

London Stetelman Commercial Realtors
Property Availability List
Last Updated 3/9/10

| | Street | Address | Ste # | City | Sq Ft | Lot Size | Price | Rent | NNN | Agent | Description |
|----------|----------------------|---------|-------|------------|--------|-----------------|-----------|---------|-----|-------|---|
| Business | Hwy 11 | - | - | H'burg | - | 4.5ac | 890,375 | - | - | ZP | Call office for details. |
| Business | Hwy 98 West | - | - | H'burg | 2,443 | 0.80ac | 1,400,000 | - | - | PS | Open Listing BVB |
| Business | - | - | - | H'burg | - | - | 95,000 | - | - | ZP/AS | Fitness oriented business. Includes inventory. |
| Business | Cameron St. | 100 | - | Petal | 18,375 | - | 698,250 | - | - | AS | Building & Business, CA |
| Land | Hwy 98 West | - | - | Columbia | - | 66.74ac | - | 3,500 | - | AS | Lease only. In estate, sale is possible soon. |
| Land | County Hiome Road | - | - | Ellisville | - | 2.29 ac | 62,975 | - | - | AS | Next to former Longleaf Camo at I-59 |
| Land | 28th Ave. South | - | - | H'burg | - | 0.35ac | - | - | - | ZP | Frontage on S. 28th Avenue at Alice Drive |
| Land | 28th Ave. South | 208 | - | H'burg | - | 0.43ac | 76,230 | - | - | AS | Lot across from Super D Drugs |
| Land | 40th Ave. North | - | - | H'burg | - | 1.10ac | 395,000 | - | - | KW | B-2 zoning. At Montague Blvd. |
| Land | 4th St, W @ Westove | - | - | H'burg | - | 1.757ac | 6/sf | - | - | KW | Parcel 2 No C-store |
| Land | 4th St, W @ Westove | - | - | H'burg | - | 8.94ac | 4/sf | - | - | KW | Parcel 3 No C-store |
| Land | 4th St, W @ Westove | - | - | H'burg | - | 0.627ac | 8/sf | - | - | KW | Parcel 1 No C-store |
| Land | 4th Street, W.@ 40th | - | - | H'burg | - | 3.53 ac | 1,442,345 | - | - | LM | Zoned B-3. Across from Mugshots. |
| Land | 7th St, West | 3634 | - | H'burg | - | 0.69ac | 102,000 | - | - | AS | Lot size to be verified. Zoned R-2. Always verify with City. |
| Land | Bouie St. | 901 | - | H'burg | - | 7.5ac | 299,500 | - | - | KW | Two parcels - 7.5 ac total. Price is for both parcels. --OFFER OUT-- |
| Land | Broadway Dr. | 830 | - | H'burg | - | 1.10ac | 120,000 | - | - | AS | 16th Section , Btw Subway & Hotel |
| Land | Broadway Dr. | 1000 | - | H'burg | - | Negotiable | - | - | - | AS | 16th Section, \$5 to \$12/sf 49 Place. |
| Land | Broadway Dr. | 2600 | - | H'burg | - | 1.68ac | 366,000 | - | - | AS | 16th Section. West Side of Butcher Shop, Build-to-Suit. |
| Land | Broadway Dr. | - | - | H'burg | - | 1.25ac | 435,600 | - | - | ZP | Btw Tire Store & Butcher Shop |
| Land | Corinne St. | - | - | H'burg | - | 0.28ac | 55,000 | - | - | AS | Vacant lot by Corinne Place. At 2nd Avenue |
| Land | Country Club Road | - | - | H'burg | - | 1.5 ac | 48,000 | - | - | AS | Price suggested. Between Hill Coffee Shop & Rainey Millwork |
| Land | Cross Creek Parkwa | - | - | H'burg | - | See Description | - | - | - | KW | Parcel B - .7 ac - make offer; Parcel C - 5.0 ac - \$6.00 psf; Parcel D - 1.7 ac - \$8.00 psf; Parcel G - 1.7 ac - \$6.00 psf; Parcel H - 15.6 ac - \$8,00 psf frontage, \$3.00 psf depth; Parcel I - 5.5 ac - \$8.00 psf 4th Street; Parcel J - 1.7 ac - \$8.00 psf 4th Street |
| Land | Evelyn Gandy Pkwy. | - | - | H'burg | - | 7.05ac | 1,050,000 | - | - | KW | Near Monroe Road. Suggested |
| Land | Gateway Drive | - | - | H'burg | - | 2.29ac | 972,000 | - | - | KW | No hotels. I-59 & Mexican Kitchen. Verify B-5. Also 2.3 acres - \$935,000. |
| Land | Hardy Street | 2107 | - | H'burg | - | - | - | - | - | AS | Build-to-Suit. East of former Plum's gift shop |
| Land | Hardy Street @ 20th | - | - | H'burg | - | - | - | \$5/sf | - | PM | Suggested. |
| Land | Hardy Street | 4400 | - | H'burg | - | .73 ac | 350,000 | - | - | AS | Has old 3,000 sq. ft. building. |
| Land | Hardy Street | 4501 | west | H'burg | 20,000 | - | - | \$15/sf | - | AS | Ground lease.. "As Is". No casual dining. North of Olive Garden. |

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| Land | Hartfield Road | - | - | H'burg | - | 16.00ac | 720,000 | - | - | KW | \$45,000 per acre. Potential 16 acres available to east. Rear 5 acres. |
| Land | Hwy 42 By-Pass | 5056 | - | H'burg | - | 5.5ac | 650,000 | - | - | KW | Parcel 1 - 5.5 acres unimproved land. Parcel 2 - 2.0 acres with 40 units, 2 bedroom/2 bath apartments - \$4,200,000. Combined asking price - \$4,850,000. |
| Land | Hwy 49 | 6489 | - | H'burg | - | 2.02ac | By Negotiator | - | - | AS | Old building not usable. |
| Land | Hwy 49 | - | - | H'burg | - | 5.70ac | 282,150 | - | - | KW | ***MAKE OFFER*** Across from Forrest County Industrial Park. |
| Land | Hwy 49 | - | - | H'burg | - | 33.40ac | 1,100,000 | - | - | PS | North of stockyards on west side of Highway 49. |
| Land | Hwy 49 | - | - | H'burg | - | 21,083 sf | 169,000 | - | - | AS | Cloverleaf pad. Former Albertson's gas kiosk. |
| Land | Hwy 49 | - | - | H'burg | - | 2.79 ac | 272,000 | - | - | ZP | Hwy. 49 at Rogers Road. |
| Land | Hwy 49N/Athens Stl 1 | - | - | H'burg | - | 7.95 ac | 3/sf | - | - | AS | Highway 49N @ Athens Steel Road. 4.29 acres and 3.66 acres, on each side of road. No sign on 3.66 acres. |
| Land | Hwy 49@98E | - | - | H'burg | - | 3.98ac | 250,000 | - | - | KW | On southbound lane of Highway 49 @ Highway 98 East interchange. |
| Land | Hwy 49@I-59 | 6661 | - | H'burg | - | 23.11ac | 5,000,000 | - | - | KW | With infrastructure. Broadacres. |
| Land | Hwy 49S | - | - | H'burg | - | - | - | - | - | AS | At Duff Amusement. Also available 8-10 ac for build-to-suit. Finish allowance. |
| Land | Hwy 98 | - | - | H'burg | - | - | - | - | - | KW | Behind Aaron Rents - Build-to-Suit. |
| Land | Hwy 98 West | 6365 | - | H'burg | - | 4.00 ac | 1,830,000 | - | - | KW/AS | Former Laird's Nursery. |
| Land | Hwy 98 West | - | - | H'burg | - | 1.8 ac | 1,100,000 | - | - | AS | West of Aaron Rents, across from Target. |
| Land | Hwy 98 West | - | - | H'burg | - | 31000 sf | 275,000 | - | - | AS | Lot 82 - Lake Serene.- 31,000+/- sf. May be combined with Lot 84. Suggested |
| Land | Hwy 98 West | - | - | H'burg | - | 30,327 sf | 275,000 | - | - | AS | Lot 83 - commercial on Hwy. 98 - Sale, Lease or Build-to-Suit. Negotiable |
| Land | Hwy 98 West | - | - | H'burg | - | 31,000 sf | 275,000 | - | - | AS | Lot 84 - Lake Serene. May be combined with Lot 82. Suggested. |
| Land | Hwy 98 West | - | - | H'burg | - | 20.00ac | - | - | - | ZP | \$5 to \$12 per sf. Approximately 20 acres. Canebrake/Cole Road. Can be purchased at 1/2 listed price if construction started within 6 months. --- Lot 18 under contract - ZP --- |
| Land | Hwy 98 West | - | - | H'burg | - | 27,500 sf | 378,000 | - | - | ZP | Adjacent to Petro Motors. 27,500 sf. \$13.74 per sf. |
| Land | I-59 @ Thornhill Dr. | - | - | H'burg | - | 0.82ac | 370,000 | - | - | KW | .82 acres - suggested price. See height restrictions. |
| Land | I-59 @ Thornhill Dr. | - | - | H'burg | - | 1.03ac | - | - | - | KW | Lease price is negotiable. Ground lease or build-to-suit. See height restrictions. |
| Land | King Road | - | - | H'burg | 39,640 | 0.91ac | 145,500 | - | - | AS | 39,639.6+/- sf. Price suggested. Near Tubb Equipment at 98 Place. Lake view. Price pending written confirmation. |
| Land | Lincoln Road | - | - | H'burg | - | 264' X 234' | 339,000 | - | - | KW | Lot between mini-storage and Texaco C-Store. |

