

1125 WEEMS STREET
PEARL / MS 39208



For Sale or Lease

50,000 -
170,000 SF

Industrial Space for Lease

+ Renovated in 2025

CBRE



Property Overview

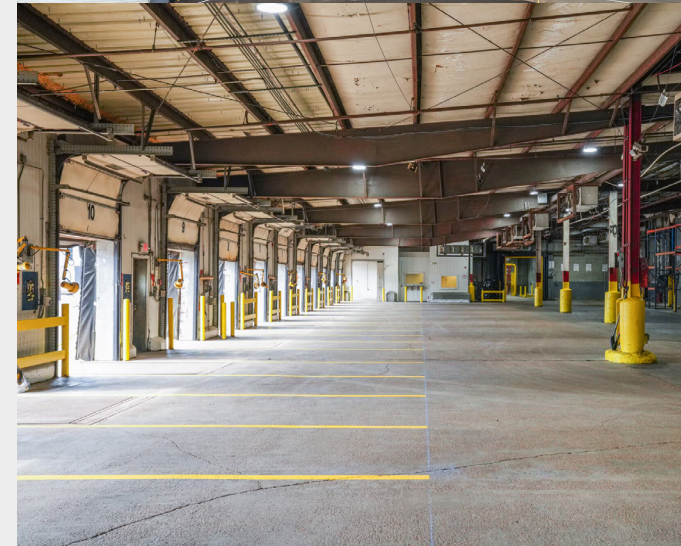
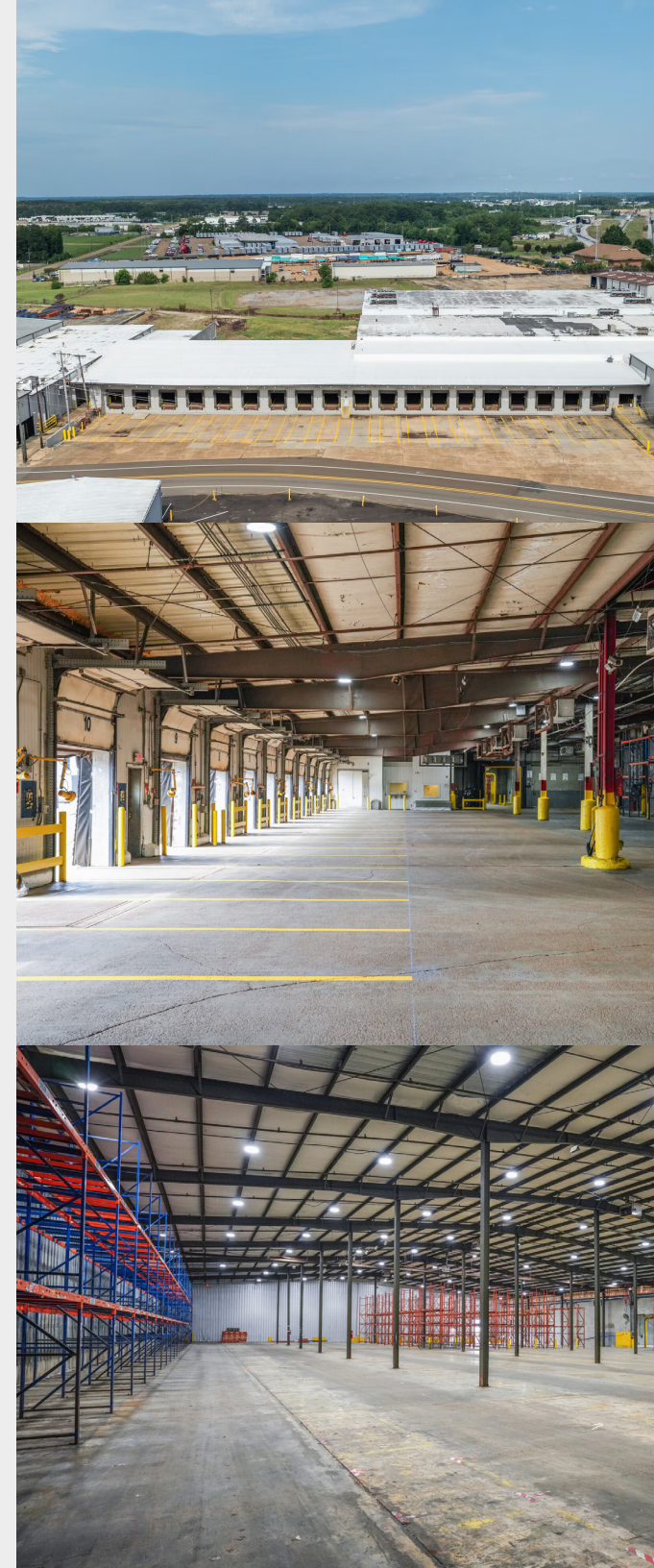
±50,000 - 170,000 SF Available for Lease

