

For Sale

8735 Hamilton Road

Southaven, MS 38671
DeSoto Submarket



David E. Ditchman, CCIM, SIOR
Partner
david@apisrealestate.com
720.346.4000



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237,304 SF Industrial Property



For Sale

8735 Hamilton Road, Southaven, MS 38671 - 237,304 SF on 25.69 acres

8735 Hamilton Road is an industrial facility fronted on I-55 with close proximity to the Memphis International Airport — the busiest cargo airport in the country. The property surrounded by great amenities, workforce and is ideal for long-term growth and immediate occupancy. The Memphis Industrial market is a key regional distribution hub that has seen over 9.5 million SF in new construction deliveries over the past 12 months with about 10.0 million SF is underway.

The property is on 25.69 acres with an existing 237,304 SF building organized into three (3) distinct areas:

Northern Section

- Approx. 100,000 SF of Tilt-Up Panel Construction
- Year Built: 1963
- Approx. 20' Ceiling Height
- Divided between office, R&D lab and manufacturing areas
- Mezzanine area contains office and conference room
- Fully air conditioned

Center Section

- Approx. 30,000 SF of Corrugated Steel Sheeting Construction
- Year Built: Late 1980s
- Approx. 20' Ceiling Height
- Originally outside storage pad
- Storage and manufacturing space

Southern Section

- Approx. 100,000 SF of Corrugated Steel Sheeting Construction
- Year Built: Mid 1990s
- Approx. 35' Ceiling Height
- 9 Docks and 2 Ramps
- Fabrication, plating and waste water operations
- Small office with mezzanine



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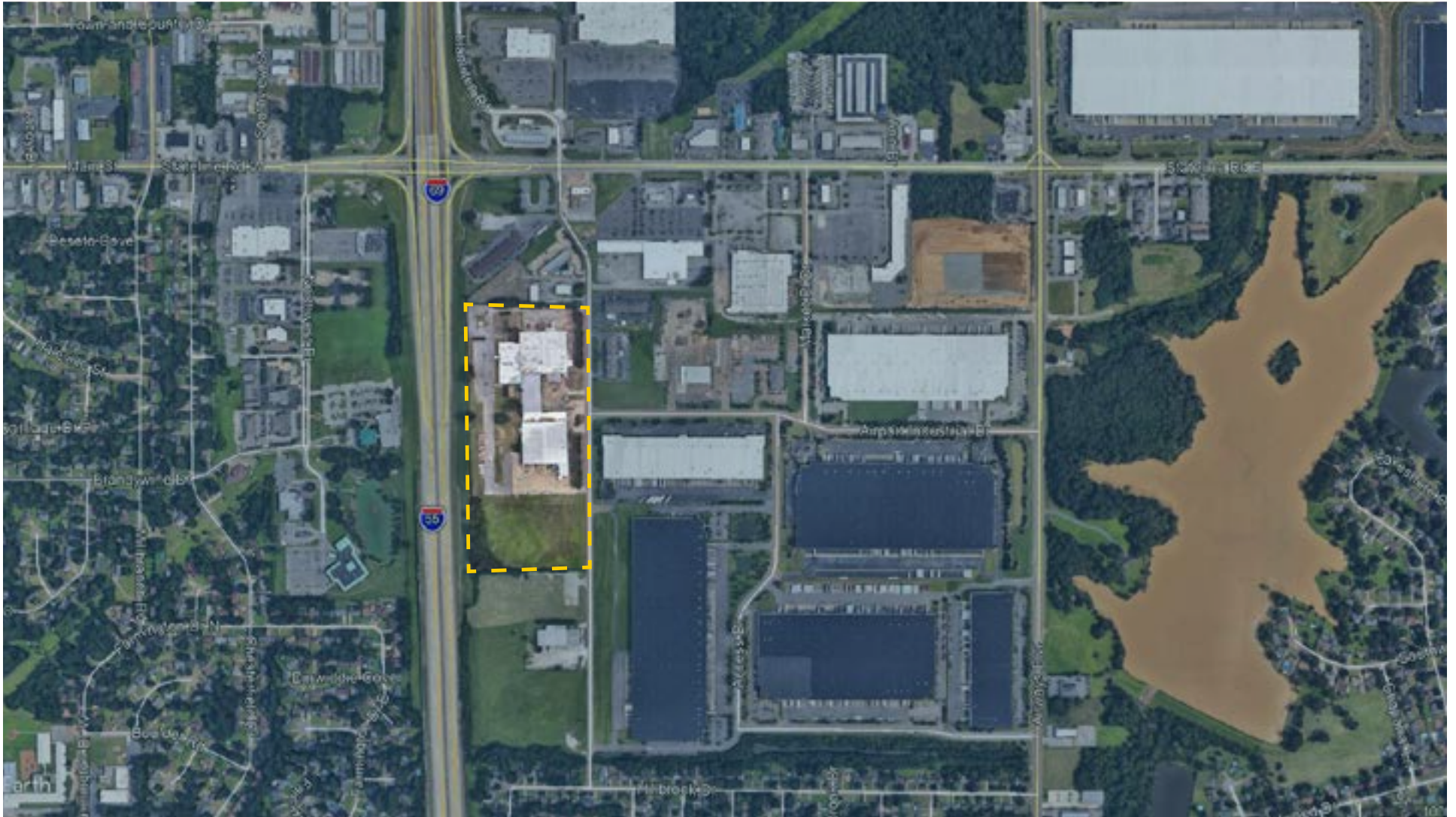


