



1125 WEEMS STREET  
PEARL / MS 39208



# For Lease

50,000 -  
215,000 SF

**CBRE**

***Industrial Space for Lease***

+ Renovated in 2025



1125 WEEMS STREET, PEARL, MS

# Property Overview

±50,000 - 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

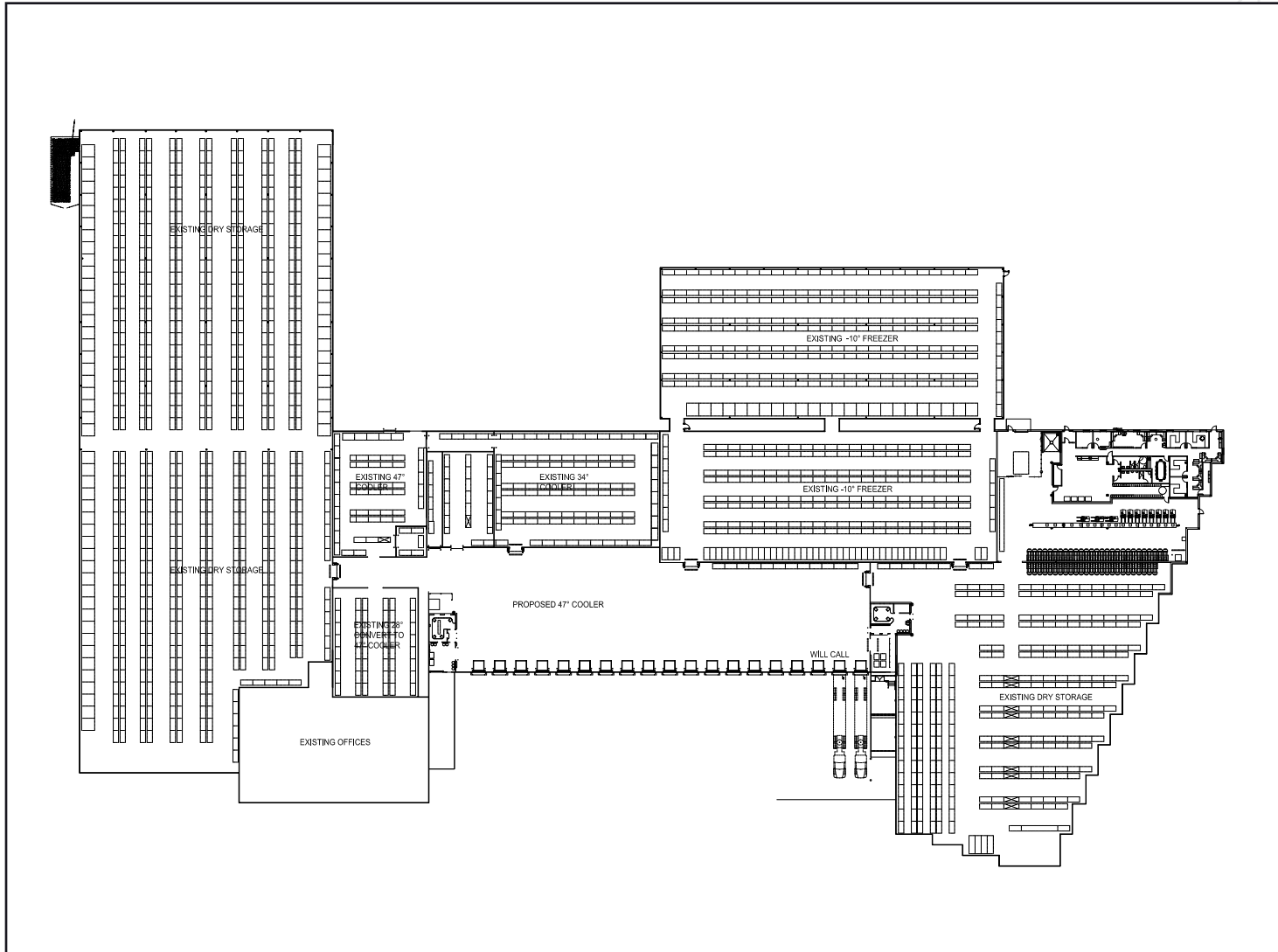
Type	Details
Lease Rate	\$6.00 - \$6.50 SF / NNN
Total Building SF	±215,000 SF
For Lease	±50,000 - 215,000 SF
Office Space	±20,000 SF
Land	±14.5 Acres
Dock Doors	19
Drive-in Doors	2
Clear Height	30'
Freezer Space	±40,000 SF
Refrigeration Space	±10,000 SF
Power	3-phase, 480
Sprinkler	Wet
Lighting	LED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