- Ample Industrial outside storage available for trailer parking or laydown yard
- Adjacent to the Kansas City Southern Transload
- 4-Bay Industrial truck shop with wash bay on-site
- Full renovation underway with new LED lights throughout, roof replacement and repair and new exterior paint

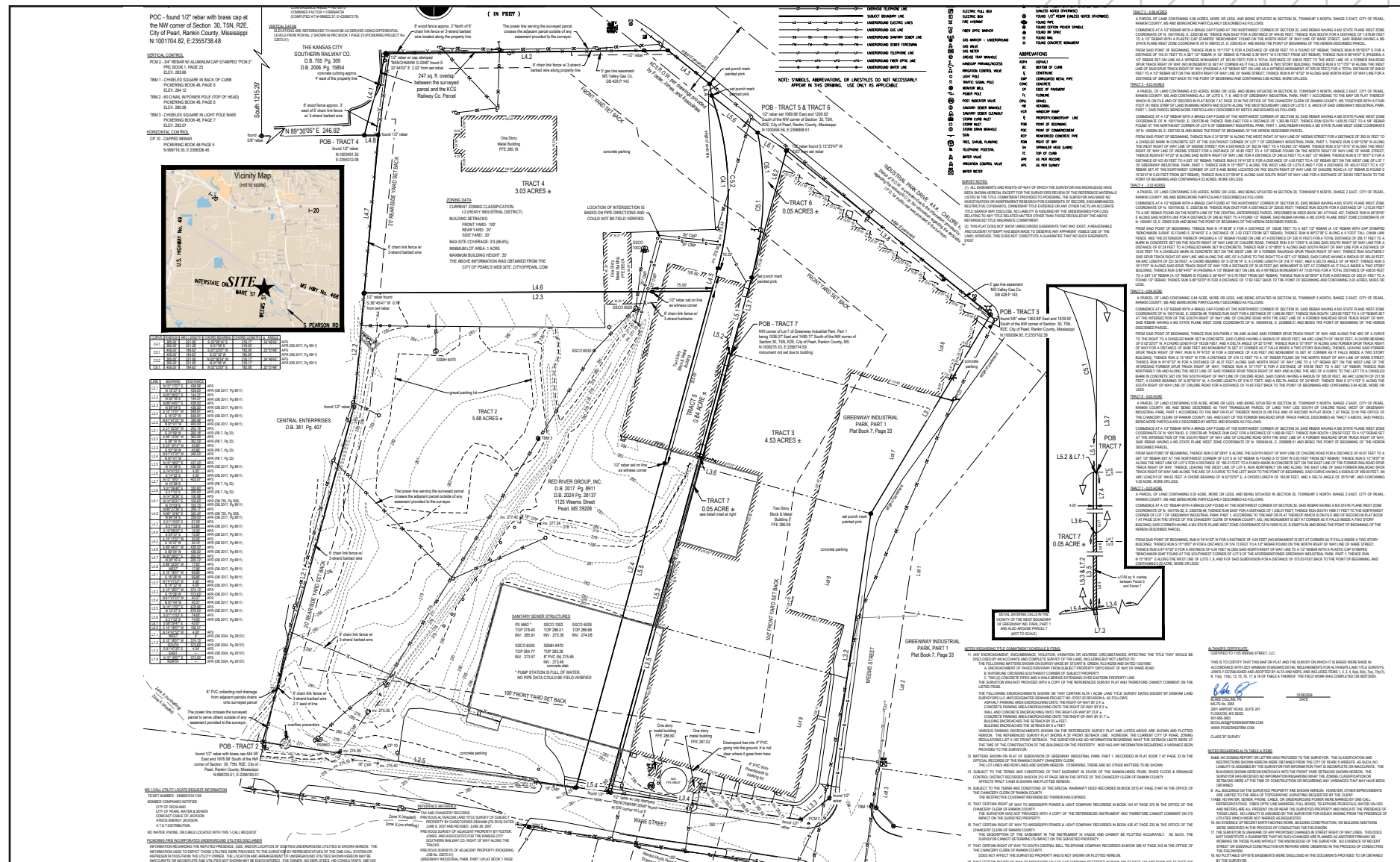
*Close proximity
to Interstate 20,
Highway 49, and
Interstate 55*

