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**Southern
States Realty**



Prime Commercial Property with I-20/I-59 Frontage - 2.15 Acres in Meridian, MS. LOCATION. VISIBILITY. POTENTIAL. This exceptional commercial property offers unmatched visibility and access in one of Meridian's busiest commercial corridors positioned directly along I-20/I-59 with 230 feet of frontage on N. Frontage Road and exposure to over 50,000 vehicles per day. Property Highlights: 1) 865 SF Office Building with 3 private offices, 2 restrooms (1 ADA compliant) ideal for administrative or customer-facing operations 2) 6,750 SF Insulated Shop/Warehouse, durable red iron construction, 4 roll-up doors for easy access and logistics, equipped with gas heaters, 1 bathroom, and 1,500 SF of heated & cooled space formerly used as a retail parts showroom 3) Located in a federally designated Opportunity Zone ideal for investors seeking tax incentives 4) Directly across from the Harley-Davidson dealership and the upcoming BMW dealership and surrounded by major national brands including Hilton, Starbucks, Jersey Mike's, Red Lobster, Michaels, CSpire, IHOP, Urgent Care, and U-Haul. This property was previously used as an RV and tractor retail center and is perfectly suited for automotive, industrial, retail, or service-oriented businesses looking to capitalize on high traffic counts, strong regional growth, and strategic placement in one of Meridian's most dynamic commercial hubs. Don't miss this high-exposure, high-potential commercial opportunity.

400 N. Frontage Road, Meridian, MS

32.363276, -88.677808 GPS



\$1,329,000

2.15± Acres
MLS #25-1852