Property Features

Building Size:	237,304 SF Industrial Property
Land Area:	Approx. 25.69 AC Total (Approx. 7.00 AC of Raw Land)
Building Type:	Industrial Distribution
Parcel IDs:	108624000 0000800 108624000 0000800
Zoning:	M-1 Zoning
Construction Type:	Concrete / Metal
Column Spacing:	Ranges from 24' to 28' 3" throughout property - see page 13 for more info
Fire Protection:	Fully protected via fire suppression and monitoring
Sprinklers:	All sections have sprinkler heads. The system is a wet system with a pump House and 6 risers throughout the plant.
Dock Doors:	25 Exterior
Drive Ins:	6 Total / 10'w x 12'h
Parking:	200 free Surface Spaces are available
Truck Court Depth:	186'
County:	DeSoto
Utilities:	<ul style="list-style-type: none"> • Electrical Service by Entergy Mississippi • Gas Service by Atmos Energy • Water Service by City of Southaven • Sewer Service by Southaven Utility District
Features:	<ul style="list-style-type: none"> • Outside of the 500 year flood zone • Fenced Lot • Building Signage • Property Fronts I-55 • Just over the Tennessee / Mississippi state line • Large big box industrial park to the east across Hamilton Road

Aerial Overview

8735 Hamilton Road, Southaven, MS 38671 - 237,304 SF on 25.69 acres



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Area Map: Neighboring Industrial Tenants

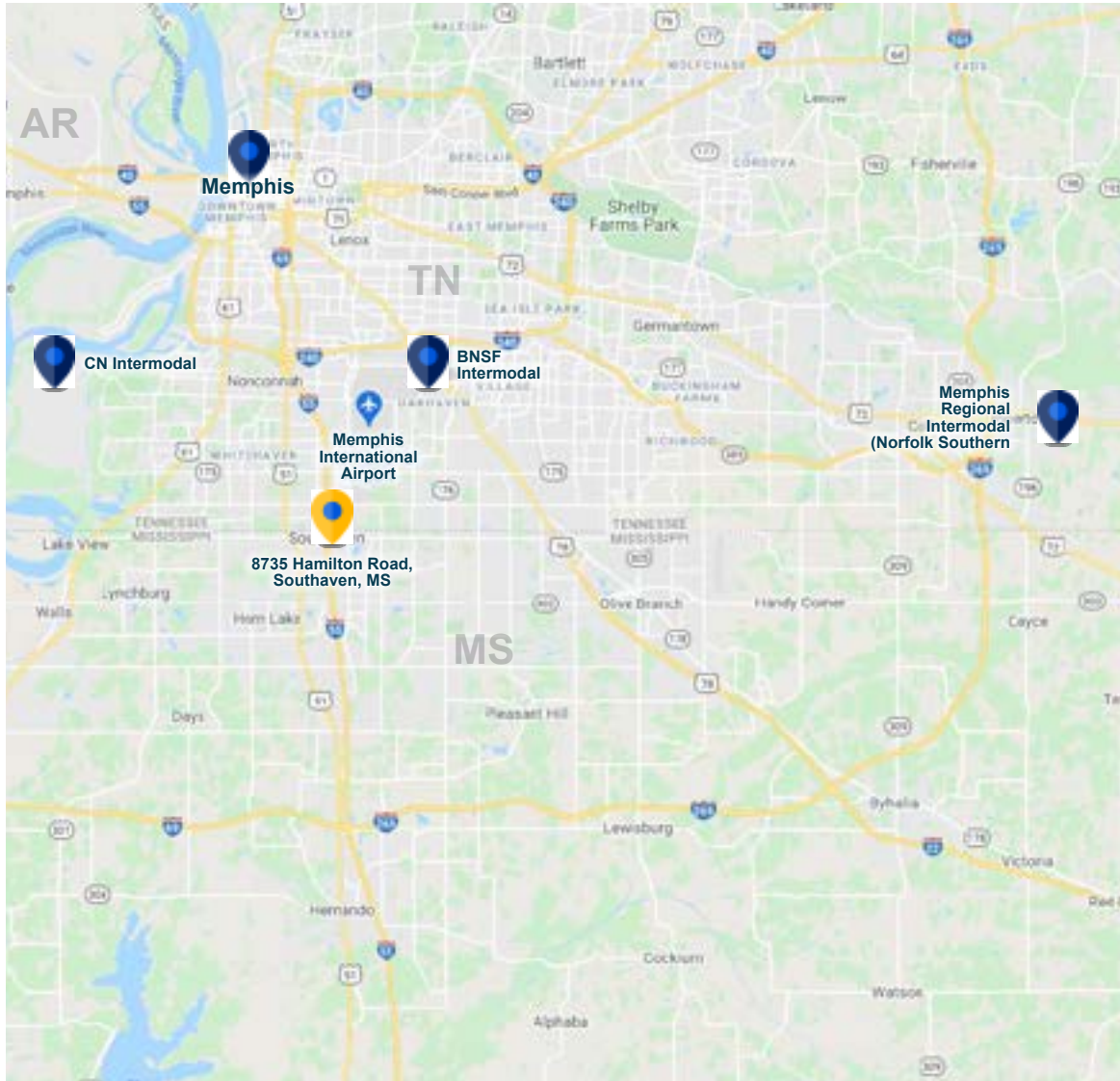
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Area Overview