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| Land | Lincoln Road | - | - | H'burg | | 41040sf | 199,000 | - | - | AS | Can be build-to-suit. Adjacent to Dollar General building. |
| Land | Madison Plaza | - | - | H'burg | - | 40,845 sf | 220,000 | - | - | AS | Madison Plaza @ S. 28th Avenue Class "A" office park. Can be subdivided by negotiation. |
| Land | Oak Grove Rd | - | - | H'burg | - | 150' X 200' | - | - | - | AS | Across from Lamar. Not City zoning. Ground Lease. Sale by negotiation. |
| Land | Oak Grove Rd@Cox | - | - | H'burg | - | 2.25ac | 249,500 | - | - | KW | Not in City. |
| Land | Old Hwy 11 | - | - | H'burg | - | 47ac | 980,000 | - | - | PS | Former Par 3 Golf Course. 16th Section. |
| Land | Providence@7th | - | - | H'burg | - | - | - | - | - | ZP | At Redus. Various sizes. Former Hercules properties. \$0.45 to \$0.75 plus commissary bldg. 1 2-story bldg. - \$60,000 suggested price. Commissary under appraisal. |
| Land | Richburg Road | - | - | H'burg | - | 1.5 ac | 61,000 | - | - | KW | Corner of Richburg Rd. @ Tatum Camp Road. No zoning. 15% commission |
| Land | Weathersby Road | - | - | H'burg | - | 6.5ac | 1,062,000 | - | - | AS | South of Lowe's. Adjacent to Lakeshore/NetBase Computers. 6.5 ac @ \$3.75/sf. Lots 6 through 9. |
| Land | Woodstone Plaza | - | - | H'burg | - | 1.33 ac | 276,500 | - | - | KW | Parcels 4 & 5. Has Highway 98 view in office park. May be Parcel #9. |
| Land | 16th Avenue | - | - | Laurel | - | - | - | \$10/sf | - | AS | GROUND LEASE.- pad site. Southeast Regional Hospital - anchor. |
| Land | Central Avenue | 210 | - | Petal | - | 2.5 ac | 250,000 | - | - | KW | Formerly Apple's Fruit Stand. |
| Land | Central Avenue | 309 | - | Petal | 54,000 | 1.24 ac | 185,000 | - | - | KW | Zoned C-2. Flood zone. 103-105 Railroad ave. Structures in old shape. May be demolished. |
| Land | Evelyn Gandy Pkwy. | - | - | Petal | - | 1.5 ac | 784,080 | - | - | KW | All utilities available. Between Magnolia State Bank & Hattiesburg Clinic. |
| Land | Evelyn Gandy Pkwy. | - | - | Petal | - | 4.13 ac | - | - | - | KW | \$8.00 per sq. ft. entire site. \$10.00 per sq. ft. for smaller parcels. |
| Land | Hwy 11 | 836 | - | Petal | - | 12.69 ac | 700,000 | - | - | KW | See flood maps. |
| Land | Hwy 42 E | - | - | Petal | - | 460 ac | 5,200,000 | - | - | KW | Will consider splitting by negotiation. Reflection. |
| Land | Hwy 42 | 905 | - | Petal | - | 3.24 ac | 9/sf | - | - | KW | Northwest corner of Highway 42 and Springfield Road. 3.24 acres may be divided into 3 lots of 1.08 acres +/- . Price for Parcels 2 and 3 is \$8.50 per sf. Corner reserved by owner but could be considered at right price. Zoning is believed to be C-2 but needs to be verified. No signs on property - open listing. |
| Land | Hwy 42 | 1229 | - | Petal | - | 1 ac | - | - | - | KW | Two outparcels, approx. 1 acre each. \$6.00 per sf suggested price. 65' MDOT right-of-way. East Oaks Shopping Center. |

