



FOR LEASE | **238,226 SF**
8735 HAMILTON RD | **SOUTHAVEN, MS**

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PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**ECONOMIC
INCENTIVES
AVAILABLE**



**LOCATED IN
NORTHERN MS FTZ**



ADJACENT TO I-55



**BUILDING SIGNAGE
OPPORTUNITY | 77,000 VPD**



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**



PROPERTY DETAILS

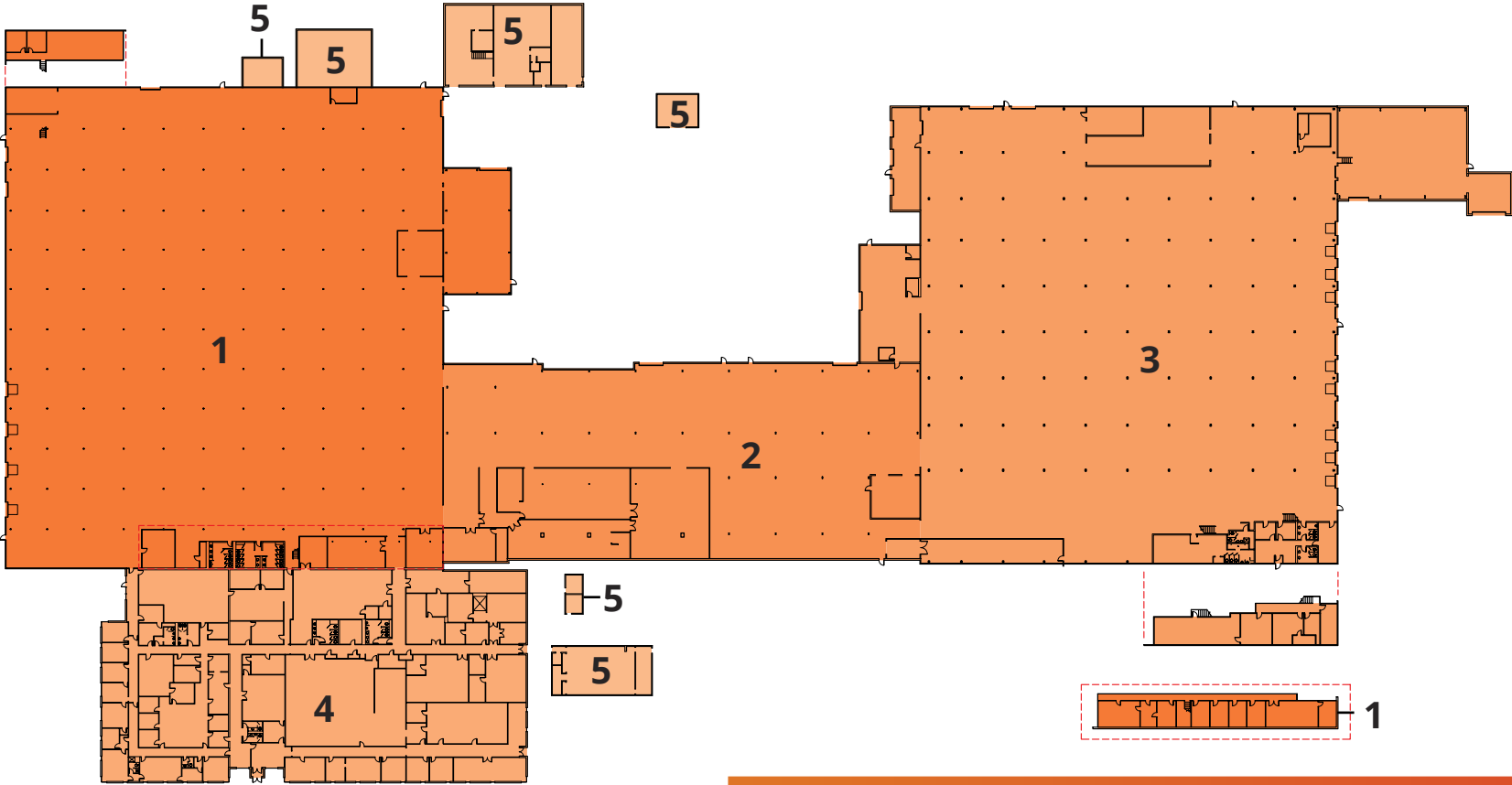
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AVAILABLE SPACE	238,226 SF
WAREHOUSE SPACE	197,037 SF
OFFICE SPACE	32,344 SF
AUXILIARY SPACE	8,845 SF
DOCK DOORS	13
DRIVE-IN DOORS	18
CLEAR HEIGHT	20' - 35'
COLUMN SPACING	23' 6" x 23' 6" 24' x 26' 6"
CONSTRUCTION	Concrete/Metal
YEAR BUILT	1963, Late 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



FLOOR PLAN

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NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	23' 6" x 23' 6"	20'	83,227 SF
2	WAREHOUSE	VARIES	20'	33,509 SF
3	WAREHOUSE	24' x 26' 6"	35'	80,301 SF
4	OFFICE	N/A	N/A	32,344 SF
5	AUXILIARY	N/A	N/A	8,845 SF
TOTAL				238,226 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