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Highway Access

- Direct Access to I-55
- 10 Minutes south of I-240
- 15 Minutes north of I-69 / I-269

Distance/ Drive Times:

- **Memphis International Airport:**
11.0 Miles / 6 Minutes
- **BNSF Intermodal:**
8.2 Miles / 14 Minutes
- **CN Intermodal:**
16.4 Miles / 20 Minutes
- **Memphis Regional Intermodal (Norfolk Southern):**
36.0 Miles / 39 Minutes
- **Downtown Memphis:**
13.5 Miles / 15 Minutes

Neighboring Industrial Tenants

- Siemens Industry Inc
- Kimberly-Clark
- Cooper Lighting
- Safelite AutoGlass
- Bunzl R3 Memphis
- Fiskars
- Waiglobal
- StyleCraft Home Collection
- Old Dominion Freight Line
- TricorBraun

Nearby Retailers

- Southaven Town Center with Kroger Anchor Retailer
- Firestone Autocare
- Tops Bar-B-Q Stateline
- Wal-Mart Supercenter
- Tanger Outlets

Nearby Hotels

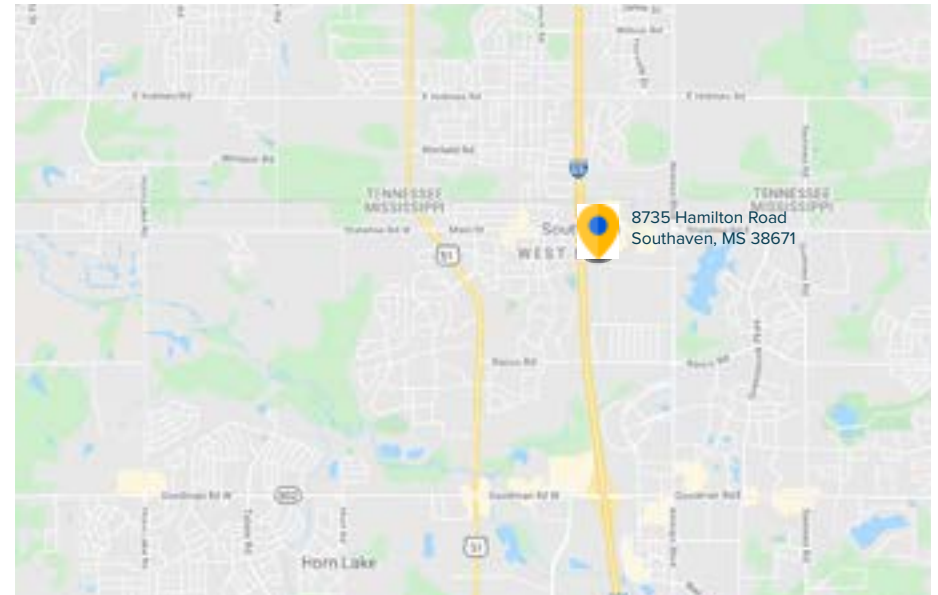
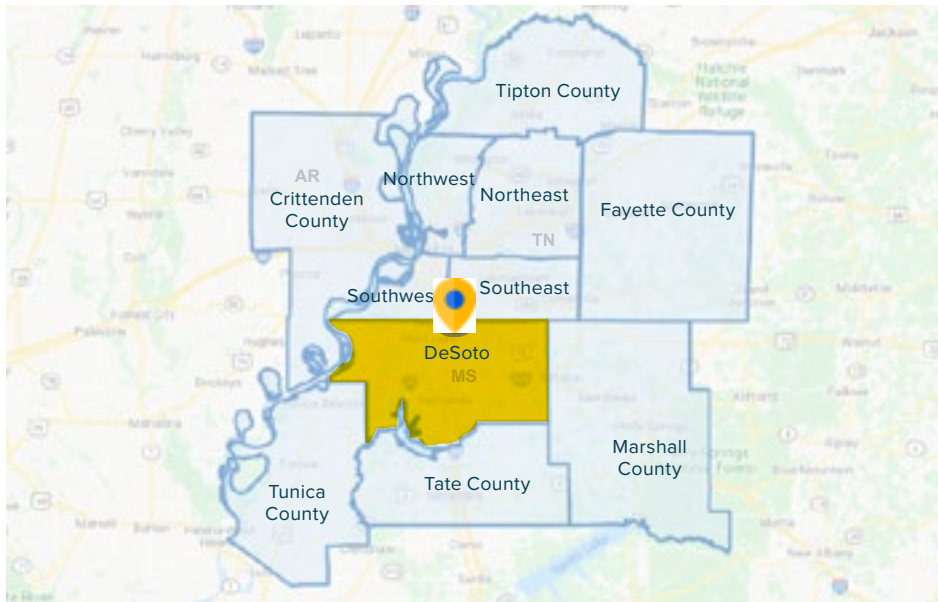
- Days Inn by Wyndham
- Quality Inn
- Super 8
- Holiday Inn Express
- Residence Inn by Marriott
- Courtyard by Marriott
- TownePlace Suites by Marriott
- Hampton Inn



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Memphis - Industrial Submarket Overview

