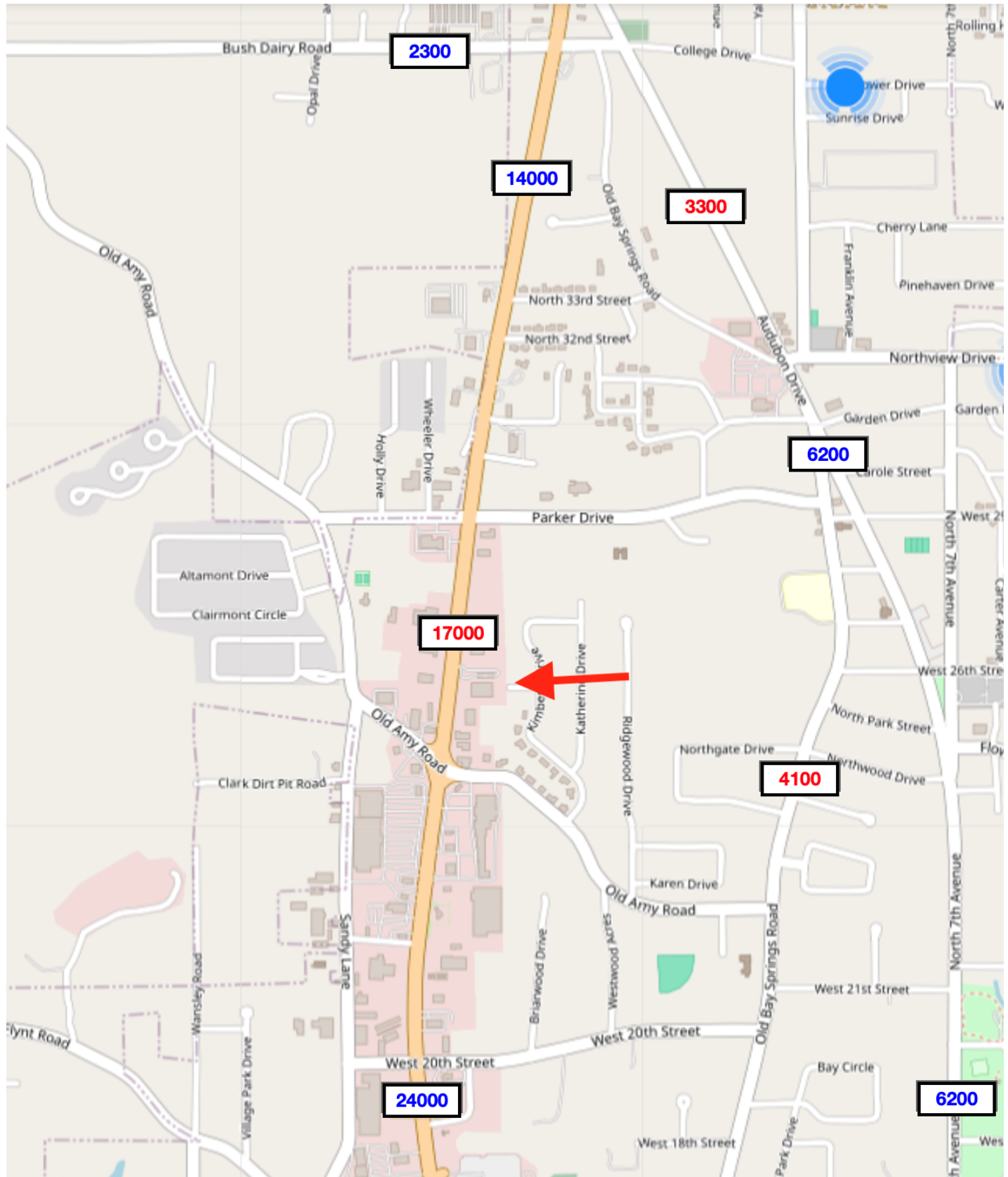
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C-3 Zoning - Heavy Commercial

TRAFFIC COUNT

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FLOOD MAP

2537 MISSISSIPPI 15 | LAUREL, MS 39440

Cotality RiskMeter.

