



FOR LEASE
8735 HAMILTON RD

270,570 SF
SOUTHAVEN, MS

LUKE HERDER | 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



**ECONOMIC
INCENTIVES
AVAILABLE**



**LOCATED IN
NORTHERN MS FTZ**



ADJACENT TO I-55



**BUILDING SIGNAGE
OPPORTUNITY | 77,000 VPD**



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**



PROPERTY DETAILS

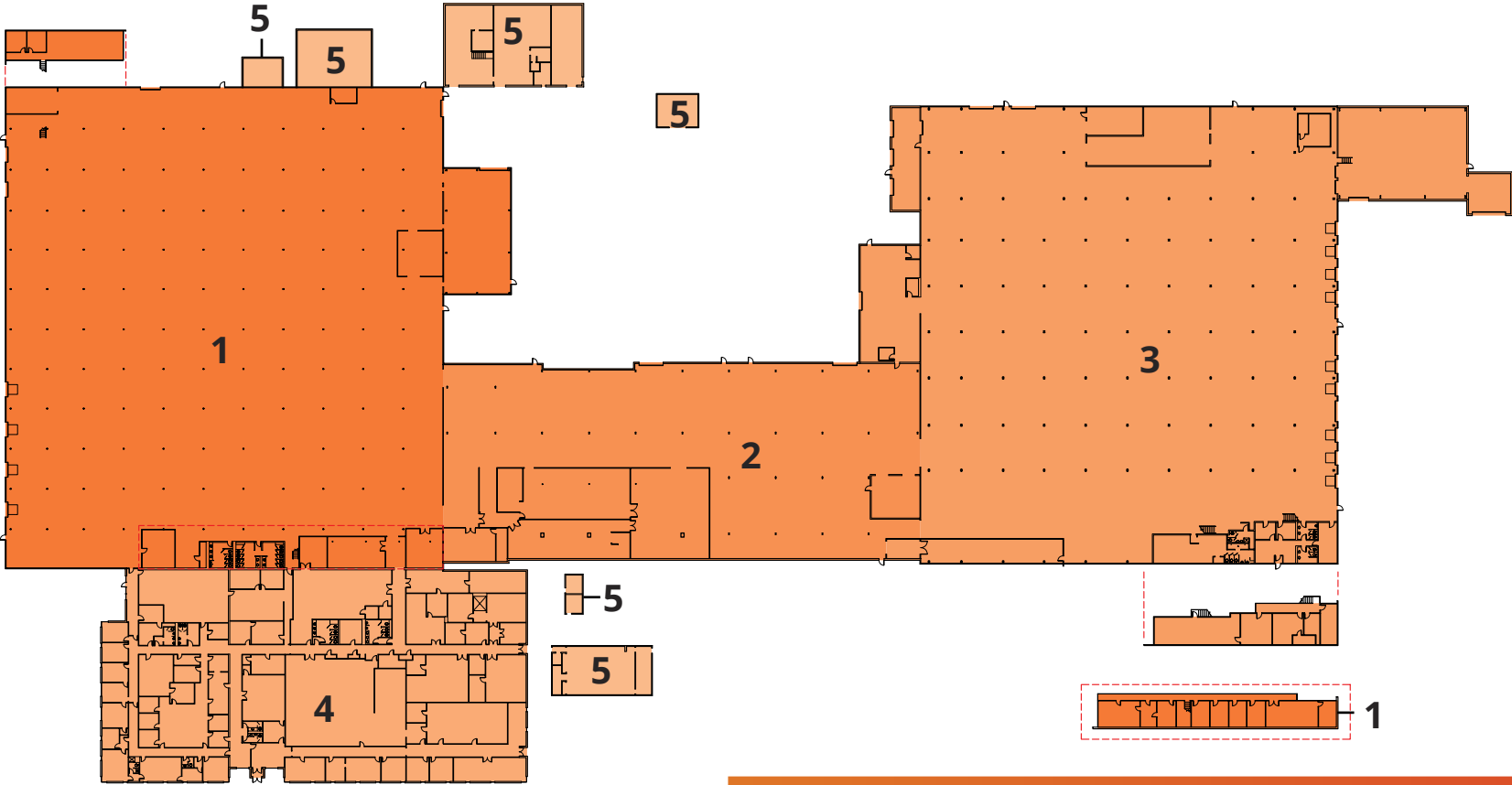
8735 HAMILTON RD | SOUTHAVEN, MS

AVAILABLE SPACE	270,570 SF
WAREHOUSE SPACE	229,381 SF
OFFICE SPACE	32,344 SF
AUXILIARY SPACE	8,845 SF
DOCK DOORS	13
DRIVE-IN DOORS	18
CLEAR HEIGHT	20' - 35'
COLUMN SPACING	23' 6" x 23' 6" 24' x 26' 6"
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