*Prime Industrial Submarket



Submarket	Total Inventory	Vacant SF Total	Vacancy Rate	Market Rent/SF	Annualized Market Rent Growth	Under Construction	12 Month Net Absorption
*DeSoto	62,056,000	3,729,888	6.0%	\$4.19	7.8%	6,201,000	2,861,971
Crittenden County	6,039,000	605,000	10.0%	\$4.64	5.4%	-	195,542
Fayette County	5,876,000	322,059	5.5%	\$4.81	5.2%	-	494,167
Marshall County	15,334,000	339,506	2.2%	\$3.83	7.7%	1,840,000	1,074,464
Northeast	15,868,000	397,690	2.5%	\$7.46	7.7%	7,000	343,338
Northwest	29,398,000	2,647,905	9.0%	\$2.86	6.9%	182,000	3,463,239
Southeast	105,451,000	5,376,032	5.1%	\$4.06	7.4%	1,761,000	4,350,598
Southwest	47,704,000	2,111,653	4.4%	\$3.66	5.2%	-	152,351
Tate County	1,519,000	4,000	0.3%	\$5.78	1.1%	-	-297,749
Tipton County	6,246,000	-	-	\$3.60	6.1%	-	0
Tunica County	898,000	11,000	1.2%	\$5.36	4.6%	-	5,405
Memphis Overall	296, 517,855	15,418,929	5.2%	\$4.11	7.0%	9,989,809	12,700,000

Source: Costar



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Economic Incentives

The following are some of the incentives offered to new and expanding manufacturers and distributors:

- 10 ad valorem partial tax exemption on both real and personal property
- Stable city/county taxes, no increase in 15 years
- Freeport Warehouse full and perpetual exemption on property taxes on finished goods inventory shipped outside of the State of Mississippi
- Advantage Jobs program cash rebate on withholding for 10 years based on average salary
- Comprehensive workforce training and recruitment opportunities offered through the State and Northwest Comamunity College
- General purpose Northern MS FTZ administered by the DeSoto Council



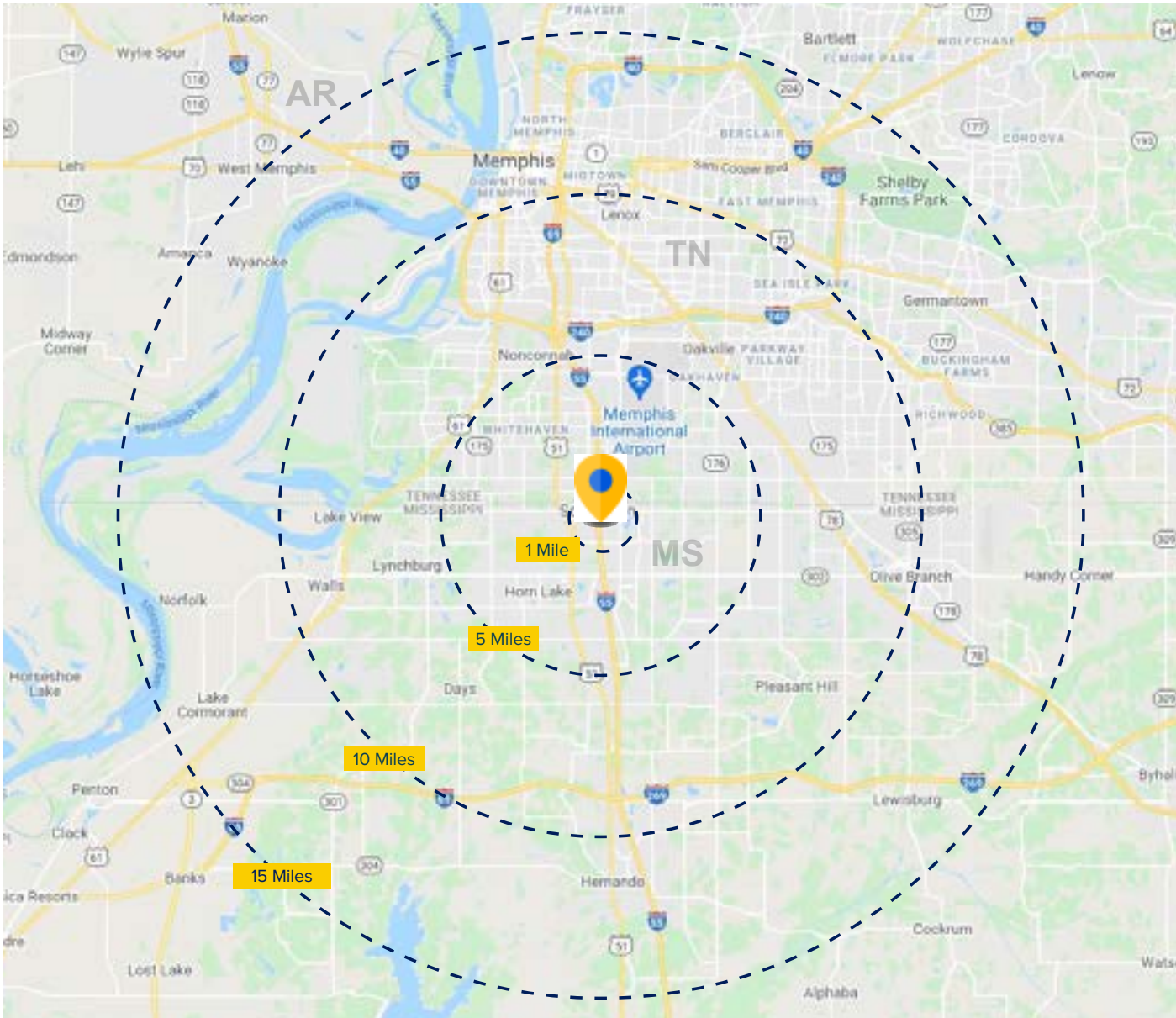
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Memphis Market • Area Demographics



