



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

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*Opportunity. Execution. Value Creation.*

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# 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**

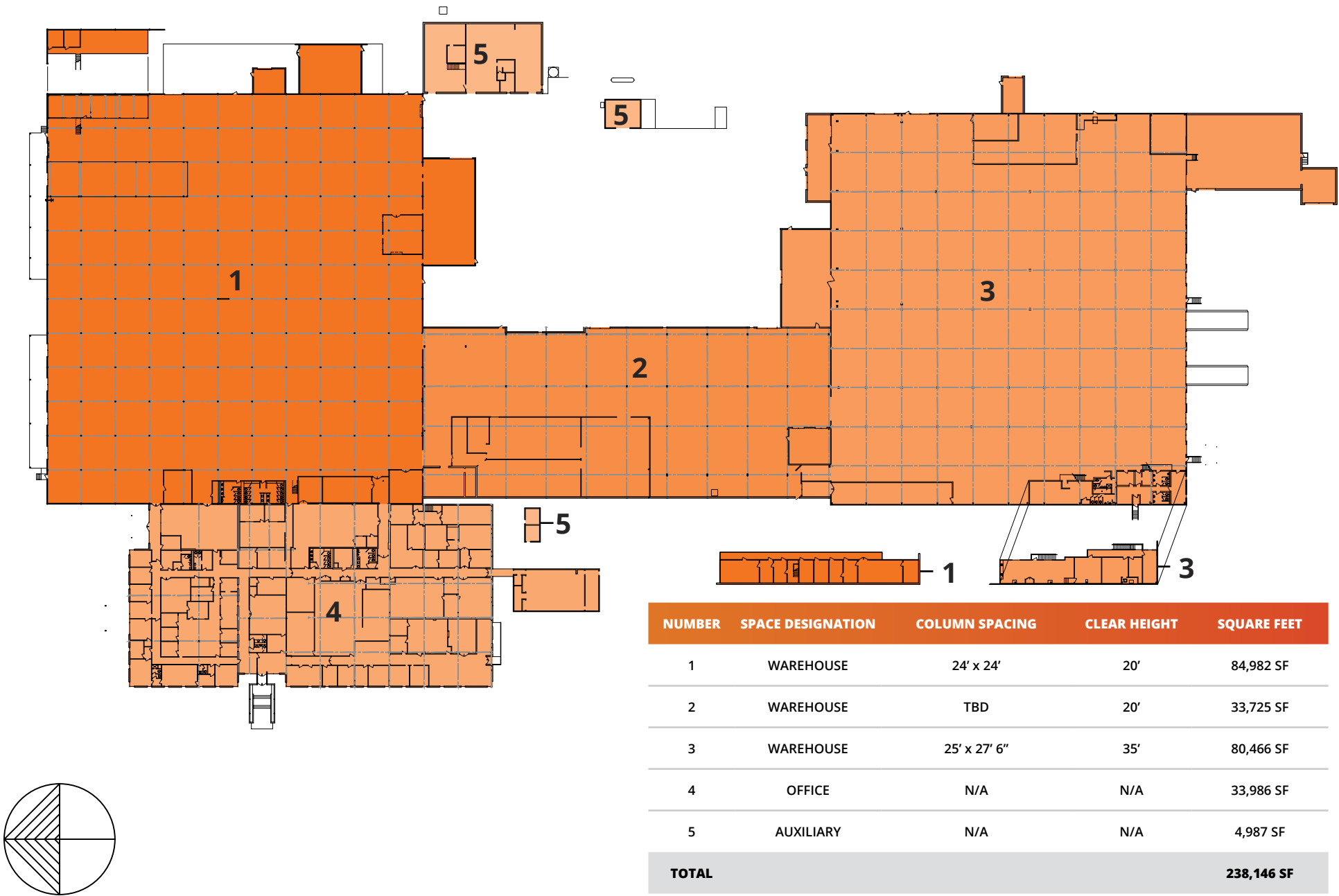


**10 ACRES OF EXCESS LAND FOR EXPANSION, OUTSIDE STORAGE, OR TRAILER PARKING**



# FLOOR PLAN

8735 HAMILTON RD | SOUTHAVEN, MS



# 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