The closest match to 2537 Mississippi 15, laurel ms is 2537 HIGHWAY 15 N LAUREL, MS 39440-1828

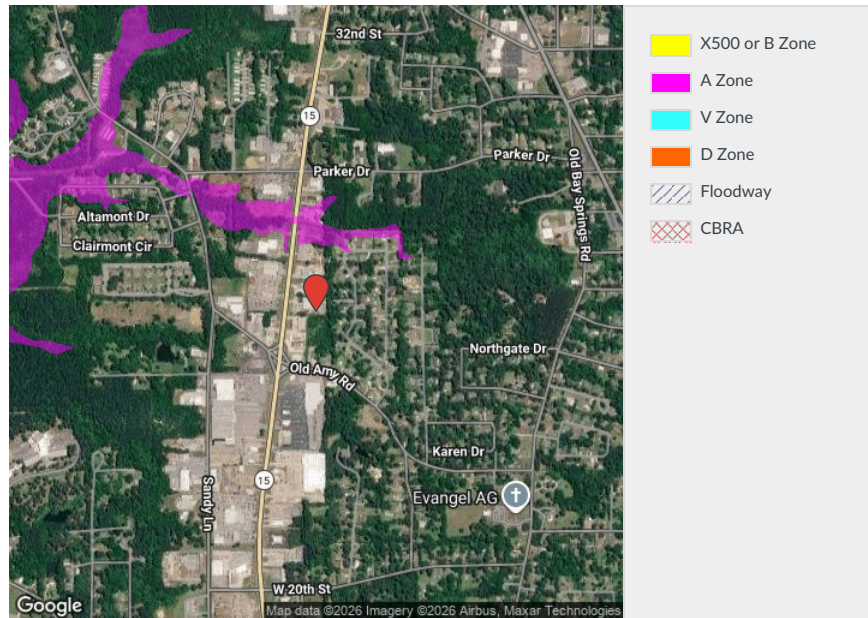
2537 HIGHWAY 15 N LAUREL, MS 39440-1828

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	280092	PANEL	0182F
PANEL DATE	November 19, 2021	MAP NUMBER	28067C0182F



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Report generated July 27, 2026 by josh@gulfscp.com