1 Mile Radius

2021 Population	6,747
5 Year Growth Projection	0.2%
Total Households	2,157
Median Income	\$46,217
Daytime Employees	3,631

5 Mile Radius

2021 Population	138,817
5 Year Growth Projection	0.7%
Total Households	50,205
Median Income	\$48,594
Daytime Employees	41,015

10 Mile Radius

2021 Population	430,028
5 Year Growth Projection	0.4%
Total Households	159,026
Median Income	\$43,415
Daytime Employees	123,687

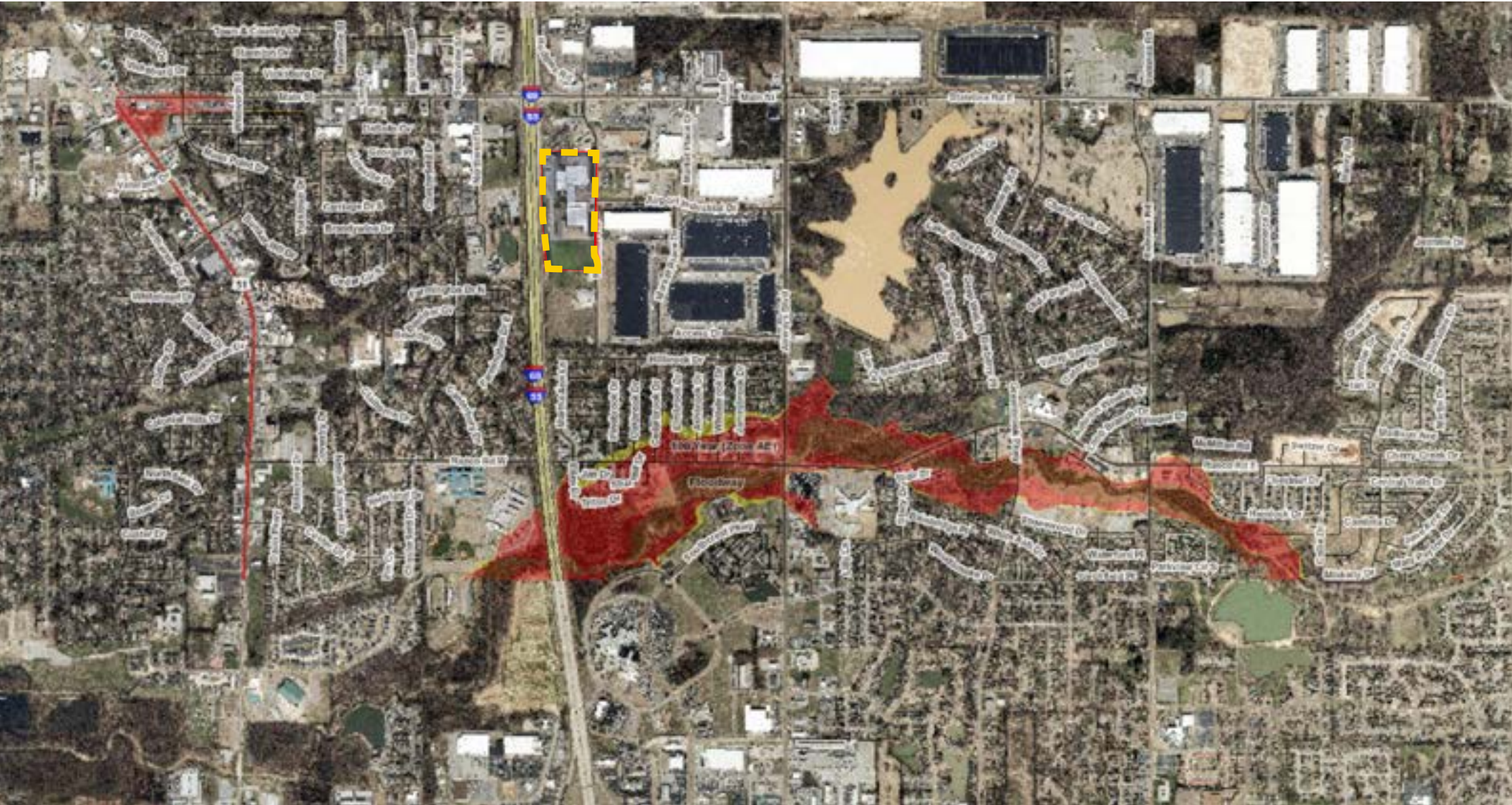
**Figures courtesy of CoStar*



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Hydrology Map: Flood Zones

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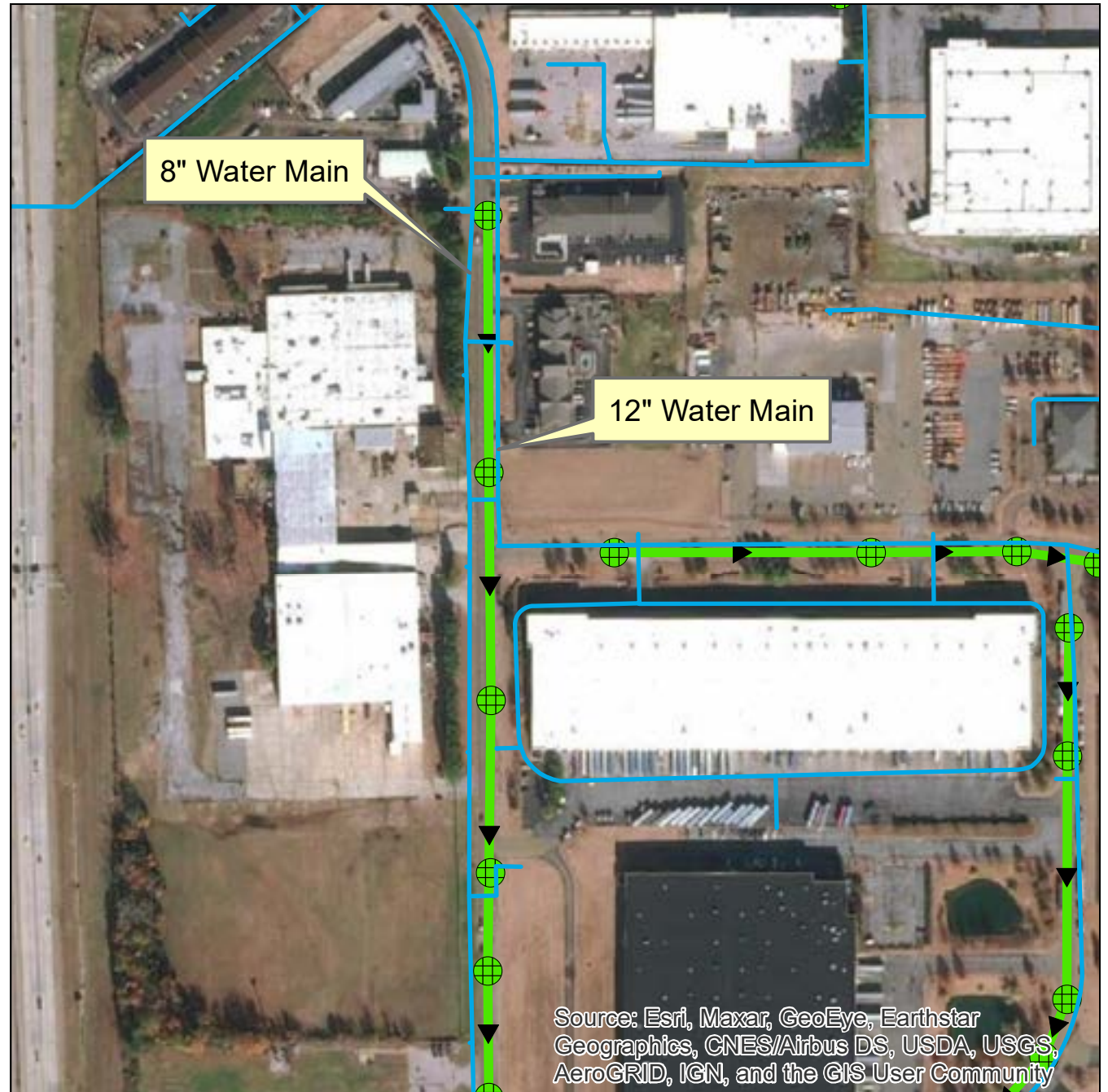
Elevation Map: 5' Contours

