

AVAILABLE FOR LEASE  
INDUSTRIAL OR RETAIL



7074 302 INDUSTRIAL DRIVE, SOUTHAVEN, MS 38671

## SUMMARY

**Lease Rate:** \$5,000 Per Month + NNN

**Lease Term:** 5 Years

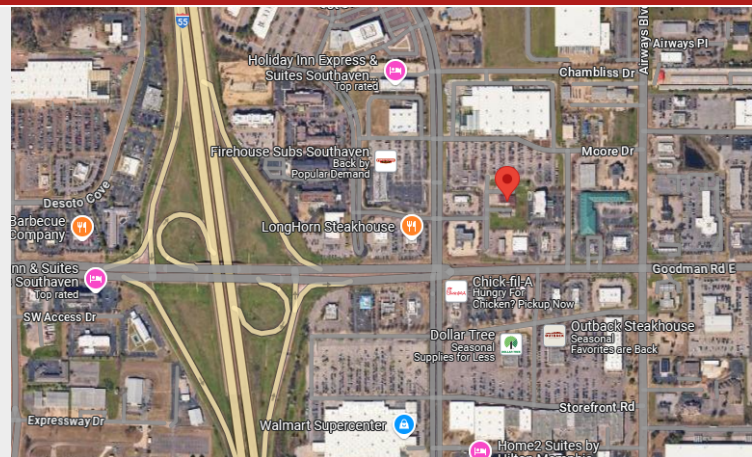
**Building SF:** 5,000 SF +/-

**Property Type:** Commercial

**Lot Size:** 0.44 Acres

**Year Built:** 1987

**Zoning:** PBP - C-4



**RHODES THOMPSON**  
Commercial Agent  
(662) 892-4000  
rhodesthompson@outlook.com  
Mississippi

## Property Description

Presenting an ideal warehouse/office space that represents an exceptional opportunity for industrial, retail, or street retail establishments. This property, situated at the Mississippi/Tennessee state line, provides unmatched high visibility and accessibility for a diverse range of uses.

## Location Overview

Located in Southaven MS, this area offers convenient access to major transportation routes and a flourishing business community. With a variety of dining options and accessible amenities, the region presents an attractive environment for office and office building investors. Discover limitless opportunities for growth and success in this location!

## Highlights

- A 5,000 square foot building provides ample space for retail operations.
- 1,000 square feet of HVAC showroom and office space, along with 4,000 square feet of warehouse space.
- A versatile layout is conducive to a variety of light industrial or retail components.
- The PBP - C-4 zone is designated variety of uses.