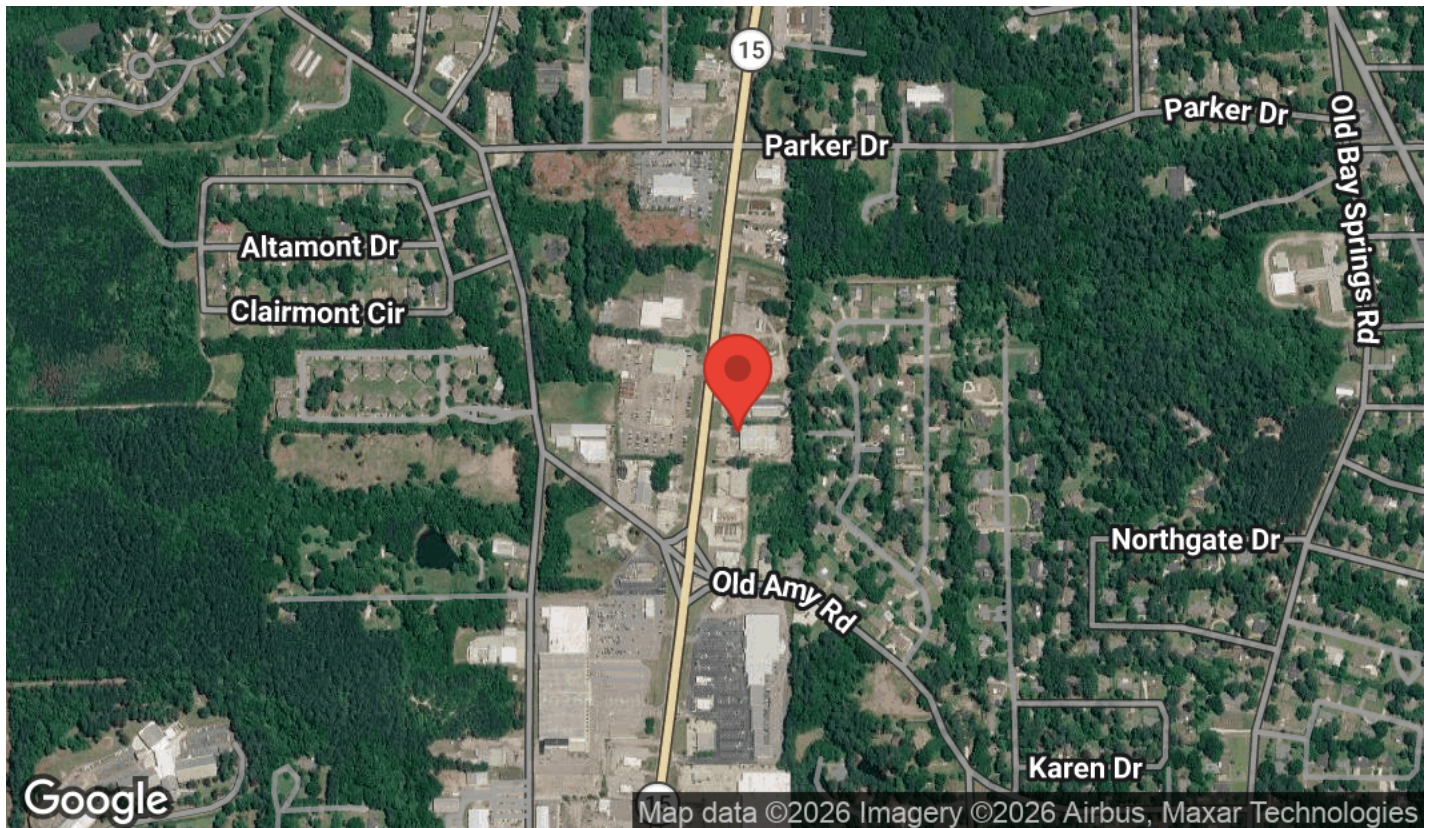
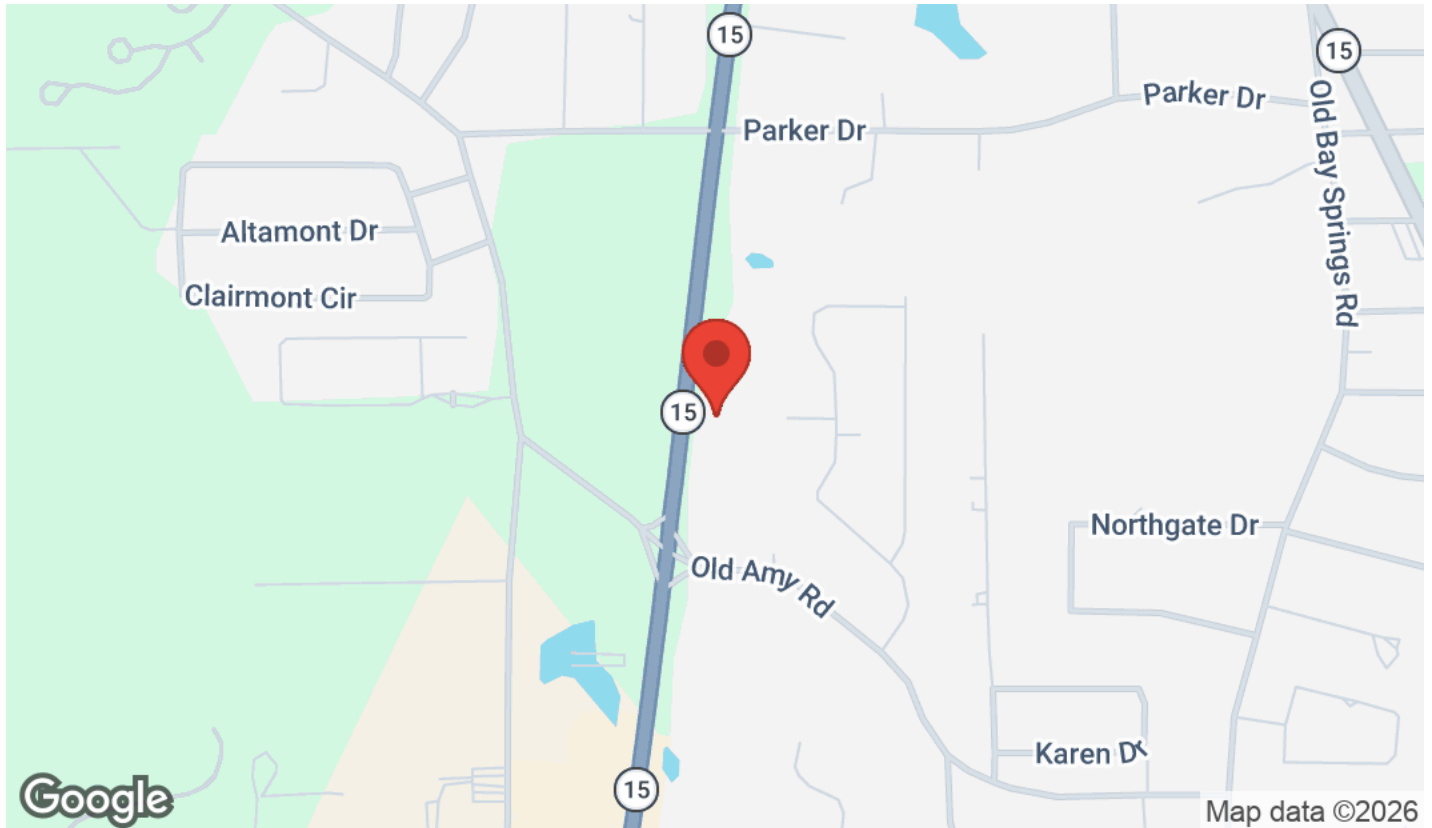
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LOCATION MAPS