Building Specifications

Type	Details
Lease Rate	\$6.00 - \$6.50 SF / NNN
Total Building SF	±215,000 SF
For Lease	±50,000 - 170,000 SF
Office Space	±20,000 SF
Land	±14.5 Acres
Dock Doors	19
Drive-in Doors	2
Clear Height	30'
Freezer Space	±40,000 SF
Refrigeration Space	±10,000 SF
Power	3-phase, 480
Sprinkler	Wet
Lighting	LED (new)

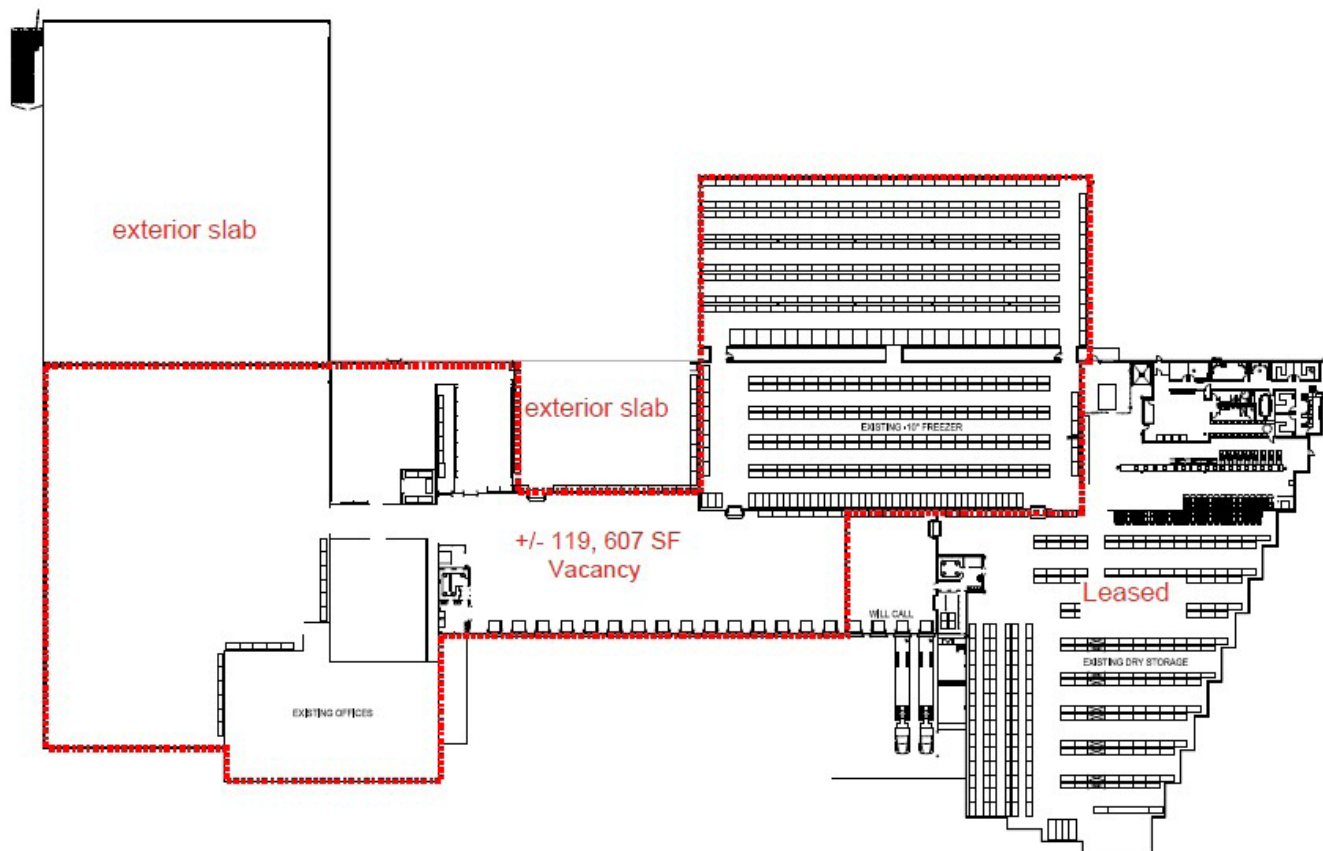


50,000 - 170,000 SF



Floor Plan

50,000 - 170,000 SF



SQUARE FEET

**50,000 -
170,000**

ACRES

±14.5

OFFICE SPACE

±20,000 SF

FREEZER SPACE

