

1125 WEEMS STREET  
PEARL / MS 39208



# For Sale or Lease

50,000 -  
130,000 SF

***Industrial Space for Lease***

+ Renovated in 2025

**CBRE**





# Property Overview

**±50,000 - 130,000 SF Available for Lease**

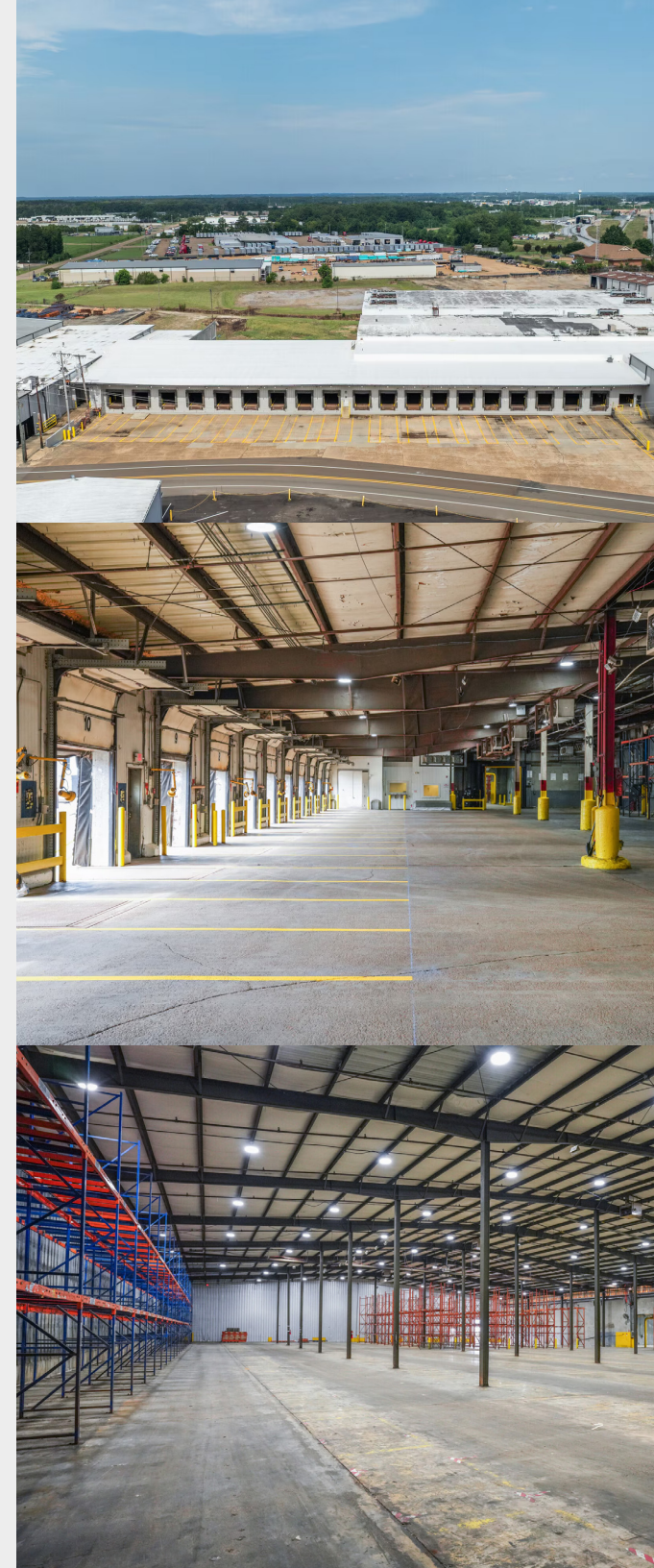
- Ample Industrial outside storage available for trailer parking or laydown yard
- Adjacent to the Kansas City Southern Transload
- 4-Bay Industrial truck shop with wash bay on-site
- Full renovation underway with new LED lights throughout, roof replacement and repair and new exterior paint