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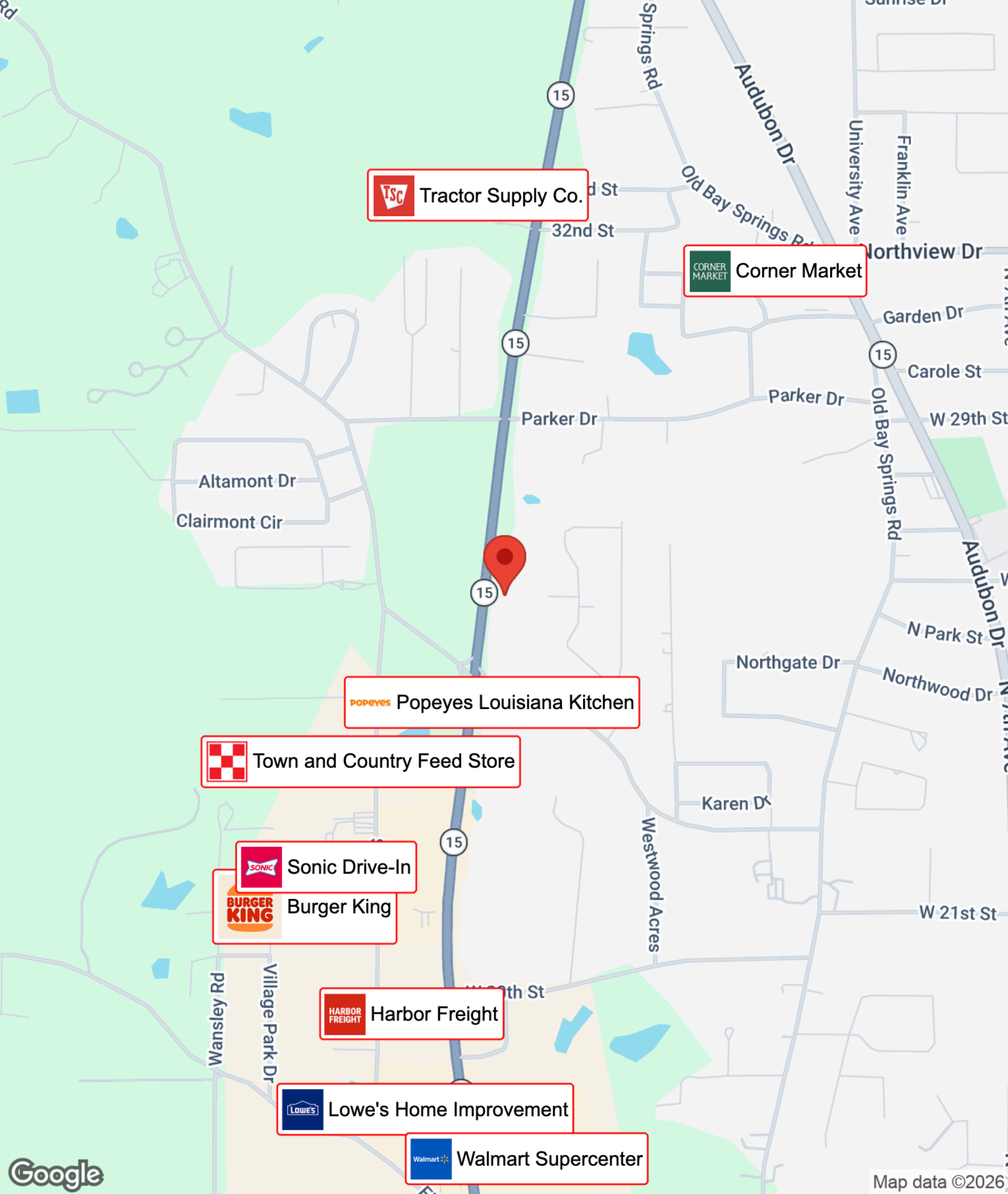


