



FOR LEASE | **238,146 SF**
8735 HAMILTON RD | **SOUTHAVEN, MS**

LUKE HERDER | 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

PROPERTY DETAILS

8735 HAMILTON RD | SOUTHAVEN, MS

AVAILABLE SPACE	238,146 SF
OFFICE SPACE	33,986 SF
DOCK DOORS	25
DRIVE-IN DOORS	6, 10' x 12'
CLEAR HEIGHT	20' - 35'
CONSTRUCTION	Concrete/Metal
YEAR BUILT	1963, Late 1980s, Mid-1990s
FIRE SUPPRESSION	100% Wet
PARKING	200 Surface Spaces
LAND AREA	25.69 Acres
ZONING	M-1
PARCEL ID	108624000 0000800; 108624000 0000800



PROPERTY HIGHLIGHTS



ECONOMIC INCENTIVES AVAILABLE



LOCATED IN NORTHERN MS FTZ



ADJACENT TO I-55



BUILDING SIGNAGE OPPORTUNITY



FULLY FENCED



2026 RENOVATIONS: WHITE-BOX, LED LIGHTS, EXTERIOR PAINT, PARKING LOT, NEW ROOF



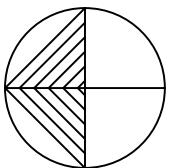
10 ACRES OF EXCESS LAND FOR EXPANSION, OUTSIDE STORAGE, OR TRAILER PARKING

FLOOR PLAN

8735 HAMILTON RD | SOUTHAVEN, MS



NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	24' x 24'	20'	84,982 SF
2	WAREHOUSE	TBD	20'	33,725 SF
3	WAREHOUSE	25' x 27' 6"	35'	80,466 SF
4	OFFICE	N/A	N/A	33,986 SF
5	AUXILIARY	N/A	N/A	4,987 SF
TOTAL				238,146 SF



LOCATION MAP

8735 HAMILTON RD | SOUTHAVEN, MS

I-55	1 MILE
MEMPHIS, TN	14 MILES
MEMPHIS INT'L AIRPORT	7 MILES
TUPELO, MS	103 MILES
LITTLE ROCK, AR	149 MILES