±40,000 SF

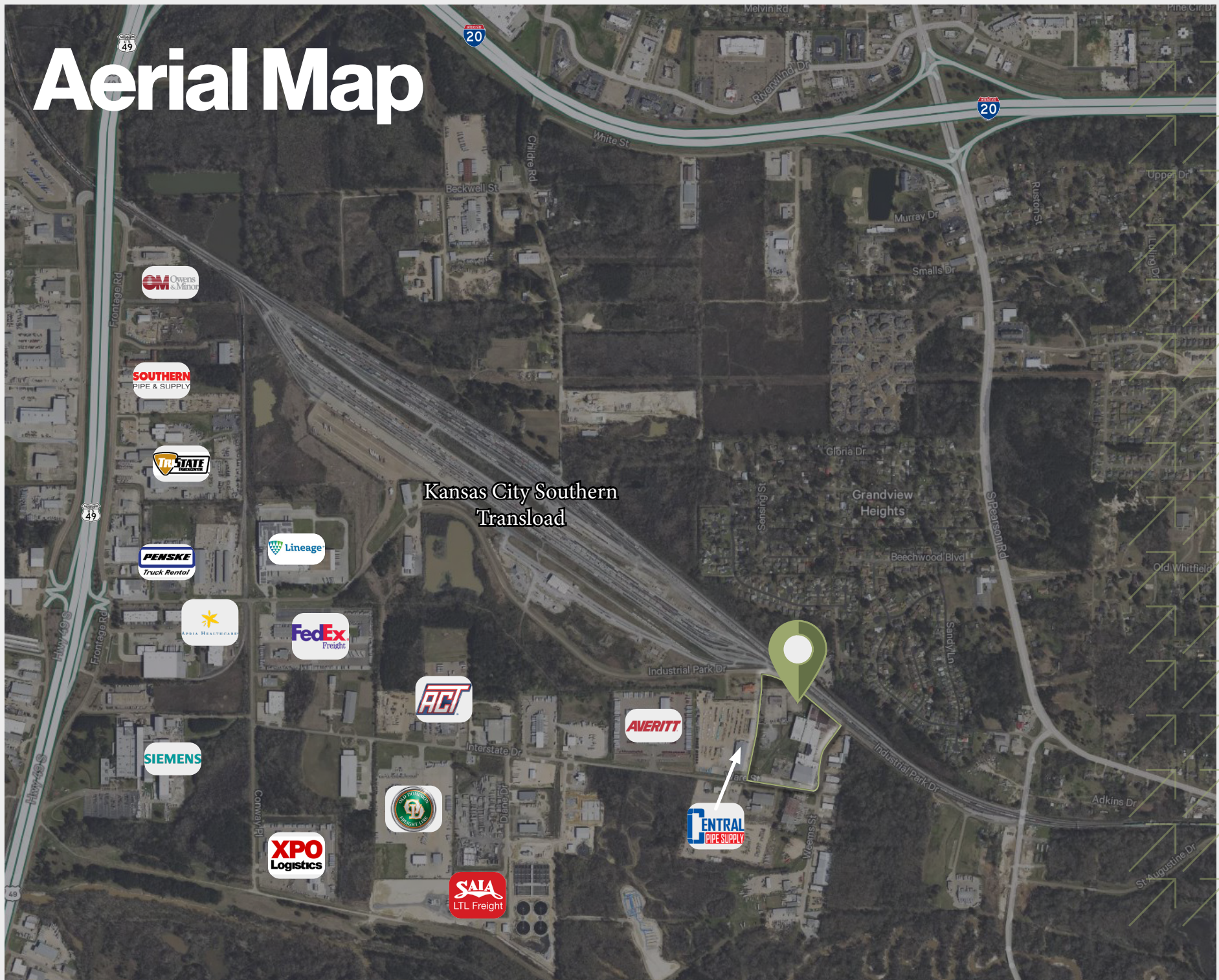
REFRIGERATION

±10,000 SF

Site Map



Aerial Map





1125 WEEMS STREET
PEARL / MS 39208



For Sale or Lease

170,000 SF Industrial Space

Grant Ridgway, SIOR

First Vice President

+1 601 899 2801
grant.ridgway@cbre.com

Richard Ridgway

Senior Vice President

+1 601 420 8080
richard.ridgway@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. 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. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.