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BUSINESS MAP

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AERIAL MAP

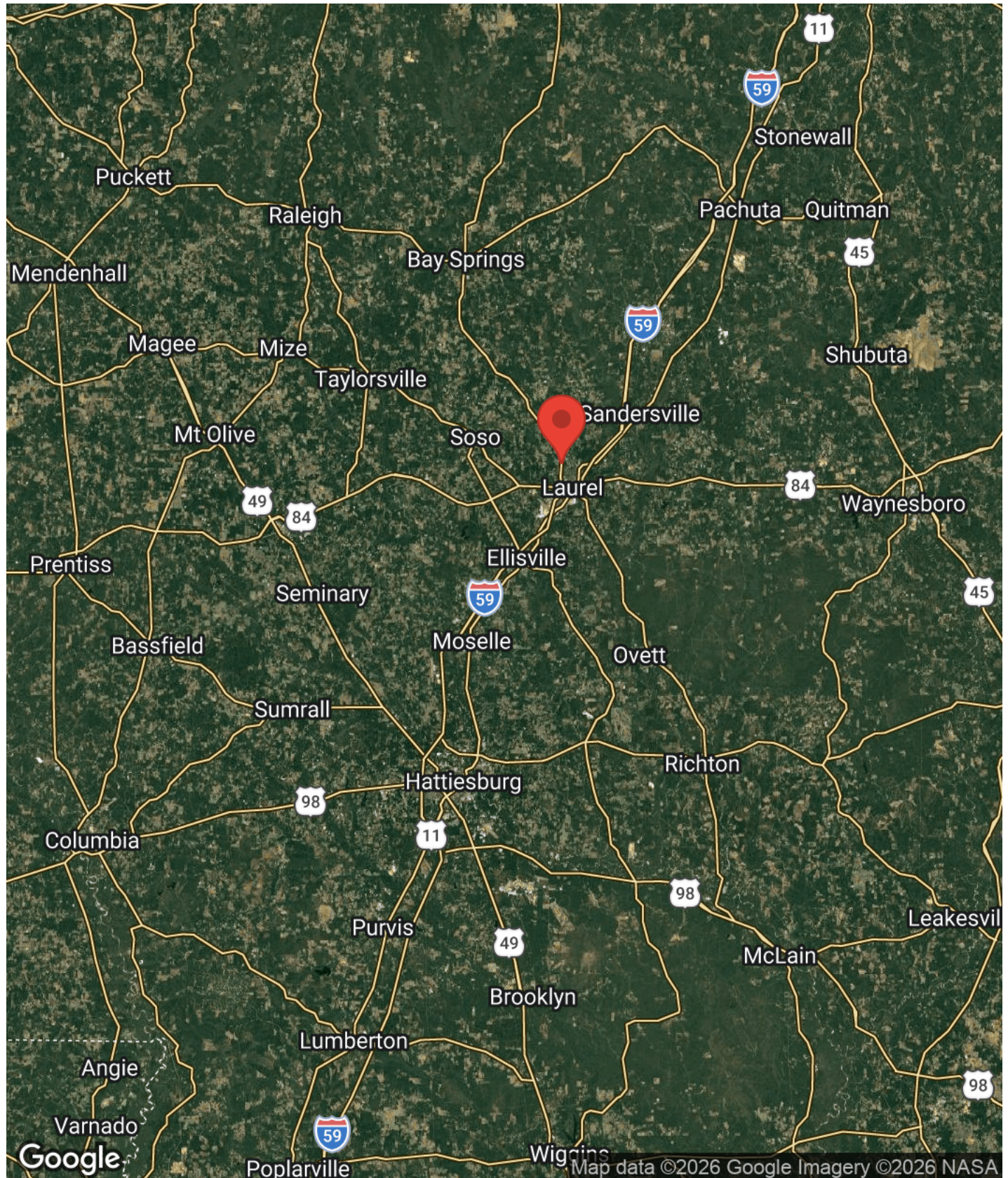
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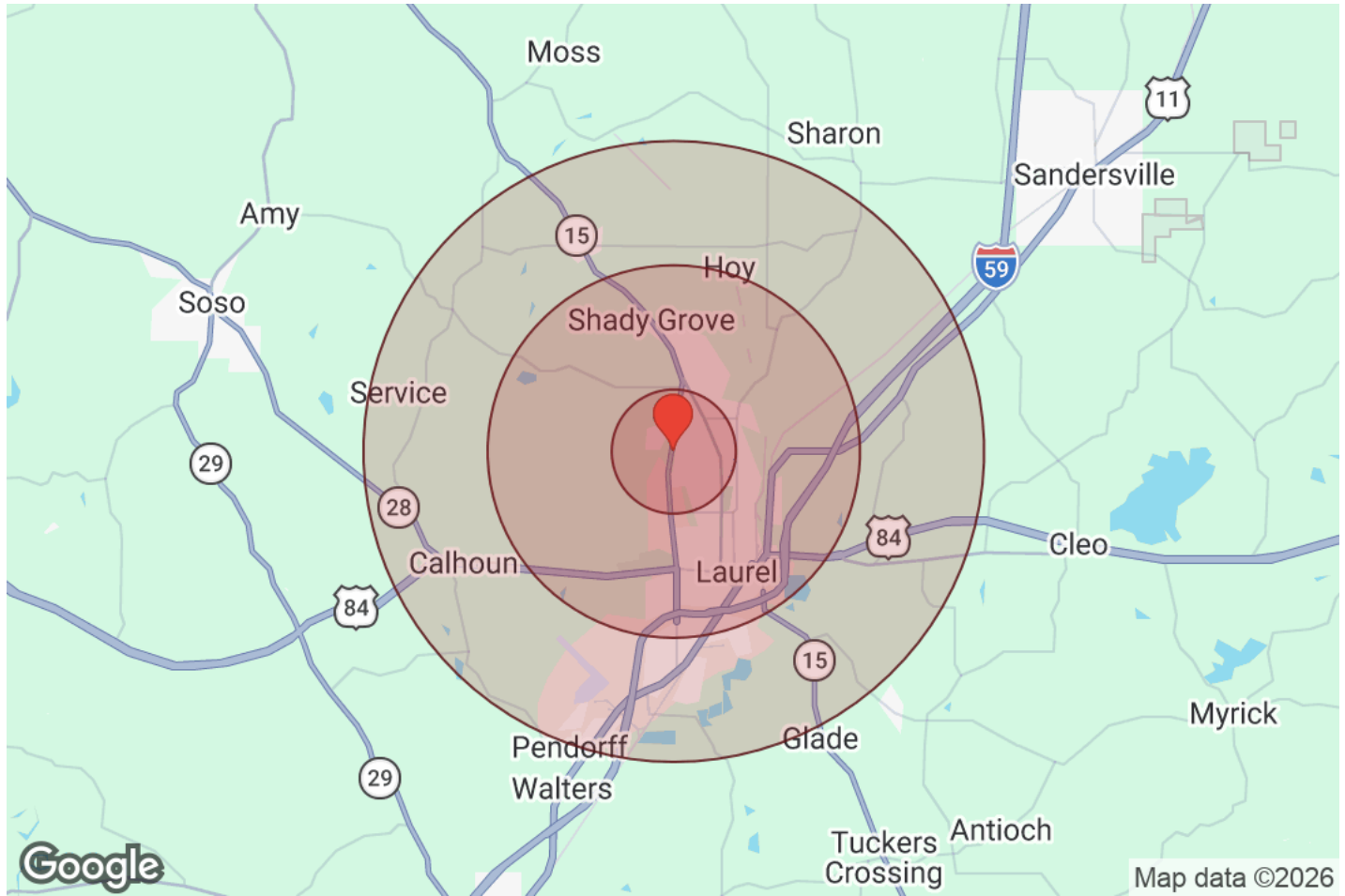
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,688	8,547	13,293
Female	1,877	9,208	13,858
Total Population	3,565	17,755	27,151
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,877	7,486	12,579
Black	1,173	8,322	11,803
Am In/AK Nat	6	28	41
Hawaiian	2	4	3
Hispanic	404	1,543	2,207
Asian	67	154	168
Multiracial	35	197	312
Other	1	21	35
Housing	1 Mile	3 Miles	5 Miles
Total Units	1,625	8,081	12,174
Occupied	1,417	6,948	10,457
Owner Occupied	850	3,799	6,129
Renter Occupied	567	3,149	4,328
Vacant	208	1,133	1,717