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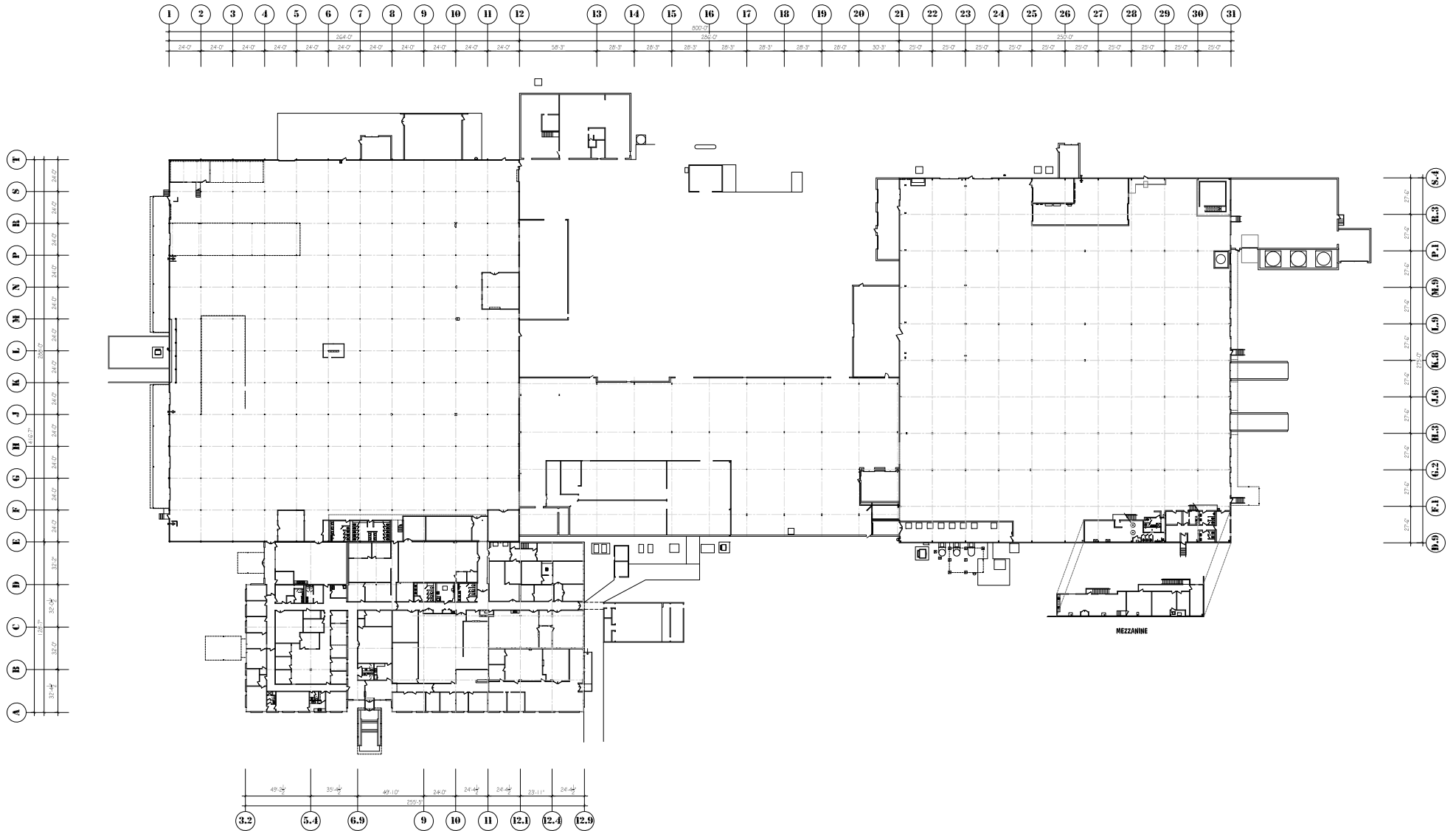
Utilities Map



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Floor Plan & Column Spacing

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Industrial Interior

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Office Interior

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Property Exterior

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Property Exterior

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Aerial Photo - Looking Northwest

