

1125 WEEMS STREET  
PEARL / MS 39208



# For Sale or Lease

45,000 -  
215,000 SF

***Industrial Space for Lease***

+ Renovated in 2025

**CBRE**





# Property Overview

**±45,000 - 215,000 SF Available for Lease**

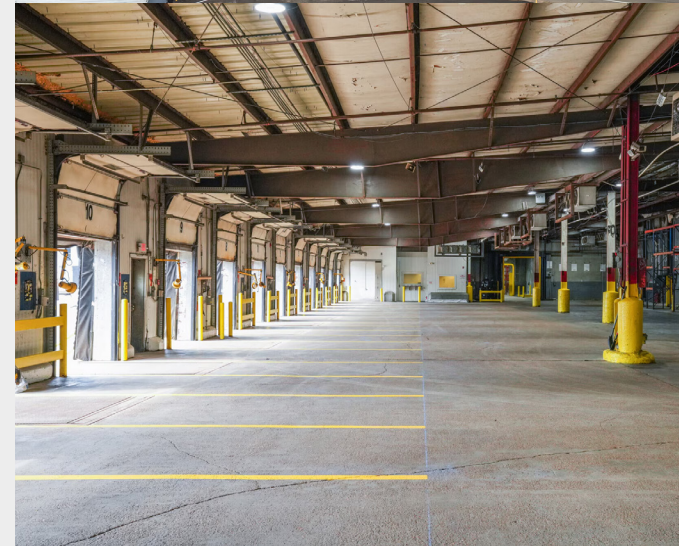
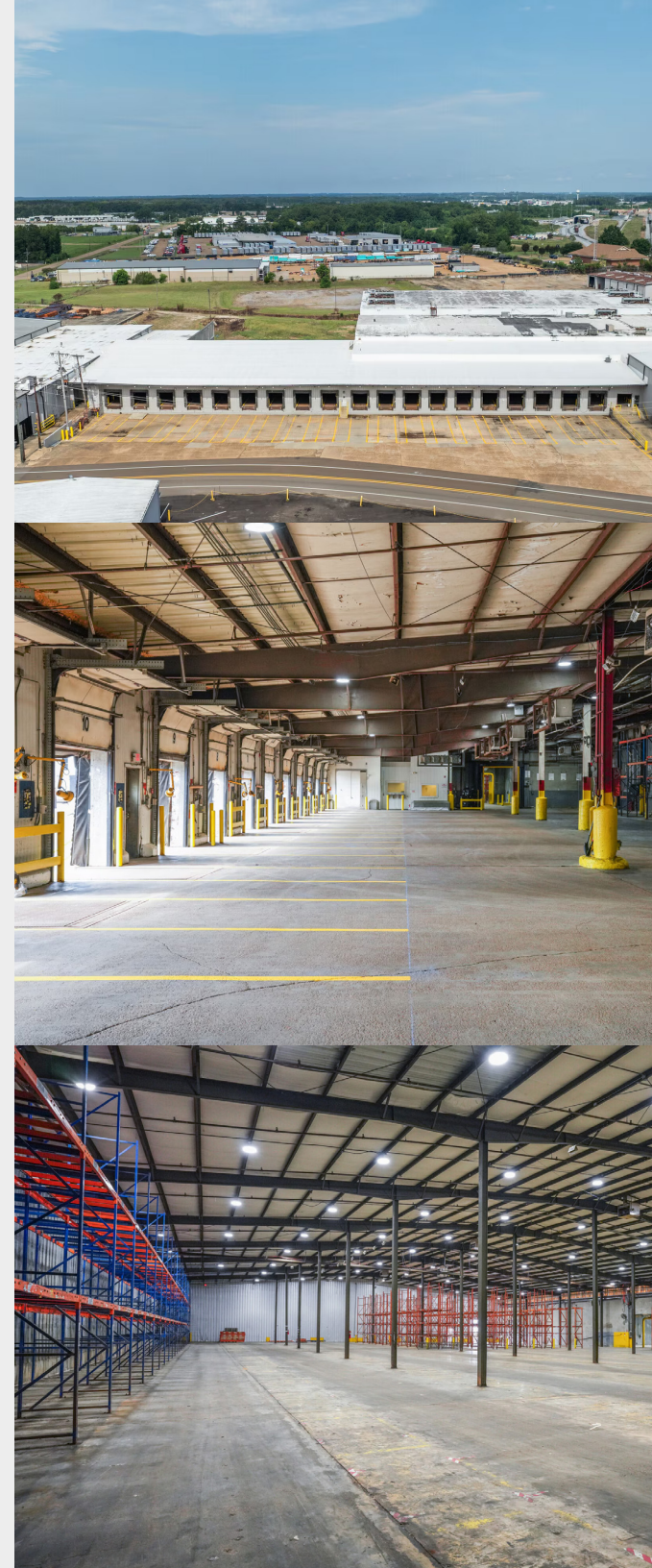
- Ample Industrial outside storage available for trailer parking or laydown yard
- Adjacent to the Kansas City Southern Transload
- 4-Bay Industrial truck shop with wash bay on-site
- Full renovation underway with new LED lights throughout, roof replacement and repair and new exterior paint