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| Land | Hwy 42 | 5056 | - | Petal | - | 5.5 ac | 650,000 | - | - | KW | Zoned B-5. utilities available. Also 40 2/bedroom/2 bath apartments on approximately 2 acres can be purchased for \$4,200,000. Can be purchased individually or as a package. |
| Land | Hwy 42 | - | - | Petal | - | .95 ac | 134,500 | - | - | KW | East of Hancock Bank, zoned Professional. |
| Land | Hwy 42/Corinth Rd. | - | - | Petal | - | 30 ac | Negotiable | - | - | KW | Hwy 42 at Corinth Road. Depending on parcel, land parcel price is negotiable. |
| Land | Hwy 42/Old Richton | 203 | - | Petal | - | 105X190 | 180,000 | 750 | - | KW | NE corner of Hwy 42 and Old Richton Road. |
| Land | Indian Springs Rd. | 380 | - | Petal | - | 40 ac | 280,000 | - | - | KW | Accessible via easement. |
| Land | Tyner Blvd. | - | - | Petal | - | 3.95 ac | - | - | - | KW | Next to Lowe's. \$10 per sq. ft. Can be subdivided. |
| Land | Hwy 42 | 483 | - | Sumrall | - | 61.75 ac | 370,000 | - | - | AS | |
| Multifamily | 4th Street, W. | 1109 | - | H'burg | - | - | 1,100,000 | - | - | PS | Fourteen 2 and 3 bedroom single family houses - Investment properties located 1109 W. 4th St., five houses on 19th Ave., 320 S. 20th Ave., 302 Dixie Ave., three on Kimball, two on Mable St. |
| Multifamily | Broadway Dr. | 900 | - | H'burg | 59,300 | 6.5 ac | 2,650,000 | - | - | PS | 16th Section. Hotel, multifamily. Newly renovated. 16th Section lease. (Open listing). |
| Multifamily | Dunaway Lane | 130 | - | H'burg | 300 | - | 129,000 | - | - | AS | Self-storage units and 2-roomer office/whse (rented), also B-5,6 & 7. Broker/Owner. Next to Oak Grove Middle School on Old Hwy. 24. . |
| Multifamily | Hwy 42 By-Pass | 5056 | - | H'burg | - | 2 ac | 4,200,000 | - | - | KW | 40 2-bedroom/2 bath apartments. Also 5.5 acres unimproved land zoned B-5 can be purchased at \$650,000. Can be purchased individually or as a package. Co-Broker) - -- Package asking price - \$4,850,000. |
| Multifamily | South Street | 102 | - | H'burg | - | 38'X79' | 75,000 | - | - | | Four 1-bedroom units. Must be sold with 8th Avenue. |
| Multifamily | Sullivan-Kilrain | 518 | A, B | Lamar Co. | - | - | 160,000 | - | - | AS | 2 bdrm, 2 bath townhouse. Approx. \$775/month. |
| Multifamily | 5th Street, W. | 212 | - | Petal | - | - | 150,000 | - | - | KW | A tri-plex apartment. More information coming soon. |
| Multifamily | 8th Street, W. | 201-09 | - | Petal | - | 85'X250' | 249,900 | - | - | | Eight 1-bedroom units. Must be sold with South Street. |
| Office | 20th Avenue, S. | 100 | 10 | H'burg | 800 | - | - | 800 | - | PM | \$250 per occurrence maintenance clause. |
| Office | 27th Avenue, S. | 109 | - | H'burg | 80 | - | 350,000 | 100 | - | KW | In Southern Cleaners 2-story brick bldg. Suites available now. Plus 2 offices upstairs. Suggested sale price. 4,300 +/- sf. Per floor - 180' x 160'. B-2 zoning. |
| Office | 27th Avenue, S. | 123 | C | H'burg | 960 | - | - | 810 | - | | West of Shoney's. Presently occupied M-T-M. |
| Office | 28th Avenue, S. | 1604 | - | H'burg | 11,929 | .76 ac | 690,000 | \$6/sf | - | BvH | Tea room upstairs leasing short term. Has elevator. Will consider sale-leaseback. UMH. |

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| Office | 3rd Avenue | 107 | - | H'burg | 2,534 | 53'x150' | 132,000 | - | - | KW | Duplex - Unit B - 1,266 sf available for lease- \$740 per month. Utilities split. Unit A - 1,268 sf - \$740 per month. See also 614 W. Pine Street Purchased separately - \$399,000. |
| Office | 35th Avenue | 101 | - | H'burg | 1,321 | - | - | 1,100 | - | KW | Available now. |
| Office | 40th Avenue, S. | 110 | - | H'burg | 4,000 | - | - | \$14/sf | - | AS | In bank building. 1st & 2nd floor. Full service elevator maintenance if take 2nd floor. 2,000 sf on 2nd floor in works - Attorney. 1,200 sf |
| Office | 40th Avenue, S. | 219 | 40&50 | H'burg | 2,206 | - | 550,000 | 1,535 | - | KW | Gross Lease. Utilities - 16.6% bill back. Also 223 S. 40th Avenue |
| Office | 41st Avenue, S. | 107 | - | H'burg | 1,000 | - | - | 850 | - | KW | |
| Office | Adeline Street | 604 | B | H'burg | 1,060 | - | - | 840 | - | | Available 4/1/10. |
| Office | Adeline Street | 604 | C | H'burg | 406 | - | - | 375 | - | AS | 3 months free with 15-month lease. Utilities included. |
| Office | Adeline Street | 610 | 1D | H'burg | 146 | - | - | 170 | - | AS | Formerly David's office. Includes utilities. --- 3 months free with 15-month lease --- |
| Office | Broadway Dr. | 228 | | H'burg | 4,896 | 25087 sf | 370,000 | - | - | ZP | 16th Section, Stewart Sneed Insurance office. Call before showing. Verify Phase 1. |
| Office | Commerce Drive | 1 | - | H'burg | 3,549 | - | - | \$14/sf | NNN | AS | Available approx. January 1, 2010. Landry & Lewis. |
| Office | Corinne Street | 607 | A-3 | H'burg | 1,297 | - | - | 925 | - | KW | Former office - Brian Montague. --- 3 months free with 15-month lease --- |
| Office | Corinne Street | 607 | A-4 | H'burg | 492 | - | - | 351 | - | PM | In Corinne Place office park. Close to downtown Hattiesburg. --- 3 months free with 15-month lease --- |
| Office | Corinne Street | 607 | C-1 | H'burg | 627 | - | - | 445 | - | PM | Small office complex. ---3 months free at end of lease with 15-month lease ---. |
| Office | Hardy Street | 707 | - | H'burg | 3,600 | - | 250,000 | 3,000 | - | KW | Formerly SouthGroup Insurance. Owner will take whichever comes first, sale or lease. |
| Office | Hardy Street | 1715 | 40 | H'burg | 2,100 | - | - | 1,200 | - | AS | Available approx. May, 2010. |
| Office | Hardy Street | 2018 | #20 | H'burg | 900 | - | - | 500 | - | AS | |
| Office | Hardy Street | 2018 | #4 | H'burg | 2,393 | - | 320,000 | 1,500 | - | KW | Second floor, right side. Water furnished. Suite #5, 753 sf. This suite can be subdivided - 1,430 & 963 sf respectively. |
| Office | Hardy Street | 2018 | #5 | H'burg | 1,100 | - | - | 650 | - | KW | Available April 1. |
| Office | Hardy Street | 2020 | 2 | H'burg | 1,000 | - | 215,000 | 800 | - | KW | Tenant pays 28.5% of water, gas, electric. |
| Office | Hardy Street | 2020 | 3 | H'burg | 1,300 | - | 215,000 | 950 | - | KW | Tenant pays 38% of water, gas, electric. |
| Office | Hardy Street | 3421 | - | H'burg | 350 | - | - | 350 | - | KW | Includes utilities. Restroom shared with adjoining tenant. |
| Office | Hood Road | 620 | - | H'burg | 4,536 | - | - | 2,000 | - | KW | Gross rent. --- OCCUPIED-DO NOT GIVE KEY OUT--- |
| Office | Hwy 49 | 5912 | - | H'burg | 17,000 | - | - | See Notes | NNN | AS | \$7.50 per sf. East side of Cloverleaf Center and additional space available by negotiation. Sublease. |

