

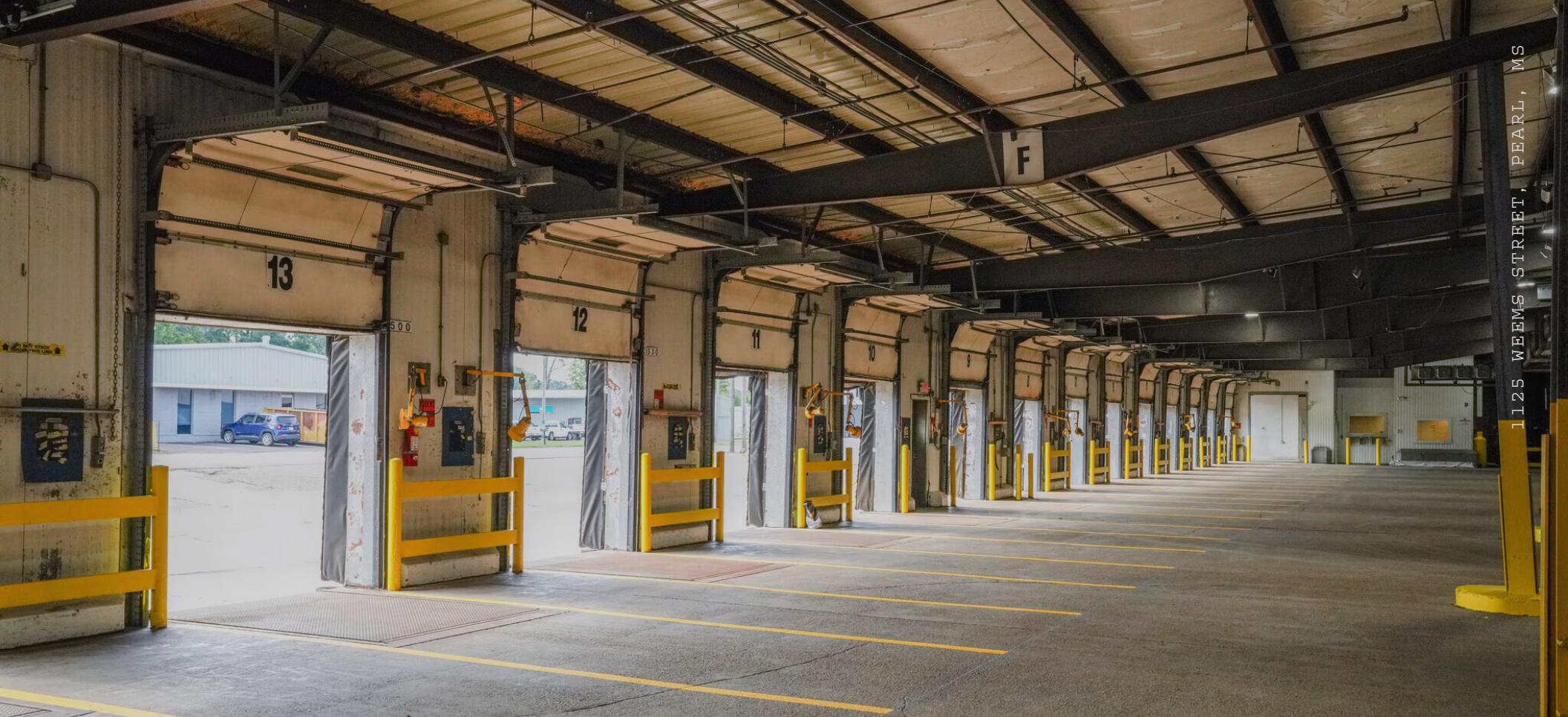


1125 WEEMS STREET
PEARL / MS 39208



**For Sale
or Lease
50,000 -
170,000 SF**

Industrial Space for Lease
+ Renovated in 2025



Property Overview

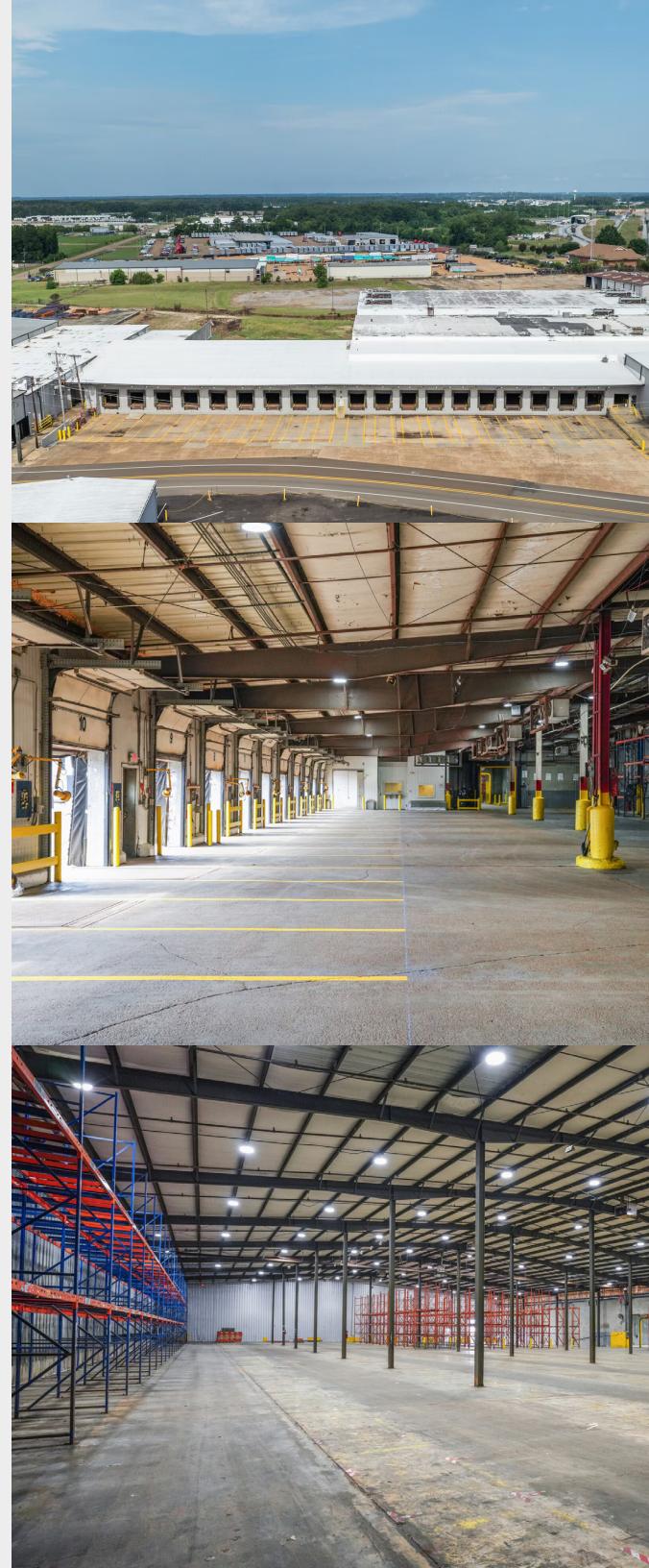
±50,000 - 170,000 SF Available for Lease