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



# Building Specifications

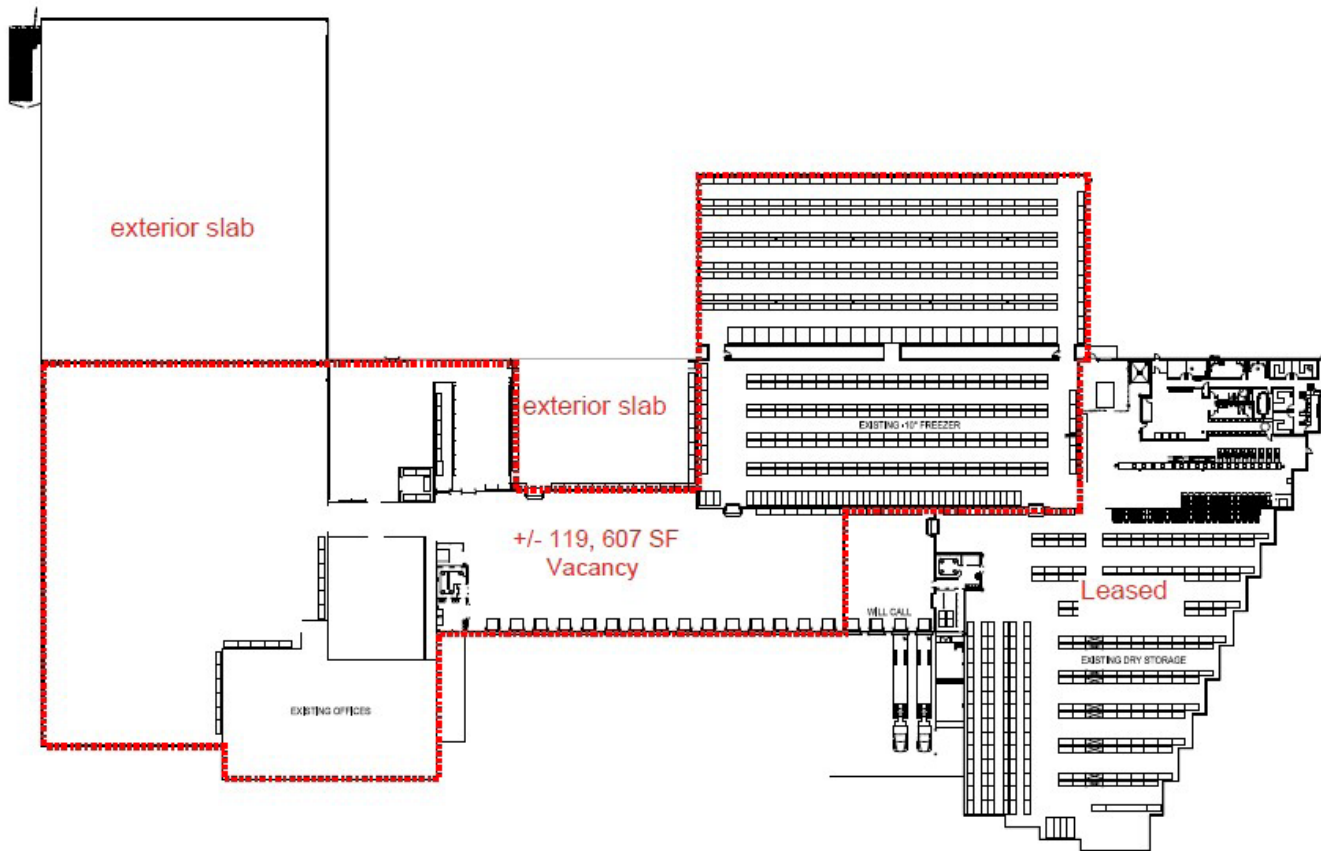
Type	Details
Lease Rate	\$6.00 - \$6.50 SF / NNN
Total Building SF	±215,000 SF
For Lease	±50,000 - 130,000 SF
Office Space	±20,000 SF
Land	±14.5 Acres
Dock Doors	19
Drive-in Doors	2
Clear Height	30'
Freezer Space	±40,000 SF
Refrigeration Space	±10,000 SF
Power	3-phase, 480
Sprinkler	Wet
Lighting	LED (new)