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| Office | Hwy 49 | 6088 | - | H'burg | 1,009 | .12 ac | 170,000 | 1,009 | NNN | KW | Formerly Check Cashing. |
| Office | Hwy 49 | 6280 | - | H'burg | 3,586 | .25 ac | 325,000 | - | - | PS/ZP | EMS building across from USM. -- LEASED -- |
| Office | Hwy 98 | 6026 | 1 | H'burg | 2,000 | - | - | 1,500 | NNN | PM | Former Prestige Mortgage Oak Grove Professional Plaza. \$2.00 CAM. |
| Office | Hwy 98 | 6030 | 2 | H'burg | 2,669 | - | - | 1,574 | Note | PM | Fixtures and supplies in space will be removed within 7 days of lease. No spas. NNN after 6 months. \$2.00 CAM. Oak Grove Professional Plaza. Additional space sometimes available in building. --- SHORT TERM LEASE --- |
| Office | Hwy 98 | 6524 | - | H'burg | 4,550 | - | - | \$14/sf | NNN | PM | Up to 4,550 sq. ft. Nelson Law office - West side. Negotiable, \$14/sf suggested. |
| Office | Hwy 98 | 6606 | A | H'burg | 144 | - | 1,500,000 | 200 | - | KW | 12' x 12' office, shared restroom. Includes utilities. Can adjoin Suite #6. Enter Smith Barney. |
| Office | Hwy 98 | 6606 | B | H'burg | 144 | - | 1,500,000 | 200 | - | KW | 12' x 12' office, shared restroom. Includes utilities. Can adjoin Suite #6. Enter Smith Barney. |
| Office | Hwy 98 | 6606 | C | H'burg | 144 | - | 1,500,000 | 200 | - | KW | 12" x 12' office, shared restroom, includes utilities. Can adjoin Suite #6. Enter Smith Barney. |
| Office | Hwy 98 | 6606 | 4 | H'burg | 1,300 | - | 1,500,000 | 1,000 | - | KW | |
| Office | Hwy 98 | 6606 | 6 | H'burg | 1,200 | - | - | 1,100 | - | PM | Smith Barney bulding. Orleans Park. |
| Office | Hwy 98 | 6760 | #5 | H'burg | 1,000 | - | - | 775 | NNN | KW | Vanilla box. Lake Serene. Gross lease 2 years. |
| Office | Keystone Road | 22 | 10 | H'burg | 1,226 | - | - | 1,400 | - | KW | Sublease arrangement. Off Cole Road. |
| Office | Lincoln Parkway | #1 | 304 | H'burg | 2,076 | - | - | - | - | AS | Janitorial, utilities. Third floor - Suite 304 - 2,076 sf-\$2,768 per month, plus \$0.90 CAM. Lincoln Center. |
| Office | Lincoln Road | 2615 | - | H'burg | 1,200 | - | - | 850 | - | PM | Former Bluewater Logistics. Has offices built out. |
| Office | Lincoln Road | 1950 | 2 | H'burg | 6,000 | - | - | \$4/sf | - | | \$4/sf upstairs - suggested. Office. Lessor very open to offers. |
| Office | Main Street | 612 | 220 | H'burg | 1,135 | - | - | 945 | - | ZP | Water furnished |
| Office | Mamie Street | 4200 | - | H'burg | 35,000 | 5.97 ac | - | \$12/sf | NNN | AS | SALE BY NEGOTIATION. Suggested. From 2,000 sf. Hattiesburg Tech Center. - LEASE OUT on partial space --- |
| Office | 98 Place Blvd. | 22 | 60, 70 | H'burg | 3,680 | - | - | 3,000 | - | KW | Formerly Keller-Williams |
| Office | Pine Street, W. | 221 | - | H'burg | 4,000 | - | 250,000 | 2,300 | - | AS | Price suggested Former Kyzer Insurance. Ample parking available. |
| Office | Pine Street, W. | 301 | - | H'burg | - | - | - | - | - | AS | Ample parking available. 3 offices, all utilities - 1st floor - \$300 each. |
| Office | Pine Street, W. | 614 | - | H'burg | 5,710 | 75' x 119' | 349,900 | - | - | KW | Office building lease to 2010. Option to vacate if sold. RKW. 107 3rd Ave. can be combined. |
| Office | Pine Street, W. | 1318 | - | H'burg | 3,577 | - | - | 2,500 | - | PM | Do not give key out. Agent to show. |

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| Office | Pinehurst | 100&102 | - | H'burg | 1,000 | - | 150,000 | See Notes | - | KW | Includes 2 houses@ \$500 per mo.& 902 Hardy Street @ \$875 per mo.. |
| Office | Professional Pkwy. | #7 | 100, 102 | H'burg | 1,500 | - | - | 1,500 | - | KW | Downstairs on right. Will lease together or separate. 750 sq. ft. at \$750 per mo. each |
| Office | Willow Bend | #5 | - | H'burg | 2,760 | - | - | 2,818 | Gross | AS | Former State Farm offices. |
| Office | Washington Street | 1230 | - | Laurel | 3,212 | - | 225,000 | 3,000 | - | BvH | Lease price suggested. |
| Office | Hwy 42 | 529 | - | Petal | 2,200 | 1.5 ac | 300,000 | - | - | KW | Leased. For sale by negotiation. |
| Office | Hwy 42 | 529 | - | Petal | 1,181 | - | - | 1,000 | - | KW | Former Shelter Insurance. Next to Beth Ishee. Lessee pays 55% of total utilities. Warehouse space available by negotiation. |
| Office | Highway 42 | 1227 | 100 | Petal | 1,250 | - | - | 1,000 | - | KW | |
| Office | Main Street, N. | 213 | - | Petal | 8,620 | 1.119 ac | 295,000 | - | - | KW | \$33,540 gross income. Multiple uses. |
| Office/Retail | 7th Street, W. | 606 | - | H'burg | 9,659 | .41 ac | 60,000 | - | - | ZP | At Redus (@ Providence Street). Commissary bldg. 1 2-story bldg. - \$60,000 suggested price. Commissary under appraisal. Others lots available. |
| Office/Retail | 27th Avenue, S. | 109 | - | H'burg | 1,800 | - | 350,000 | 1,500 | - | KW | In Southern Cleaners building. On south side, space on 2nd floor by negotiation. 800 sf. |
| Office/Retail | 27th Avenue, S. | 110 | - | H'burg | 2,430 | - | 575,000 | 1,620 | NNN | AS | Formerly Graphics Warehouse. Owners open to sell with land to north by negotiation. Suggested price. |
| Office/Retail | 27th Avenue, S. | 112 | - | H'burg | 2,400 | - | - | 2,000 | NNN | AS | Former LabCorp office. May be available, not listed officially. |
| Office/Retail | 27th Avenue, S. | 201 | 40, 50 | H'burg | See Notes | - | - | See Notes | - | PM | Suite 40 - 1,200 sf, \$1,000 per month. Suite 50 - 1,300 sf, \$1,100 per month. No beauty shops.--- 3 months free rent with 15 month lease --- |
| Office/Retail | 28th Avenue, S. | 201 | - | H'burg | 1,890 | - | - | 1,890 | NNN | PM | Available 2010. Sublease. No pharmacy until lease expiration. |
| Office/Retail | 28th Avenue, S. | 204 | - | H'burg | 1,600 | - | - | 1,000 | - | KW | Tenant pays all utilities. Across from Forrest General Hospital HR highrise. Subject to home relocation. |
| Office/Retail | 40th Avenue, N. | 200 | 10, 20 | H'burg | 2,000 | - | - | 1,400 | - | | Former Bender Dental. |
| Office/Retail | 40th Avenue, S | 203 | - | H'burg | 3,000 | - | - | 2,500 | Gross | KW | Formerly Studio C |
| Office/Retail | 40th Avenue, S. | 219 | A | H'burg | 1,280 | - | - | 1,100 | - | KW | Lease is gross. Utilities = 20.7% bill back. |
| Office/Retail | 40th Avenue, S. | 219 | C | H'burg | 1,000 | - | - | 840 | - | KW | Gross Lease. Utilities = 16.6% bill back. |
| Office/Retail | 40th Avenue, S. | 219-223 | - | H'burg | - | - | 550,000 | - | - | KW | Free-standing. Plus Graphics next door. |
| Office/Retail | 40th Avenue, S. | 401 | - | H'burg | 4,500 | 22400.00sf | 450,000 | - | - | BvH | Zoned B-3. Day Care building. |
| Office/Retail | Broadway Dr. | 212 | - | H'burg | 3,677 | 6541.00sf | 130,000 | - | - | PS | 16th Section , Building or business for sale. ACS Business - \$300,000 - sold separately. See exclusions. |