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

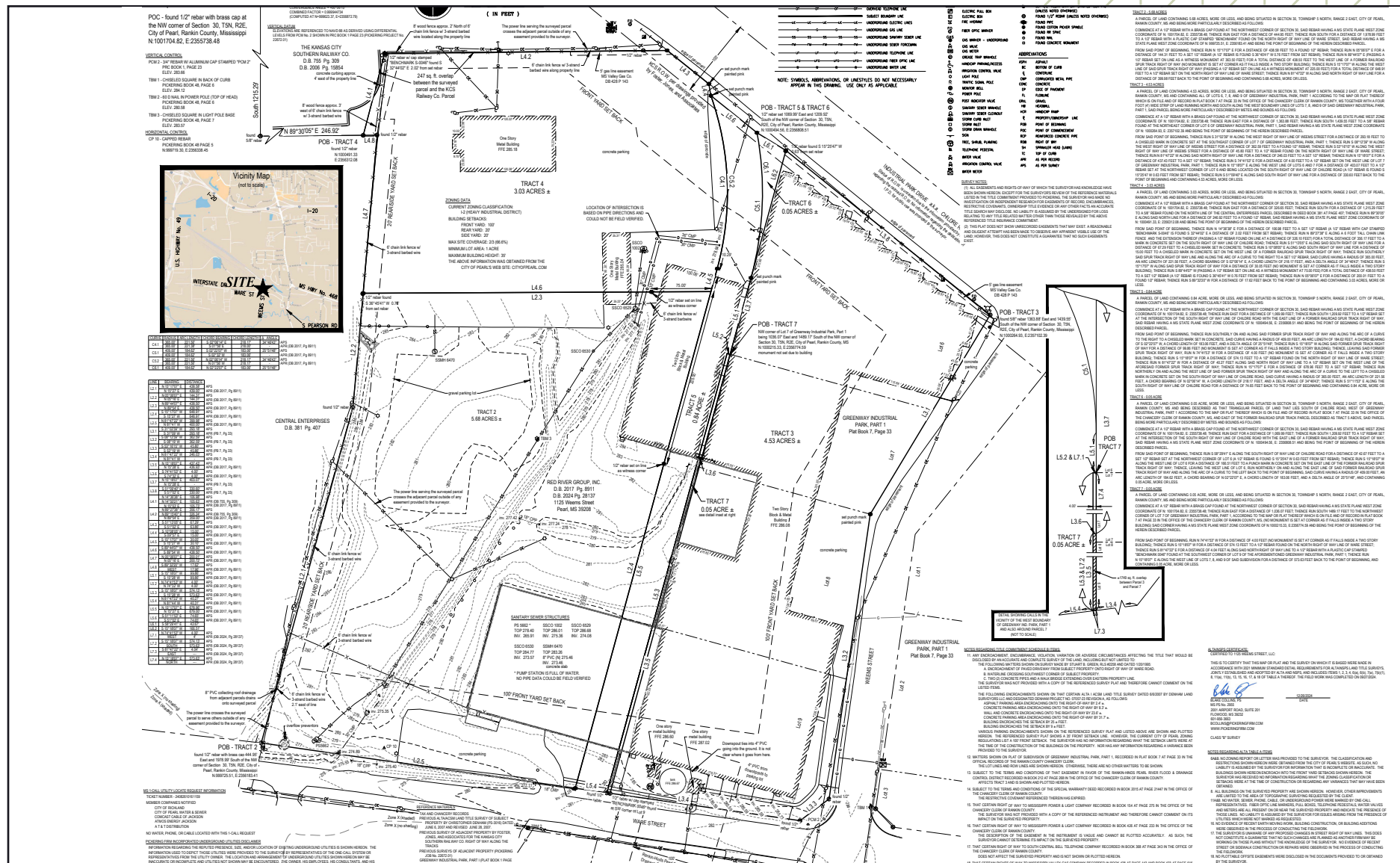


# Building Specifications

| Type                | Details                  |
|---------------------|--------------------------|
| Lease Rate          | \$6.00 - \$6.50 SF / NNN |
| Total Building SF   | ±215,000 SF              |
| For Lease           | ±45,000 - 215,000 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)                |

