



FOR LEASE | **238,146 SF**
8735 HAMILTON RD | **SOUTHAVEN, MS**

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PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

PROPERTY DETAILS

8735 HAMILTON RD | SOUTHAVEN, MS

AVAILABLE SPACE	238,146 SF
OFFICE SPACE	33,986 SF
DOCK DOORS	25
DRIVE-IN DOORS	6, 10' x 12'
CLEAR HEIGHT	20' - 35'
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



PROPERTY HIGHLIGHTS



ECONOMIC INCENTIVES AVAILABLE



LOCATED IN NORTHERN MS FTZ



ADJACENT TO I-55



BUILDING SIGNAGE OPPORTUNITY



FULLY FENCED



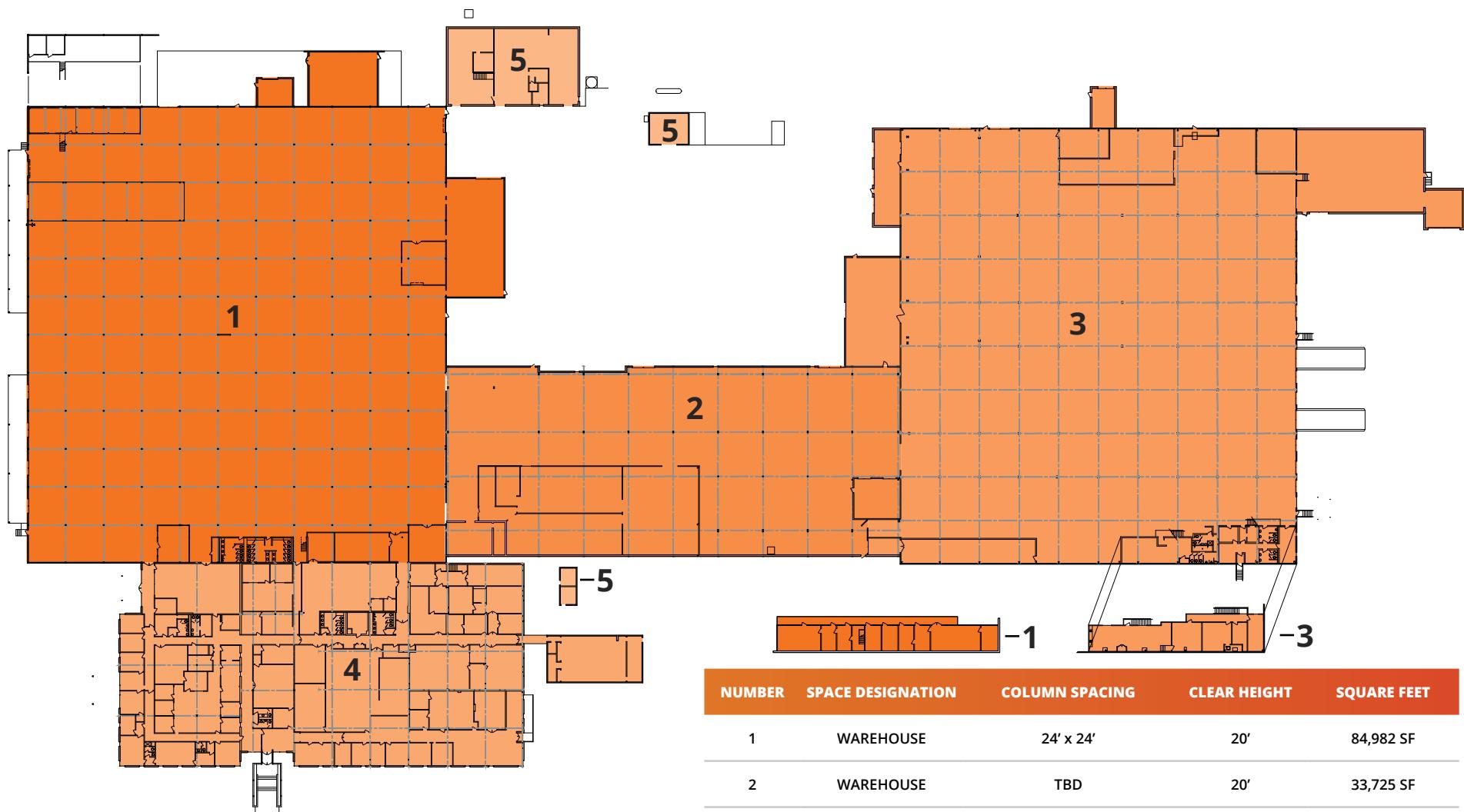
2026 RENOVATIONS: WHITE-BOX, LED LIGHTS, EXTERIOR PAINT, PARKING LOT, NEW ROOF



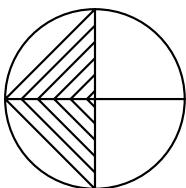
10 ACRES OF EXCESS LAND FOR EXPANSION, OUTSIDE STORAGE, OR TRAILER PARKING

FLOOR PLAN

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NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	24' x 24'	20'	84,982 SF
2	WAREHOUSE	TBD	20'	33,725 SF
3	WAREHOUSE	25' x 27' 6"	35'	80,466 SF
4	OFFICE	N/A	N/A	33,986 SF
5	AUXILIARY	N/A	N/A	4,987 SF
TOTAL				238,146 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