- 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*

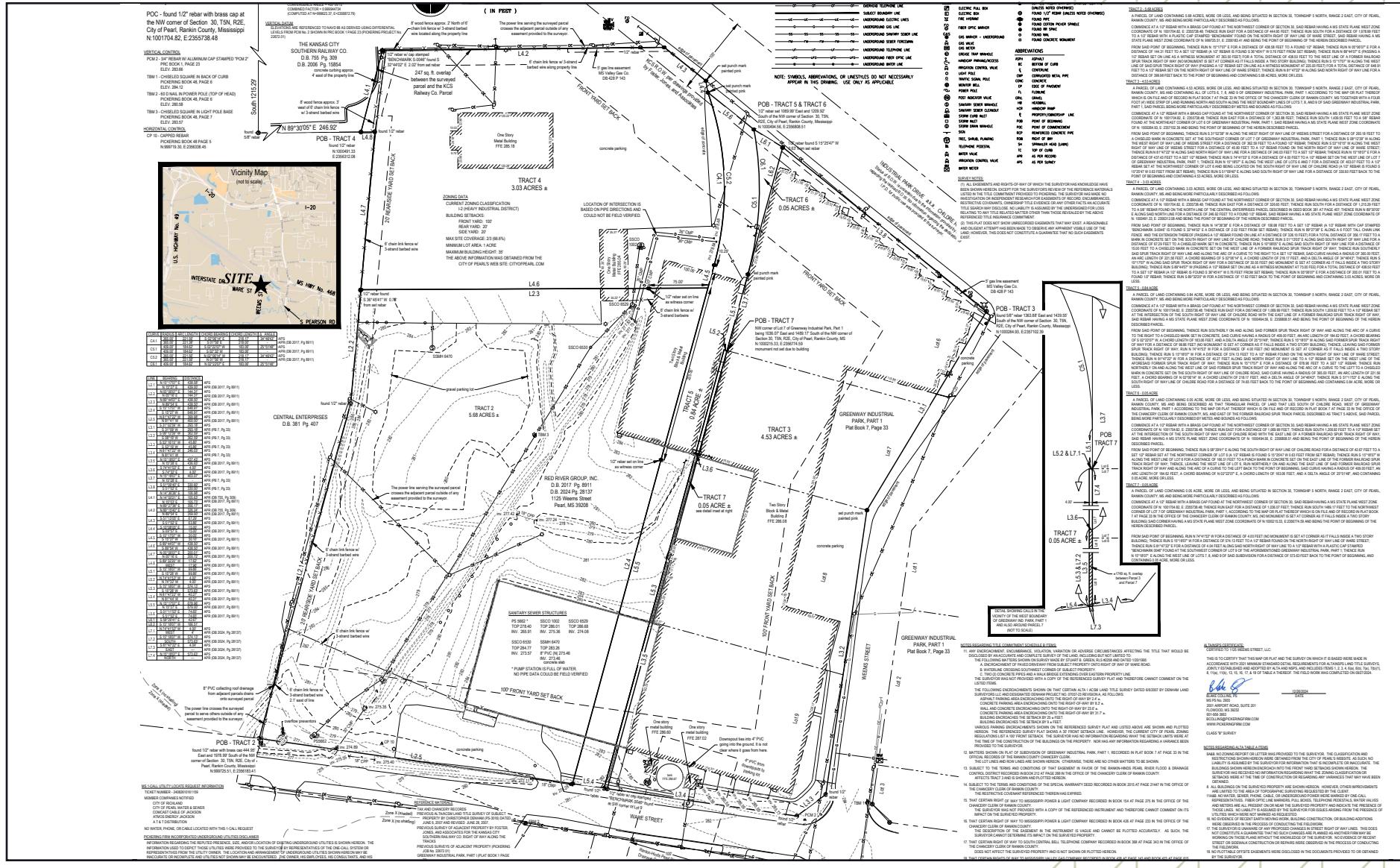
Building Specifications

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)