FLOOR PLAN

8735 HAMILTON RD | SOUTHAVEN, MS

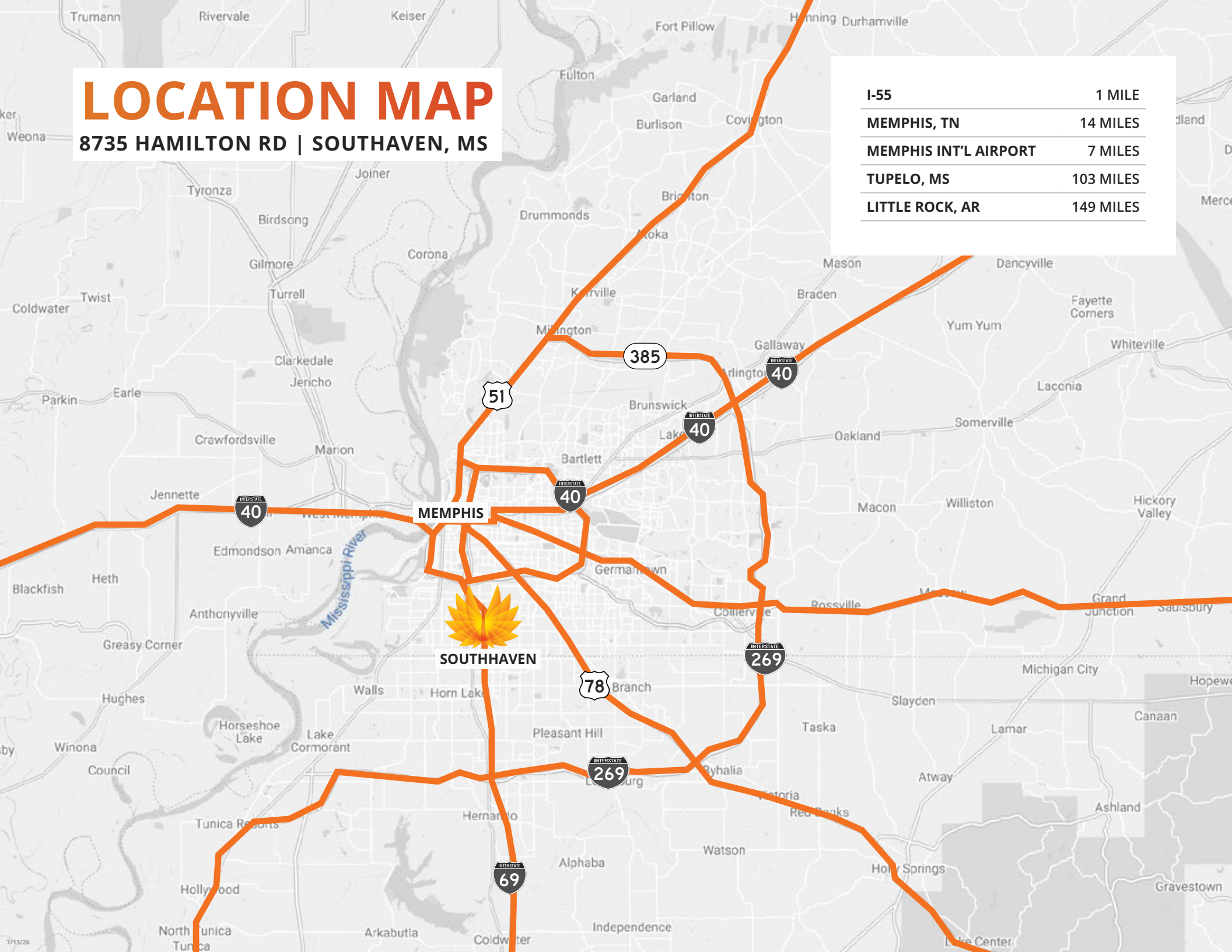


NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	23' 6" x 23' 6"	20'	83,227 SF
2	WAREHOUSE	VARIES	20'	33,509 SF
3	WAREHOUSE	24' x 26' 6"	35'	112,645 SF
4	OFFICE	N/A	N/A	32,344 SF
5	AUXILIARY	N/A	N/A	8,845 SF
TOTAL				270,570 SF

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



MEMPHIS

SOUTHAVEN

Mississippi River