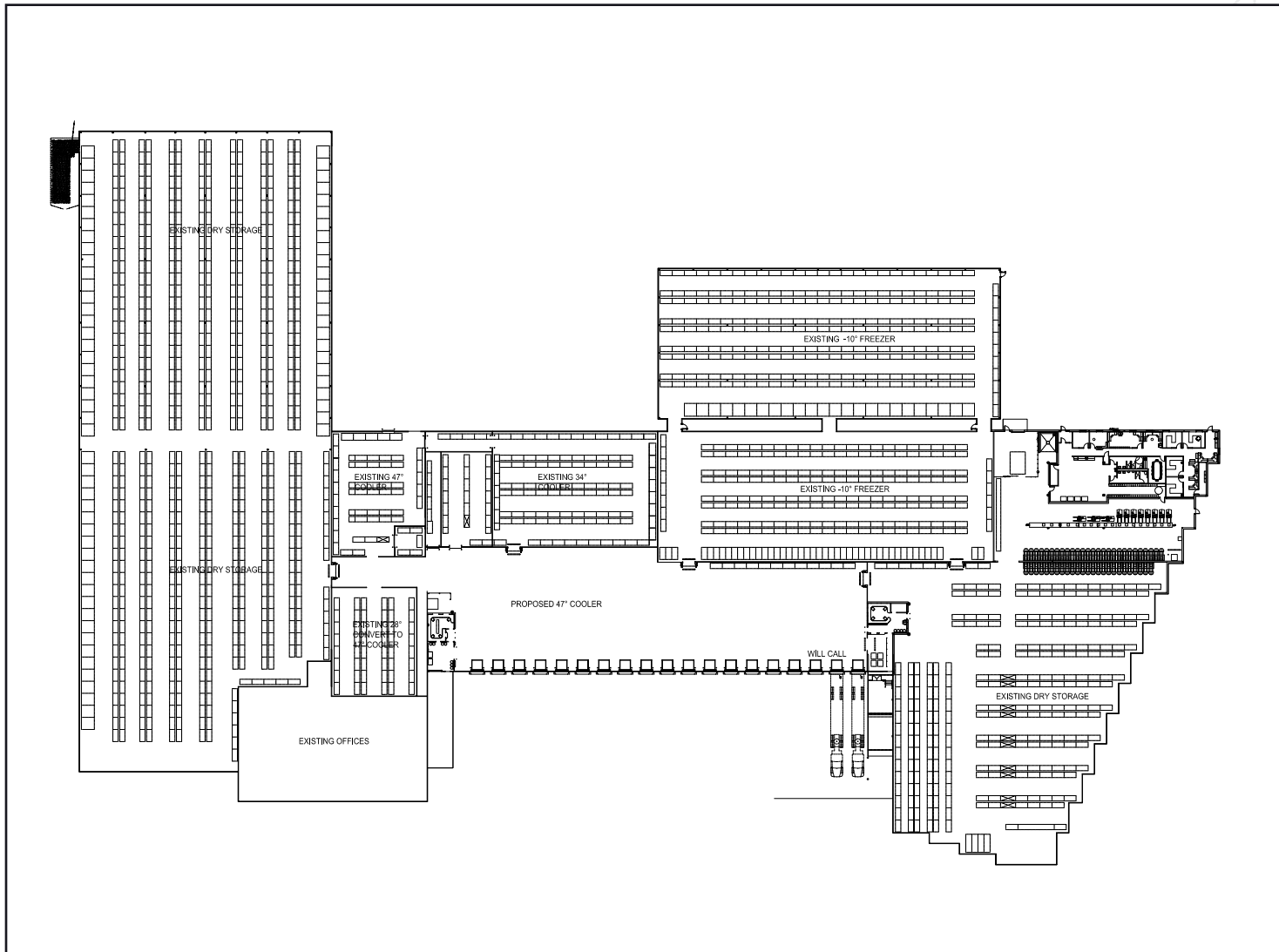


## 45,000 - 215,000 SF



# Floor Plan

45,000 - 215,000 SF



SQUARE FEET

**45,000 -  
215,000**

ACRES

**±14.5**

OFFICE SPACE

**±20,000 SF**

FREEZER SPACE

**±40,000 SF**

REFRIGERATION