# Floor Plan

50,000 - 215,000 SF



SQUARE FEET

**50,000 -  
215,000**

ACRES

**±14.5**

OFFICE SPACE

**±20,000 SF**

FREEZER SPACE

**±40,000 SF**

REFRIGERATION

**±10,000 SF**

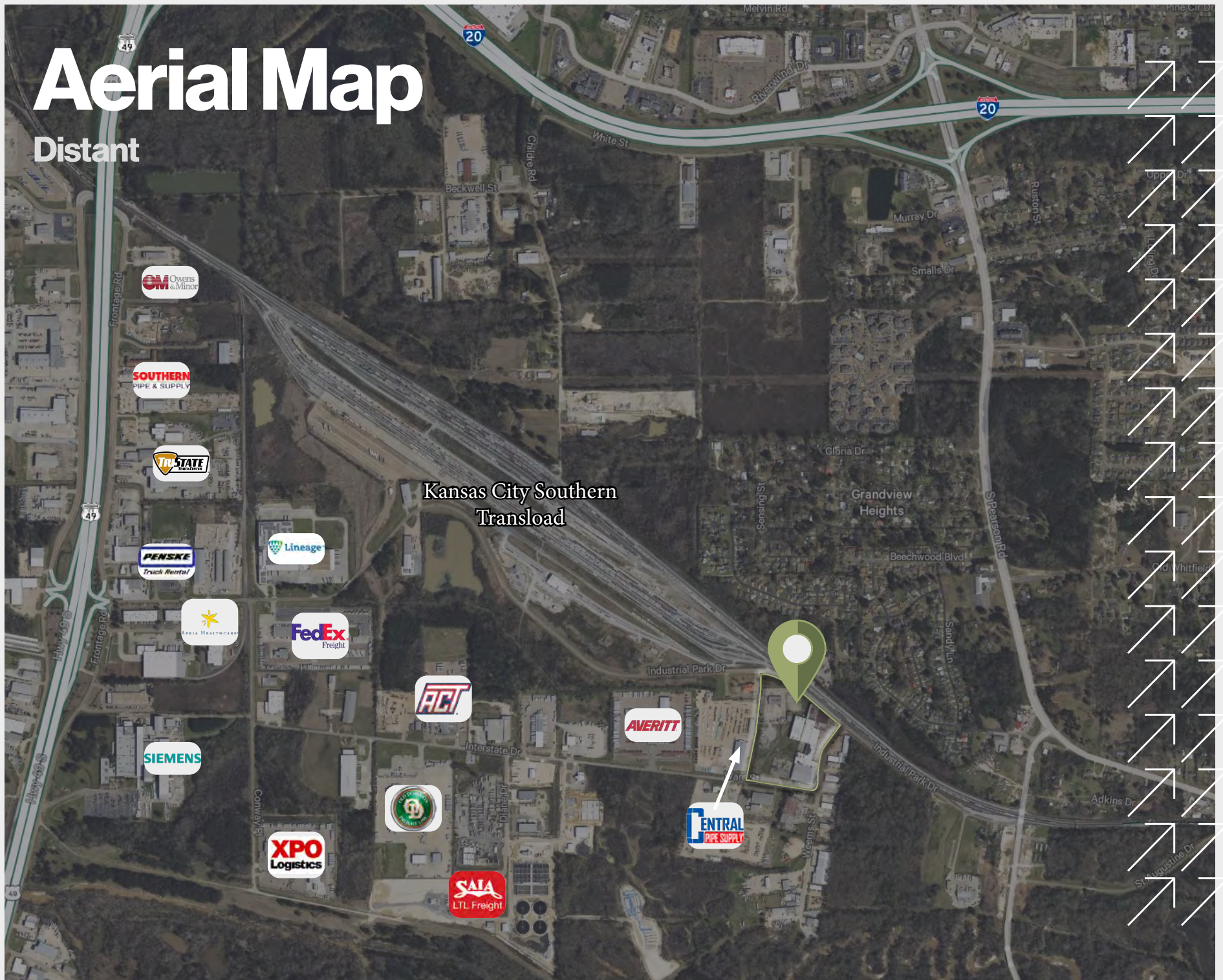
# Aerial Map

Close



# Aerial Map

Distant



Kansas City Southern  
Transload

Grandview  
Heights





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PEARL / MS 39208



# For Lease

## 215,000 SF Industrial Space

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**CBRE**

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