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| | Street | Address | Ste # | City | Sq Ft | Lot Size | Price | Rent | NNN | Agent | Description |
|---------------|---------------------|---------|--------|--------|-----------|-------------|-----------|-----------|-----|-------|---|
| Office/Retail | Broadway Dr. | 323 | - | H'burg | 26,000 | - | - | See Notes | NNN | AS | Rent - \$2/sf for first year, \$3/sf for second year, \$4/sf for third year. Negotiable after 3rd year. Single story block building. West side. Utilities to be prorated. Can be subdivided. 15,000 sq. ft. lease PENDING. |
| Office/Retail | Broadway Dr. | 504 | - | H'burg | 900 | 35' x 180' | 110,000 | - | - | KW | 16th Section. Leased - \$800 per month. Lessee has 1st refusal. |
| Office/Retail | Broadway Dr. | 1000 | - | H'burg | 115,000 | - | 4,100,000 | - | - | AS | Anchored by Fred's Dollar Store. (2 buildings) |
| Office/Retail | Fairfield Drive | 107 | 40, 60 | H'burg | 1,000 | - | - | \$13/sf | NNN | AS | Suites 40 & 60 are 1,000 sf each - available. By Goodyear. Suite 30 - LEASE IN WORKS. |
| Office/Retail | Grand Dr@N 40th | 124 | - | H'burg | See Notes | - | - | See Notes | NNN | AS | Vanilla box by Lessor. Two 55' x 168' bldgs.. 0.240 sq/ ft/ per bldg. Building #1 only - \$5/sf year lease; \$10/sf 2nd year; \$15/sf 3rd year, Add \$2/sf to finish out to vanilla box.the same terms. 1,350 sf suggested minimum size. 1,450 sf 2 end caps. The Shoppes at Chauvet Square. - 4,950 sf, N end cap leased to LaFiesta Brava. NNN Lease. |
| Office/Retail | Hardy Street | 817/819 | - | H'burg | - | - | - | 1,800 | - | - | 1,800 sq. ft. house @ \$650/month. 850 sq. ft. florist shop @ \$850/month. Can be separate. |
| Office/Retail | Hardy Street | 821 | - | H'burg | 3,500 | - | - | - | - | - | Former Goodwill store - available soon. |
| Office/Retail | Hardy Street | 1007 | #3 | H'burg | 1,368 | - | - | 950 | - | PM | |
| Office/Retail | Hardy Street | 1007 | #5 | H'burg | 798 | - | - | 516 | - | PM | |
| Office/Retail | Hardy Street | 1007 | #6 | H'burg | 798 | - | - | 516 | - | PM | |
| Office/Retail | Hardy Street | 2015 | - | H'burg | 1,357 | 55' x 140' | 90,000 | - | - | BvH | Older home west of Shipley's.--- OFFER IN - BvH --- |
| Office/Retail | Hardy Street | 2018 | - | H'burg | 6,646 | 96' x 145' | 320,000 | - | - | KW | A 2-story building with potential of 6 suites, 3 up and 3 down, of varying sizes. All of the 2nd floor now vacant. Zoned B-3. |
| Office/Retail | Hardy Street | 2020 | - | H'burg | 3,500 | 104' x 145' | 250,000 | - | - | KW | Single story building with potential of 3 suites. Two are currently vacant. Zoned B-3. |
| Office/Retail | Hardy Street | 2307 | 30 | H'burg | 1,320 | - | - | 1,320 | - | PM | Gross lease. |
| Office/Retail | Hardy St./36th Aven | - | - | H'burg | See Notes | - | - | \$14/sf | - | PM | Facing Hardy Street. 2 bays - 1,650 sf and 4 bays - 1,200 sf. Coming soon. |
| Office/Retail | Hwy 49 | 6158 | 15 | H'burg | 1,000 | - | - | 840 | - | PM | Dance studio. Still has mirrors, bars and dance floor. Also good for karate. Leased by Lessor. Show for dance studio or karate only. - Occupied temporarily by owner - |
| Office/Retail | Hwy 49 | 6158 | 16 | H'burg | 1,000 | - | - | 840 | - | PM | Small office/retail mall across from USM. Finance co. office. |
| Office/Retail | Hwy 49 | 6925 | 2 | H'burg | 2,273 | - | - | 950 | - | - | Next to Sticks & Stones Garden Center, By CBI. |

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| | Street | Address | Ste # | City | Sq Ft | Lot Size | Price | Rent | NNN | Agent | Description |
|---------------|-----------------|---------|--------|--------|-------|----------|-----------|------------|-----|-------|---|
| Office/Retail | Hwy 98 | 6026 | 1 | H'burg | 2,000 | - | - | 1,500 | NNN | | Former Prestige Mortgage Oak Grove Professional Plaza. \$2.00 CAM. |
| Office/Retail | Hwy 98 | 6026 | 5 | H'burg | 1,800 | - | - | 1,050 | NNN | | Next to ITC^DeltaCom at Oak Grove Professional Plaza. \$2.00 CAM. No spas. --- LEASE OUT --- |
| Office/Retail | Hwy 98 | 6068 | 2A | H'burg | 1,500 | - | - | See Notes | NNN | AS | Wal-Mart shadow strip in UPS Center. Suggest \$5/sf first 9 months; \$10/sf second 9 months; \$15/sf third 9 months. --- DO NOT GIVE KEY OUT --- --- LEASED M-T-M UNTIL FEB., 2010--- |
| Office/Retail | Hwy 98 | 6098 | 4 & 5 | H'burg | 2,000 | - | - | 2,000 | - | KW | Former dress shop. |
| Office/Retail | Hwy 98 | - | - | H'burg | 6,000 | - | - | \$16.50/sf | NNN | | \$16.50 per sf. Across from Shadow Ridge Golf - to be built. From 1,500 sf |
| Office/Retail | Hwy 98 | - | - | H'burg | 1,160 | - | - | \$13/sf | - | PM | 4 Suites - 1,160 sf (20' x 58') and 2 larger corner suites (62' x 40') -- Verify size and pricing. In 98 Business Park. C. John Kav |
| Office/Retail | Main Street, N. | 606 | - | H'burg | 500 | - | - | 350 | - | KW | |
| Office/Retail | Main Street, N. | 1425 | - | H'burg | 2,200 | .25 ac | 45,000 | - | - | PS | Building and land. By John Deere. Lease by negotiation. |
| Office/Retail | Oak Grove Road | 2115 | - | H'burg | 1,200 | - | - | 960 | - | KW | Commercial home at corner of Oak Grove Rd @ Mayfair. Rent is Gross. |
| Office/Retail | Old Hwy 11 | 4906 | 3 | H'burg | 800 | - | - | 500 | - | KW | Available. 3 months free rent with 15-month lease. |
| Office/Retail | Old Hwy 11 | 4906 | 4 | H'burg | 520 | - | - | 300 | - | KW | 3 months free with 15-month lease possible. Free rent applied at end of lease. |
| Office/Retail | Old Hwy 11 | 4906 | 5 | H'burg | 1,600 | - | - | 950 | - | KW | Former Adams TV. Size and rent to be determined on inspection. 3 months free rent with 15-month lease. |
| Office/Retail | Old Hwy 11 | 4906 | 5A, 5B | H'burg | 3,600 | - | - | 2,100 | - | KW | May be subdivided. --- 3 months free rent with 15 month lease --- 2,000/1,600 sf - \$1,300/\$950 |
| Office/Retail | Old Hwy 11 | 4906 | 10 | H'burg | 780 | - | - | 400 | - | KW | 3 months free rent with 15-month lease. |
| Office/Retail | Old Hwy 11 | 4906 | 11 | H'burg | 500 | - | - | 300 | - | KW | Oak Hill Shopping Center. May be combined with Suite 10. 3 months free with 15-month lease. |
| Office/Retail | Old Hwy 11 | 5180 | 2 | H'burg | 1,500 | - | - | 1,375 | - | KW | The Grove Shopping Center. |
| Office/Retail | Old Hwy 11 | 5180 | 6 | H'burg | 1,500 | - | - | 1,375 | - | KW | The Grove Shopping Center. |
| Office/Retail | Old Hwy 11 | 5180 | 7 | H'burg | 2,250 | - | - | 1,500 | - | KW | Former karate studio. |
| Office/Retail | Old Hwy 11 | 5180-82 | - | H'burg | - | - | 2,000,000 | - | - | KW | 16th Section. Shopping Center in Oak Grove. Call for details. NOI - \$170,000 suggested. |
| Office/Retail | Pine Street, W. | 1400 | - | H'burg | 1,500 | - | - | 1,100 | - | KW | Available |
| Office/Retail | Weathersby Road | 409 | - | H'burg | 2,400 | 2.8 ac | 490,000 | - | - | AS | Commercial home has 2,400 sf, shop building has 5,000 sf. Zoned B-5 to be verified. Do not give keys out - dogs in house. Trailer not included. |