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	806	3,860	5,797
Ages 15 - 24	507	2,623	3,879
Ages 25 - 54	1,298	6,533	9,814
Ages 55 - 64	360	1,885	3,007
Ages 65+	595	2,855	4,653
Income	1 Mile	3 Miles	5 Miles
Median	\$73,387	\$49,255	\$50,364
Under \$15k	126	1,001	1,447
\$15k - \$25k	32	478	761
\$25k - \$35k	162	866	1,196
\$35k - \$50k	225	1,209	1,801
\$50k - \$75k	173	1,034	1,540
\$75k - \$100k	154	602	999
\$100k - \$150k	302	1,002	1,561
\$150k - \$200k	70	235	412
Over \$200k	171	521	737

PROFESSIONAL BIO

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JOSHUA BLACKLEDGE, CCIM

Managing Broker



Josh Blackledge founded Gulf Coast Commercial Properties LLC in his home state of Mississippi.

A graduate of the University of Mississippi, Josh earned a B.S. in Business Administration and began his professional career in the field of commercial and residential real estate lending. After approximately 8 years in the lending profession as Vice President, he transitioned into commercial real estate brokerage. He began working for a smaller real estate firm and transitioned to a franchise of a larger commercial outfit, before opening Gulf States. He promptly earned his CCIM designation, and services clients across the Gulf South. As an active member of the Mississippi CCIM Chapter Board, he has successively served in the positions of Treasurer, Vice-President, and President for the 2025 term. He is currently working on his SIOR designation.

Through GSCP, Josh supports the regional business community as an engaged member of multiple Chambers of Commerce throughout South Mississippi.

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PRESENTED BY:

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