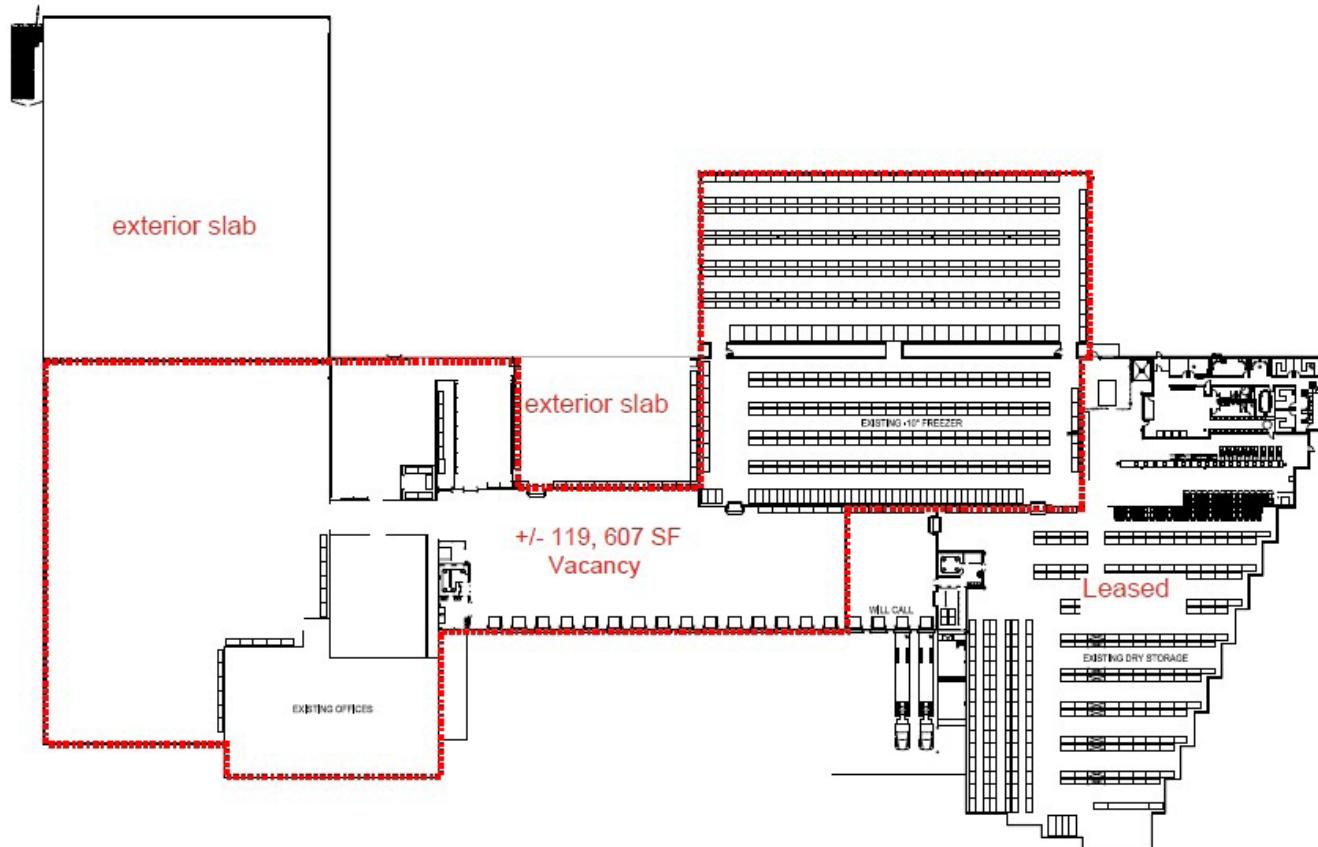
Site Survey

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

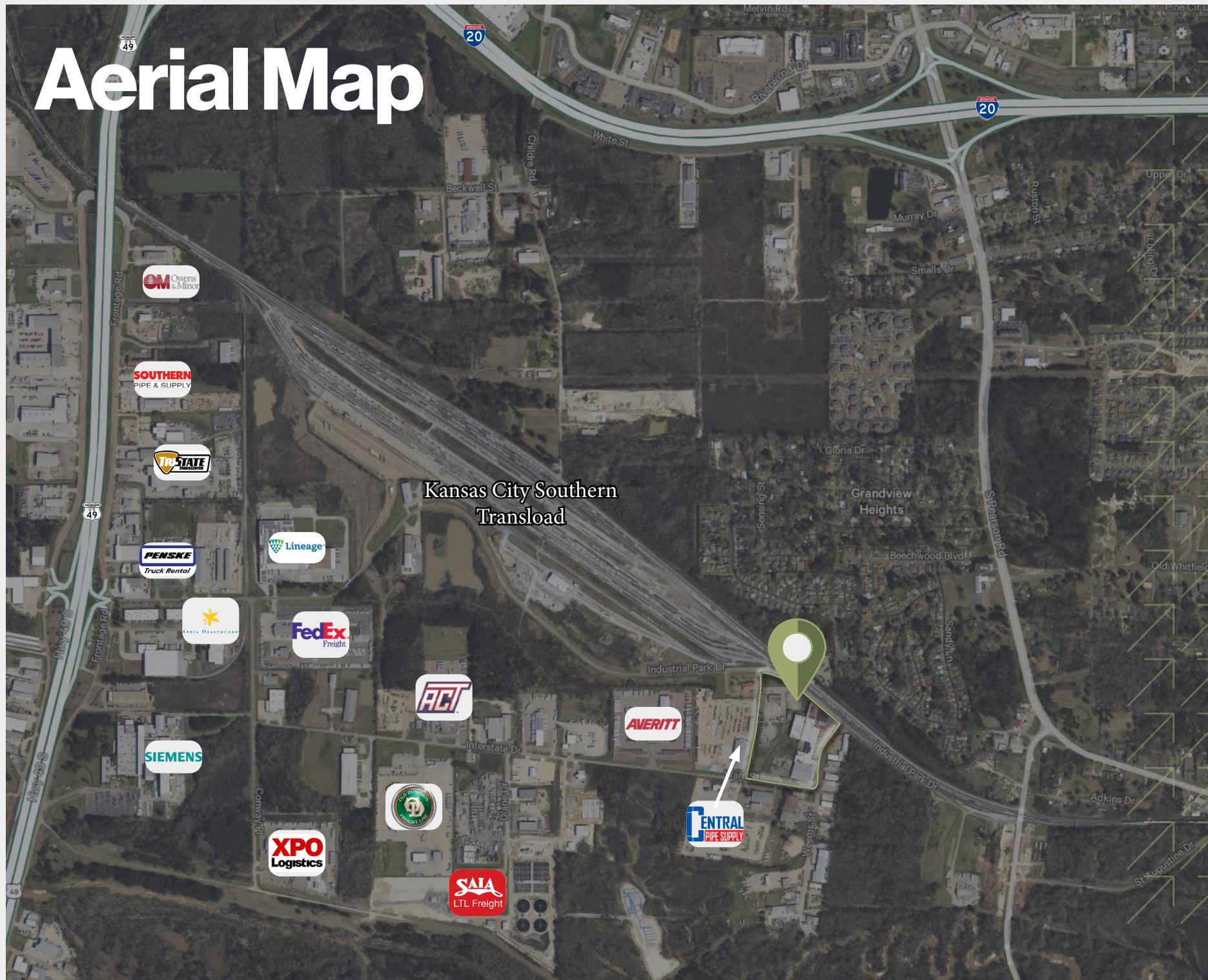
REFRIGERATION

±10,000 SF

Site Map



Aerial Map





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For Sale or Lease

170,000 SF Industrial Space

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CBRE

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