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| | Street | Address | Ste # | City | Sq Ft | Lot Size | Price | Rent | NNN | Agent | Description |
|---------------|---------------------|---------|----------|----------|--------|-----------|-----------|-----------|-----|-------|---|
| Office/Retail | Willow Pointe | - | 40 | H'burg | 1,200 | - | - | 1,200 | NNN | BvH | In Heart South building. |
| Office/Retail | Willow Pointe | - | 60 | H'burg | 1,200 | - | - | 1,200 | NNN | BvH | In Heart South building. |
| Office/Retail | Cameron St. | 100 | - | Petal | 18,375 | - | 698,250 | 38/sf | - | AS | Good for church. Entity available by negotiation. Includes most equipment. ---DO NOT LET KEY OUT ----. |
| Office/Retail | Central Avenue, W | 309 | - | Petal | - | 54,000 sf | 185,000 | - | - | KW | 309 Central, 103 & 105 Railroad. # single family improvements. May be demolished. At Central Ave. & Railroad Street, Petal. |
| Office/Retail | Hwy 42 | 1223 | 110 | Petal | 1,250 | - | - | 1,000 | - | KW | Former Curves. 3 months free rent with 15-month lease. |
| Office/Retail | Hwy 42 | 1223 | 120, 130 | Petal | 1,250 | - | - | 1,000 | - | KW | 1,250 sf per suite. \$1,000 each suite. Will consider build-out Lessor to do TI except floor to vanilla box. 3 months free with 15-month lease possible. Free months at end of lease. |
| Office/Retail | Hwy 42 | 1229 | 100 | Petal | 1,000 | - | - | 900 | - | KW | Space available. 3 months free with 15-month lease possible. |
| Office/Retail | Hwy 42 | 1231 | 120 | Petal | 1,250 | - | - | 1,000 | - | KW | Nice buildout as office space. 3 months free with 15-month lease. |
| Office/Retail | Hwy 42 | 1231 | 140 | Petal | 1,250 | - | - | 1,000 | - | KW | Former Alltel 3 months free rent with 15-month lease. |
| Office/Retail | Hwy 42 | 1233 | 100 | Petal | 1,000 | - | - | 850 | - | KW | Former Willberry Patch. Gross Lease. 3 months free with 15-month lease possible. --- Under negotiation - LM --- |
| Office/Retail | Hall Street | 930 | C-1 | Wiggins | 1,500 | 1.93 ac | 1,600,000 | \$12/sf | NNN | BvH | Vanilla box. |
| Restaurant | Hwy 98 By-Pass | 815 | - | Columbia | 2,523 | 26572 sf | 499,500 | - | - | KW | Owner may consider leasing. Will sell Petal & Columbia both - \$800,000. |
| Restaurant | Hardy Street | 2604 | - | H'burg | 3,150 | .55 ac | 1,100,000 | See Notes | NNN | AS | Former Guthrie's. Includes equipment. First 12 months-\$4,950 per mo., next 12 months-\$5,400 per mo., next 12 months-\$6,300 per mo. |
| Restaurant | Hardy Street | 3801 | - | H'burg | 3,500 | - | - | 3,500 | NNN | AS | Do not give key out. Agent to show. |
| Restaurant | Hardy Street | 4400 | - | H'burg | 3,000 | .73 ac | 350,000 | 3,500 | NNN | AS | Former Mexican restaurant. Suggested sales price. |
| Restaurant | Hardy Street | 4501 | west | H'burg | 3,500 | - | - | \$12/sf | NNN | AS | Formerly K-Mart Pizzeria. Up to 15,000 sf. "As Is" |
| Restaurant | Hwy 98 | 6083 | - | H'burg | 3,352 | .77 ac | 706,000 | - | - | KW | Mazzio's Pizza. Investment. 8.5 Cap. |
| Restaurant | Veterans Memorial I | 3955 | - | H'burg | 1,300 | - | - | 1,200 | NNN | AS | Shell Station Co-Brand. Built-out kitchen. |
| Restaurant | Westover Drive | 120 | - | H'burg | 2,000 | - | 550,000 | - | - | | Former Martini Place. Leased - sell as Investment.. |
| Restaurant | Highway 42 | 128 | - | Petal | 2,786 | - | - | 1,200 | - | KW | Former Smoke House - Drive-thru |
| Restaurant | New Richton Road | 209 | - | Petal | 2,794 | 22500 sf | 499,500 | - | - | KW | Owner may consider leasing. Will sell Petal & Columbia both - \$800,000. |
| Retail | 40th Avenue, S. | 111 | - | H'burg | 5,900 | - | - | 8,000 | - | AS | 1/3 +/- to leased to Go Young Fashions. Seller will lease back. 8,000 sq. ft. total. Seller will lease back his part. |
| Retail | Bartur Street | 710 | - | H'burg | 12,000 | - | - | 3,825 | - | AS | Hancock Fabrics. Available April, 2010 +/- |