# PROPERTY PHOTOS

7074 302 INDUSTRIAL DR

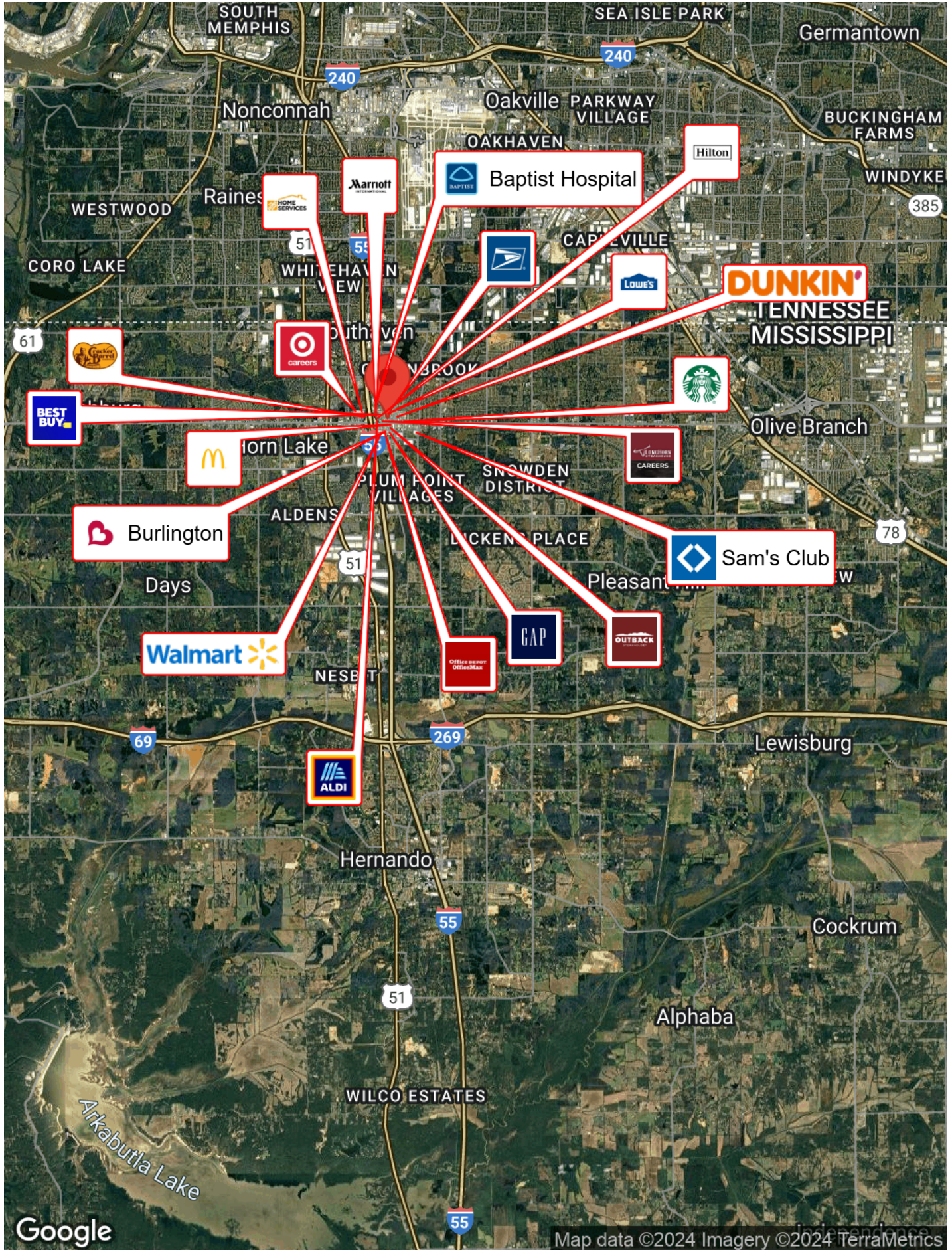


**KELLER WILLIAMS REALTY | KW**  
5847 Getwell Road Suite B1  
Southaven, MS 38671

**RHODES THOMPSON**  
Commercial Agent  
O: (662) 892-4000  
C: (901) 833-8000  
rhodesthompson@outlook.com  
Mississippi

# BUSINESS MAP

7074 302 INDUSTRIAL DR





Rhodes Thompson, along with his wife Kellie, and sons Will and Alex, currently resides in Hernando, Mississippi. He is a member of Longview Point Baptist Church in Hernando, MS and serves as a member of the church leadership team. He was a member of the DeSoto County Economic Development Council and was a part of the DeSoto Leadership Class of 2005. He also serves as a member of the Board of Trustees for the Baptist Memorial Health Care Corporation.

After graduating PCCC of the University of Arkansas he ventured into several business opportunities, one of which was Thompson Wireless in 1993 which became NewWave Link, one of the largest AT&T authorized retailers, throughout 20+ mergers and acquisitions throughout the SouthEast.

Rhodes has now joined KW Commercial and is serving the Memphis-Metro area, steadily building a foundation of clients and listings. Rhodes has built a unique and diverse background with experience in management, sales and distribution, accounting, budget/planning, and financial analysis. With many years of business experience, he is dedicated to finding and providing the best possible solution for any of your real estate needs.

[www.kwcommercial.com](http://www.kwcommercial.com)



**KELLERWILLIAMS**REALTY

**Rhodes Thompson**

direct **901.286.6200**

main 662.892.4000

cell 901.833.8000

5847 Getwell Rd. Suite B1  
Southaven, MS 38671

[rhodesthompson@kw.com](mailto:rhodesthompson@kw.com)

Each Office is Independently Owned and Operated