



OFFICE/WAREHOUSE

1725 Memphis Street, Hernando, MS 38632



PROPERTY DESCRIPTION

Discover the ideal warehouse space for your business at 1725 Memphis Street! This NEWLY RENOVATED, expansive property offers ample warehouse space, with the added benefit of landlord improvements available to customize the space to suit your unique needs. Conveniently located just off Highway 51 and a mere two miles from the I-55/Pleasant Hill exit, this property provides easy access in a high traffic area!

PROPERTY HIGHLIGHTS

- Newly Renovated
- 18,000 SF +/- of warehouse space for lease
- 1.5 AC +/- Lay Down/Storage Lot available for lease
- Conveniently located just off Hwy 51
- Close proximity to I-55/Pleasant Hill Exit
- Approximately 10,000 CPD (cars per day)

OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Suite #:	8
Available SF:	18,000 SF
Lot Size:	9.03 Acres
Building Size:	103,336 SF

POTENTIAL IMPROVEMENTS:

- Add Office Space
- Add Grade Level Dock Doors

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RHODES THOMPSON

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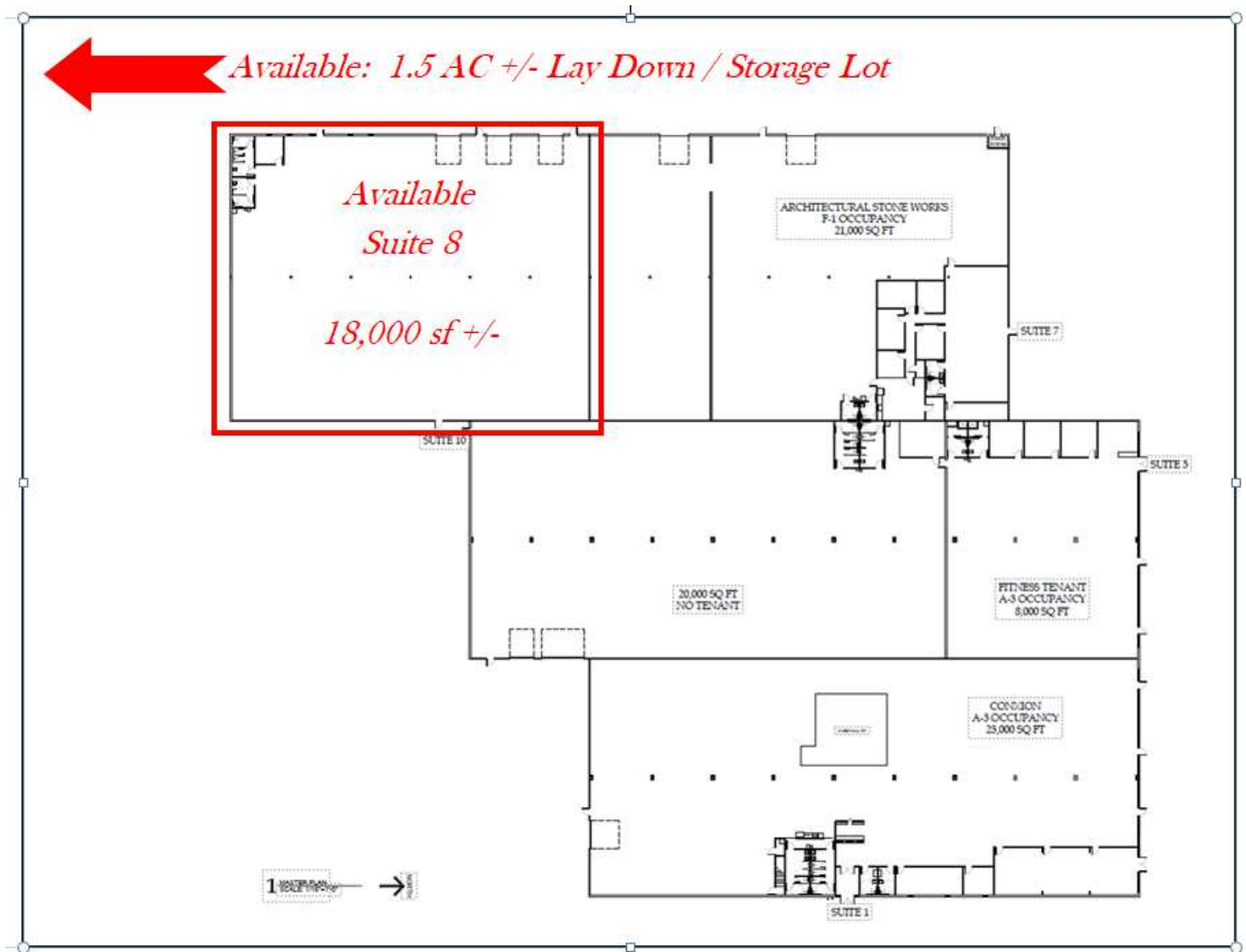
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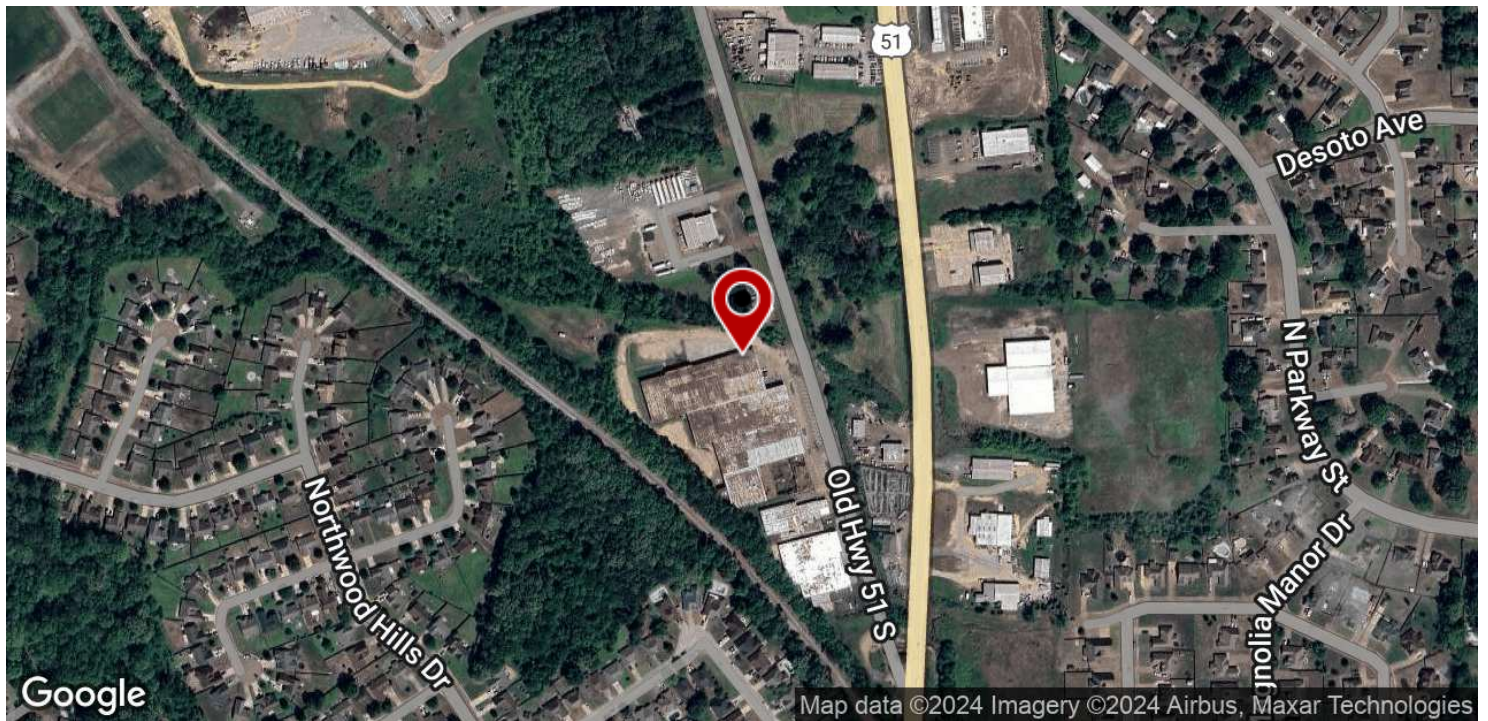
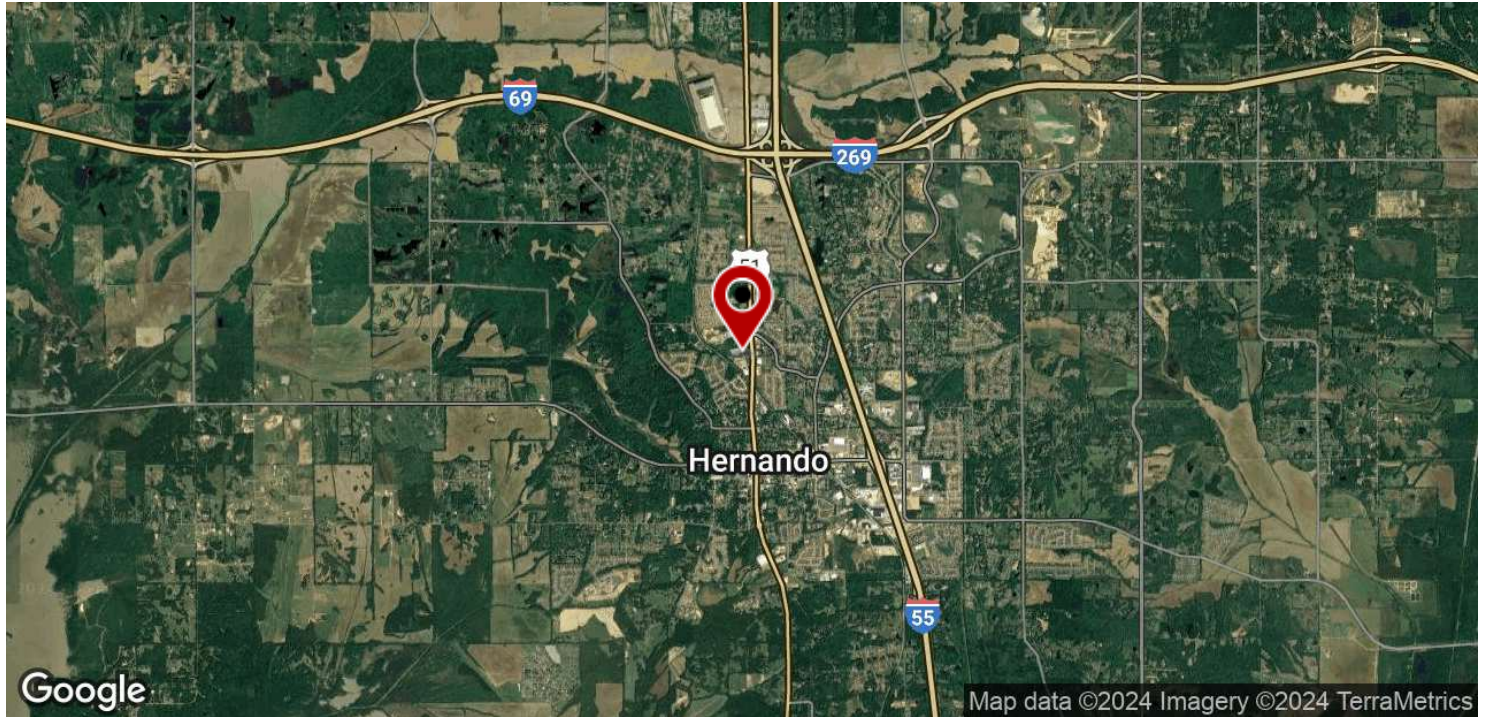
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