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| | Street | Address | Ste # | City | Sq Ft | Lot Size | Price | Rent | NNN | Agent | Description |
|--------|--------------------|---------|-------|--------|--------|-------------|-----------|---------|-------|-------|--|
| Retail | Bartur Street | 718 | - | H'burg | 5,129 | - | - | 1,800 | - | KW | |
| Retail | Bartur Street | 720 | - | H'burg | 2,798 | - | - | 1,800 | - | | Former dance studio. |
| Retail | Braswell Rd @ I-59 | 99 | - | H'burg | 33,500 | - | - | 3.75/sf | - | AS | South building has 33,500 sq. ft. @ \$3.75/sq. ft., 8' ceiling in warehouse. North building has 9,801 sq. ft. @ \$4.00/sq. ft.. Gross rent. |
| Retail | Broadway Dr. | 211 | - | H'burg | 18,600 | - | - | 8300* | NNN | AS | Auto dealership. Suggested. Size includes bays *PRICE - FIRST YEAR - |
| Retail | Broadway Dr. | 215 | 65 | H'burg | 2,200 | - | - | 1,250 | - | AS | In small 1-story shopping center. No bars or lounges. |
| Retail | Broadway Dr. | 215 | 90 | H'burg | 7,520 | - | - | 2,400 | - | AS | In small 1-story shopping center. No bars or lounges. |
| Retail | Broadway Dr. | 601 | 2 | H'burg | 7,666 | - | - | 2,500 | - | PM | In small strip mall. |
| Retail | Broadway Dr. | 601 | 3 | H'burg | 26,000 | - | - | 5,000 | - | PM | Gross lease. By Dirt Cheap. |
| Retail | Broadway Dr. | 900 | - | H'burg | 59,300 | 6.5 ac | 2,650,000 | - | - | PS | 16th Section. Motel, land and all improvements. (Open listing) |
| Retail | Churchill Street | 1 | - | H'burg | 4,154 | - | - | 4,154 | - | KW | |
| Retail | Churchill Street | 1A | - | H'burg | 1,750 | - | - | 1,200 | - | PM | Near 40st Ave. & O'Ferrall. Can be combined with #1. |
| Retail | Hardy Street, East | 1213 | - | H'burg | 3,456 | 31,400 sf | 66,500 | - | - | LM | M-T-M lessee in place @ \$400 per month. Sale only. |
| Retail | Hardy Street | 902 | - | H'burg | 1,000 | - | 150,000 | 875 | - | KW | Former Service Station. Includes 2 houses. |
| Retail | Hardy Street | 1007 | - | H'burg | 5,343 | 100' x 150' | - | - | - | KW | 6 suites of varying sizes. Gross potential annual rents - \$34,620. |
| Retail | Hardy Street | 1111 | - | H'burg | 7,551 | 21,830 sf | 260,500 | - | - | KW | 4,880 sf shop, 1,786 sf shop, 885 sf office/reception. Building leased M-T-M. Lessee has 1st refusal. |
| Retail | Hardy Street | 1825 | - | H'burg | 3,250 | 50' x 140' | 185,000 | - | - | KW | Currently leased M-T-M at \$2,000 gross lease. 2 buildings combined - 3,250 sf. (1825 & 1827) Show by appointment. |
| Retail | Hardy Street | 1831 | - | H'burg | 4,000 | - | 225,000 | - | - | KW | SHOW ONLY DURING BUSINESS HOURS. UAL |
| Retail | Hardy Street | 2200 | 10 | H'burg | 1,600 | - | - | 1,600 | NNN | PM | At Arch. |
| Retail | Hardy Street | 2200 | 30 | H'burg | 1,600 | - | - | 1,600 | NNN | PM | At Arch. |
| Retail | Hardy Street | 2401 | 20 | H'burg | 1,300 | - | - | 1,300 | NNN | PM | Former medical supply space. |
| Retail | Hardy Street | 2812 | - | H'burg | 4,500 | 5500 sf | - | 2,850 | Gross | ZP | By negotiation. Formerly Ashley's. --- LEASE IN WORKS - BvH --- |
| Retail | Hardy Street | 2902 | - | H'burg | 5,000 | - | - | 15/sf | NNN | AS | Hardy Plaza. See Andy for details. |
| Retail | Hardy Street | 3407 | 20 | H'burg | 1,200 | - | - | 1,200 | - | | Beauty shop. 29% of utilities and T & I. Also adjacent 888 sf available - \$500. Shop with 2 bays. May be combined. |
| Retail | Hardy Street | 3602 | - | H'burg | 1,800 | - | - | 3,000 | - | | Sublease. --- LEASE IN - ZP/AS --- |
| Retail | Hardy Street | 3801 | - | H'burg | 3,500 | - | - | 3,500 | - | AS | Do not give key out. Agent to show. |
| Retail | Hardy Street | 4400 | - | H'burg | 3,000 | .73 ac | 350,000 | 3,500 | NNN | AS | At Oak Grove Road. Tex-Mex dining. Sale negotiable & suggested.. |

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| | Street | Address | Ste # | City | Sq Ft | Lot Size | Price | Rent | NNN | Agent | Description |
|----------------|-------------------|---------|-------|---------|--------|------------|-----------|-----------|-----|-------|---|
| Retail | Hardy Street | 4501 | - | H'burg | 91,000 | 22.34 ac | - | \$12/SF | NNN | AS | From \$4.50/sf warehouse. Westover Crossing shopping center. Can be subdivided by negotiation. Rents for small bays start @ \$12/sf. \$10/sf TI allowance for first 3 spaces leased. See use restrictions. Prices starting at \$1,200/month. Over 62,000 cars/day, #4 traffic count in State Hwys. ALARM ON WEST SIDE, CALL TERRY HOLLIFIELD BEFORE SHOWING - 268-7555 or John - 601-408-7946. 3-1-10 exp.. |
| Retail | Hwy 11 | 4093 | - | H'burg | 21,916 | 15.833 ac | 2,065,000 | - | - | AS | Located 1/4 mile +/- west of I-59. |
| Retail | Hwy 49 | 5190 | - | H'burg | 2,108 | - | - | See Notes | - | AS | 1,500 sf on 1st floor by Cellular South operation. Rent - \$14.19/sf. Former University Florist. |
| Retail | Hwy 49 | 6487 | - | H'burg | 2,295 | .77 ac | 365,000 | 3,500 | NNN | KW | Former gas station. Minimum 10-year lease, a 5% per annum lease increase. Liability insurance - \$300,000 w/\$200,000 property damage, and \$200,000 Fire & Casualty insurance policy required. No oil changes in bays and no open containers on site. Former Chevron C-store. |
| Retail | Hwy 98 | - | - | H'burg | - | - | - | - | - | AS | At Lamar Park. COMING SOON - 6,000 sf in front of Petro Nissan. |
| Retail | Hwy 98 | 6098 | 4 & 5 | H'burg | 2,000 | - | - | 2,000 | - | KW | Sublease. Next to Soccer Locker. |
| Retail | Hwy 98 | 6152 | 20 | H'burg | 1,767 | - | - | 2,260 | NNN | AS | Former Dubai Express. \$430/mo. estimated T&I. No restaurants. |
| Retail | Hwy 98 | 6440 | - | H'burg | 3,000 | .48 ac | 579,000 | 3,688 | NNN | AS | Verizon Wireless. \$3,688 per month first year; \$3,938 per month second year and by negotiation for 3 or more years. |
| Retail | Old Hwy 11 | 5180 | 2 | H'burg | 1,500 | - | - | 1,375 | - | KW | Gross Lease. Tenant pays all utilities. \$500 deductible maintenance/ Common area. 2 months free rent with 14-month lease based on negotiation. |
| Retail | Pine Street, W. | 2002 | - | H'burg | 4,000 | - | - | 1,800 | - | | Sound Shop. |
| Retail | Central Avenue, W | 1131 | - | Wiggins | 26,258 | - | - | 15,246 | - | AS | Sublease. Food Tiger - by Family Dollar. May be subdivided. 80% ready HDC. --- Dirt Cheap took some space --- |
| Whse/Ind. Dist | 2nd Street | 306 | - | H'burg | 5,000 | 60' x 100' | - | 350 | - | AS | Lot adjacent negotiable, not included. HUD grants loans available to qualified. Under renovation. Lessor to consider abated rent for improvements. No lounges. Lessor will consider installing overhead door. Make offer. \$350+/- suggested pending TI. |