# Floor Plan

50,000 - 130,000 SF



SQUARE FEET

**50,000 -  
130,000**

ACRES

**±14.5**

OFFICE SPACE

**+20,000 SF**

FREEZER SPACE

**±40,000 SF**

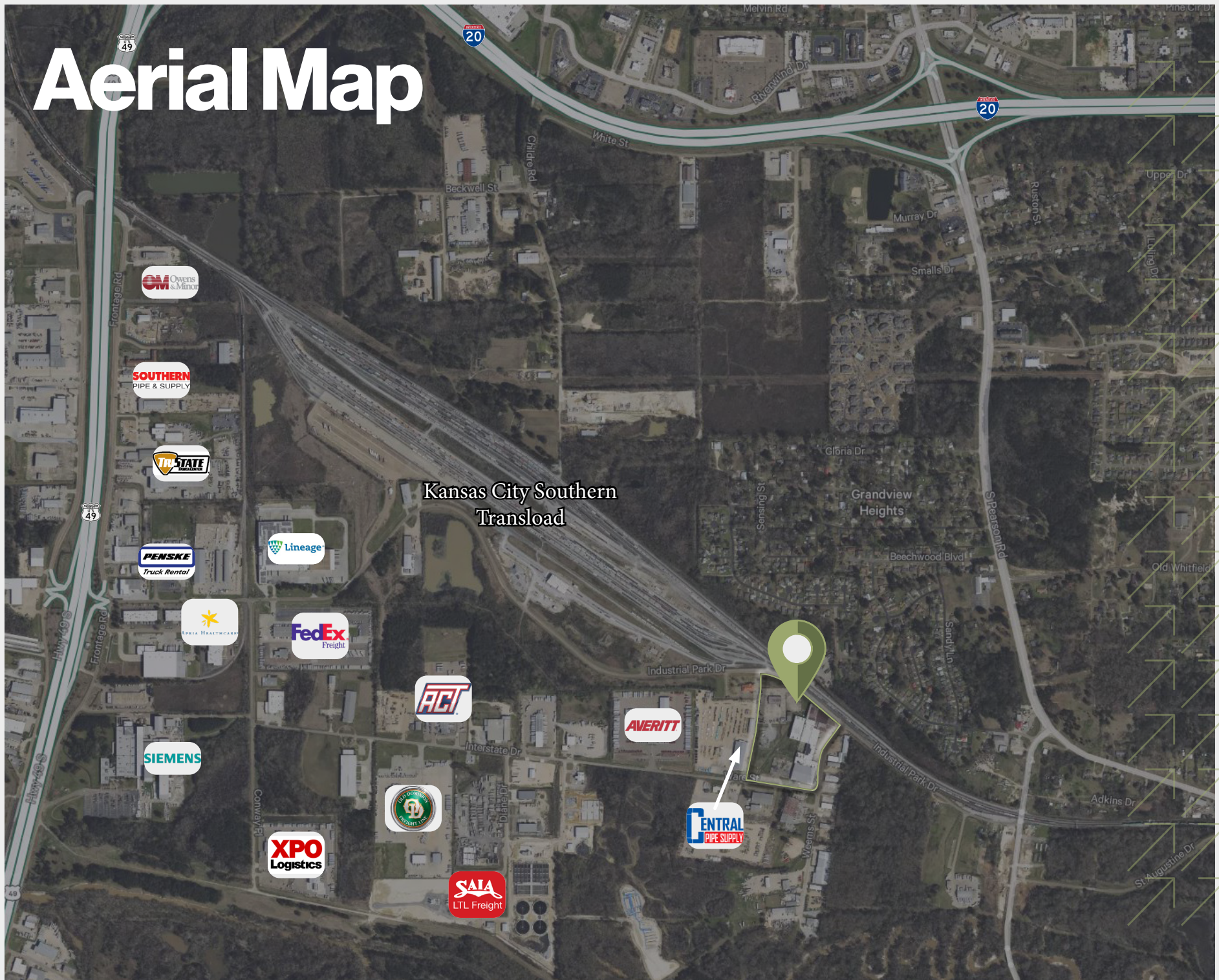
REFRIGERATION

**±10,000 SF**

# Site Map



# Aerial Map





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## 130,000 SF Industrial Space

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**CBRE**

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