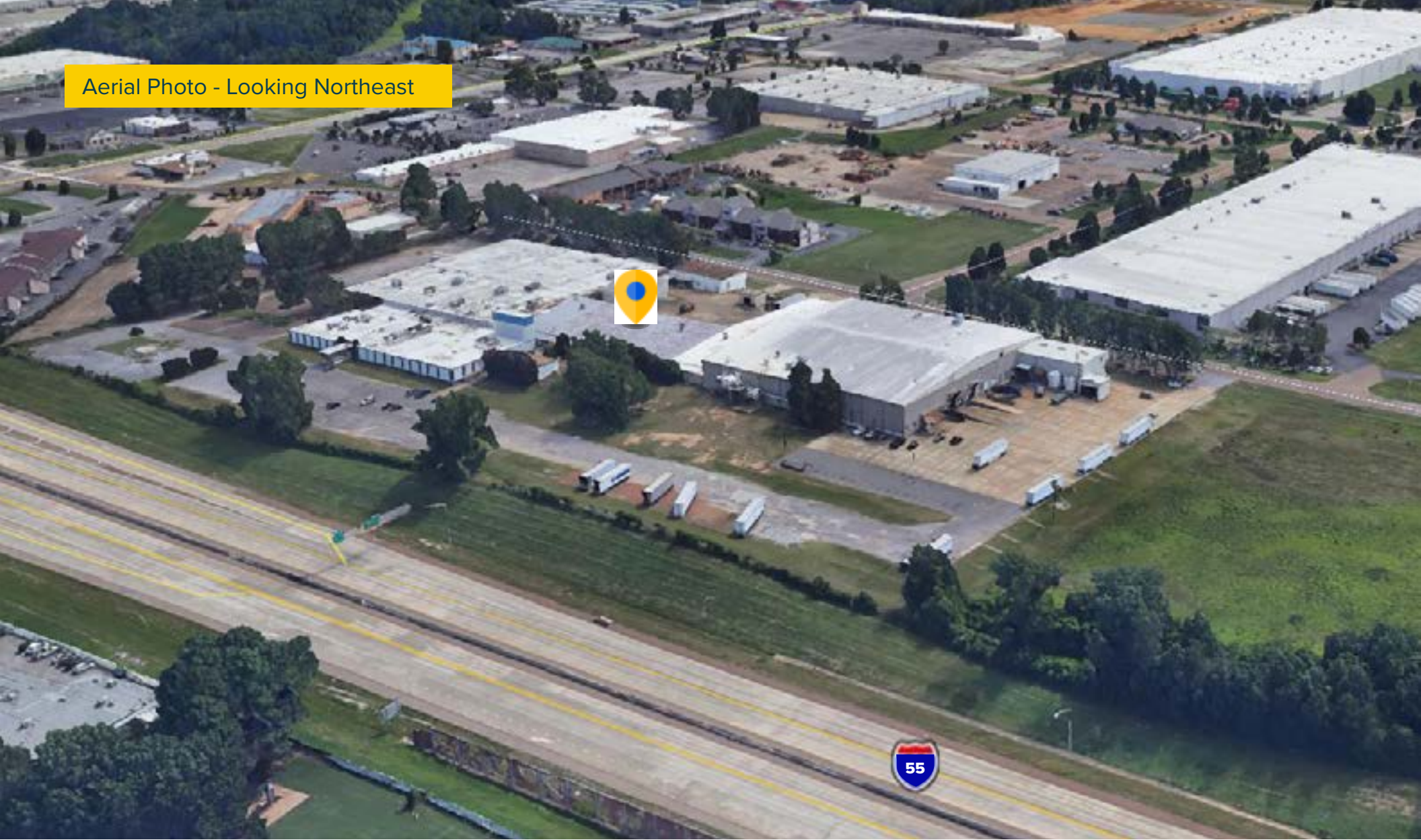


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Aerial Photo - Looking Northeast



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Aerial Photo - Looking Southwest

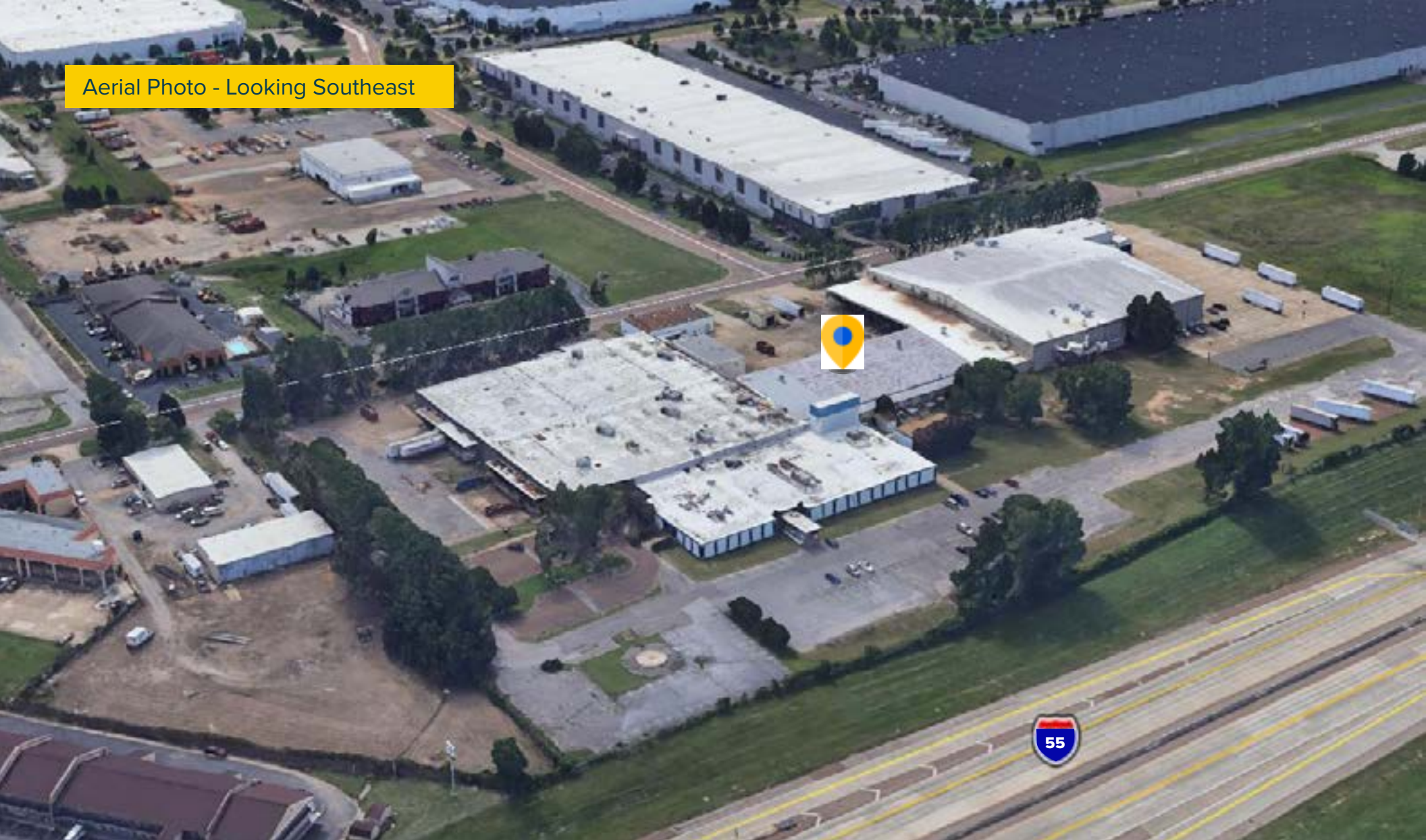


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Aerial Photo - Looking Southeast



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About Apis Advisors, LLC

Apis Advisors, LLC serves as an objective, stable business partner to commercial tenants. We join our clients' teams, working to align their business plans and their real estate needs, increase their productivity, and consistently save them money — results that have earned us numerous industry awards along the way. Our team of real estate advisors, project managers, strategic planners, analysts, and space planners listen to occupiers' needs, meticulously research market conditions, firmly negotiate terms, and manage the design and construction of projects to customize the best possible occupancy solutions.

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.



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