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| Street | Address | Ste # | City | Sq Ft | Lot Size | Price | Rent | NNN | Agent | Description |
|-----------------------------------|---------|-------|--------|--------|-------------|---------|-----------|-------|-------|---|
| Whse/Ind.Dist. 3rd Street | 313-314 | - | H'burg | - | - | 445,000 | - | - | ZP | 2 parcels sold as a package. Parcel 1 - 10,174 sq. ft. building, lot size 60' X 120'. Parcel 2 - 14,808 sq. ft. building, lot size - 4+/- acres. |
| Whse/Ind Dist 4th Street, W. | 1701 | - | H'burg | 6,000 | - | - | 1,900 | Gross | | Dock high - high ceiling. Available May 1, 2010. |
| Whse/Ind.Dist. Braswell Rd @ I-59 | 99 | - | H'burg | 33,500 | - | - | - | - | AS | South building has 33,500 sq. ft. @ \$7,350, 8' ceiling in warehouse. North building has 9,801 sq. ft. @ \$2,300..Gross rent. |
| Whse/Ind.Dist. Broadway Dr. | 215 | Whse. | H'burg | 1,260 | - | - | 400 | - | AS | North side of building. With roll-up door. |
| Whse/Ind.Dist. Broadway Dr. | 323 | - | H'burg | 26,000 | - | - | See Notes | NNN | AS | Rent - \$2/sf for first year, \$3/sf for second year, \$4/sf for third year. Negotiable after 3rd year. Single story block building. West side. Utilities to be prorated. Adjacent church space to vacate soon. Total aggregate-26,000 sf. Climate controlled. --- LEASE OUT --- May be subdivided. |
| Whse/Ind.Dist. Campbell Loop | 500 | - | H'burg | 6,000 | - | - | 3,600 | - | KW | Suite finished out. Suites 80-100 four spaces available. 3,000 sf minimum - \$1,800; or 100% - \$2,700 per month..500 sf office can be available. (Craft) |
| Whse/Ind.Dist. Hardy Street | 1111 | - | H'burg | 7,551 | 150'x145.5' | 260,500 | - | - | KW | Now leased M-T-M. 4,880 sf of metal/shop/warehouse, 1,786 sf of shop/bay area; 885 sf of reception, office, waiting area. |
| Whse/Ind.Dist. Hardy Street | 3407 | 30 | H'burg | 888 | - | - | 500 | - | KW | 2 bay carport No key. See via Suite 30.--- 3 months free with 15 month lease --- |
| Whse/Ind.Dist. Hwy 49 | 6933 | - | H'burg | 15,000 | - | - | 3.50/SF | - | AS | Up to 15,000 sf. Hattiesburg Diesel bldg. Up to 15,000 sf.--- 3 months' free with 15 month lease --- |
| Whse/Ind.Dist. Hwy 49S | 5198 | - | H'burg | 6,000 | - | - | 1,900 | - | AS | Southern Pharmaceutical. Sublease possibly. Duff Amusement by Industrial Park. Gross Lease. |
| Whse/Ind.Dist. Industrial Drive | 105 | - | H'burg | 10,220 | 1 ac | 475,000 | \$4/sf | NNN | | Off Hwy 42. |
| Whse/Ind.Dist King Road | 39 | A&B | H'burg | 5,000 | - | - | See Notes | - | ZP | Suite A - 1,000 sf, \$600 per month; Suite B - 4,000 sf, \$1,700 per month for first year, \$1,900 per month for second yaear; \$2,100 per month for third year. |
| Whse/Ind.Dist. King Road | 288 | - | H'burg | 10,200 | 3.05 ac | 329,000 | - | - | AS | 500 sq. ft. office, 2,400 sq. ft. covered dock, 7,000 sq. ft. shop. 6 overhead doors. |
| Whse/Ind.Dist. Lundy Lane | 100 | D-50 | H'burg | 1,980 | - | - | 700 | - | KW | |
| Whse/Ind.Dist. Lundy Lane | 100 | D-90 | H'burg | 1,715 | - | - | 650 | - | KW | Water/sewer and electricity included. Warehouse had 1,100 sf, small office has 615 sf. |
| Whse/Ind.Dist. Lundy Lane | 100 | D-110 | H'burg | 6,300 | - | - | 2,000 | - | AS | Former Cheer Authority. Utilities prorated. |

London Stetelman Commercial Realtors
Property Availability List
Last Updated 3/9/10

| Street | Address | Ste # | City | Sq Ft | Lot Size | Price | Rent | NNN | Agent | Description | |
|-----------------|-----------------------|-------|------|--------|----------|-----------|-----------|-----------|-------|-------------|--|
| Whse/Ind. Dist. | Oak Grove Road | 2051 | - | H'burg | 6,600 | - | 201,500 | See Notes | - | KW | 2 buildings. Building 1 has 3 spaces, 1,250 sf each, total 3,600 sf. 2 are leased and 1 is pending. Each space has overhead door and entry door. Typical warehouse, no restrooms. Building 2 has 3,000 sf available for \$1,200/month. Has overhead door, entry door, a restroom and ceiling heater. Condition unknown at this time. ---- CONTRACT OUT --- |
| Whse/Ind. Dist. | Pine Street, W. | 1220 | - | H'burg | 15,600 | 150'X200' | 183,500 | 3,500 | - | AS | 16th Section --- LEASED --- |
| Whse/Ind. Dist. | Timothy Lane | 810 | - | H'burg | 6,000 | - | 185,000 | 2,750 | - | KW | 16th Section. Sale price suggested. Approx. 2,000 sq. ft. heated and cooled, balance is warehouse. |
| Whse/Ind. Dist. | W.L. Runnels Rd. | #8 | - | H'burg | 465,000 | - | - | \$2.95/sf | NNN | AS | Former Sunbeam. 5 year term.. May be subdivided by negotiation. Restrictions. Verify availability. |
| Whse/Ind. Dist. | Weathersby Road | 409 | - | H'burg | 5,000 | 2.8 ac | 490,000 | - | - | AS | Shop bldg. has 5,000 sf, commercial home - 2,400 sf. Zoned B-5. Zoning to be verified. Trailer on property not included. DO NOT GIVE KEY OUT - DOGS. |
| Whse/Ind. Dist. | Cameron St. | 100 | - | Petal | 8,375 | - | 698,250 | \$38/sf | - | AS | Building and business for sale. Includes most equipment. DO NOT GIVE KEY OUT. |
| Whse/Ind. Dist. | Highway 11 | 869 | - | Petal | 29,765 | 5 ac | 1,200,000 | See Notes | - | KW | Showroom - 11,875 sf - \$8/sf; main warehouse - 11,200 sf - \$5/sf; older warehouse - 6,500 sf - \$5/sf. Zoned I-1 Industrial. Great potential for furniture store, warehouse, church, etc. Can also be individually leased. At intersection of Hwy. 11 & Central Ave. Good visibility and access. |
| Whse/Ind. Dist. | Hwy 42 | 529 | 30 | Petal | 704 | - | - | 400 | - | KW | May be combined as shop space. Suggested price. |
| Whse/Ind. Dist. | Hwy 42 | 529 | 40 | Petal | 452 | - | - | 300 | - | KW | #30 and 40 may be combined as shop space. Suggested price. |
| Whse/Ind. Dist. | Central Industrial Ro | 177 | - | Purvis | 98,480 | - | - | 3.25/sf | NNN | LM | 5,800 sf office, 92,680 sf whse., 77,680 sf available. Grade and dock doors. |