**±10,000 SF**

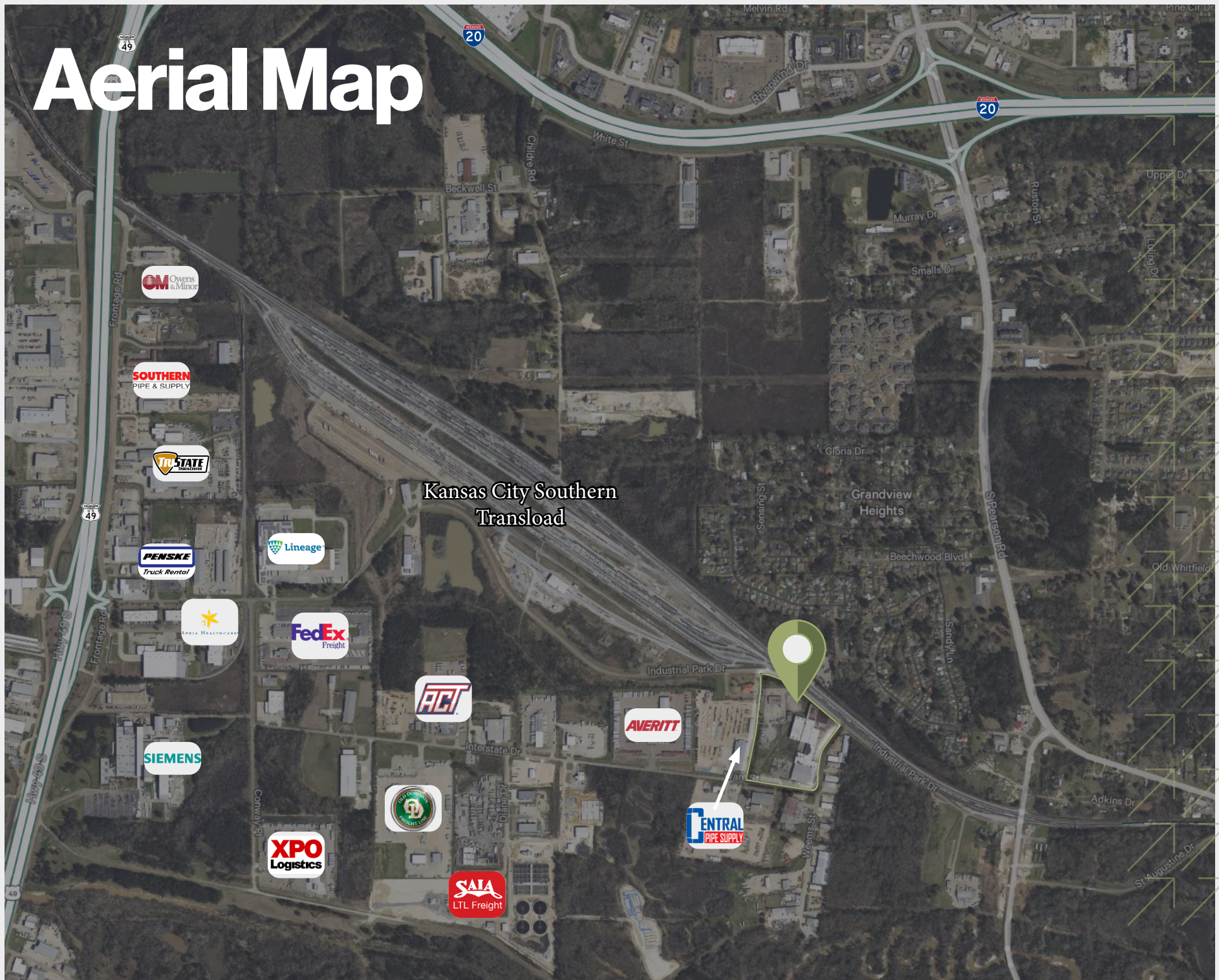


# Site Map





# Aerial Map







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## 215,000 SF Industrial Space

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**CBRE**

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