



**FOR LEASE** | **270,570 SF**  
**8735 HAMILTON RD** | **SOUTHAVEN, MS**

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**PHOENIX**  
**LOGISTICS**

*Strategic Real Estate. Applied Technology. Tailored Service.*

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# 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

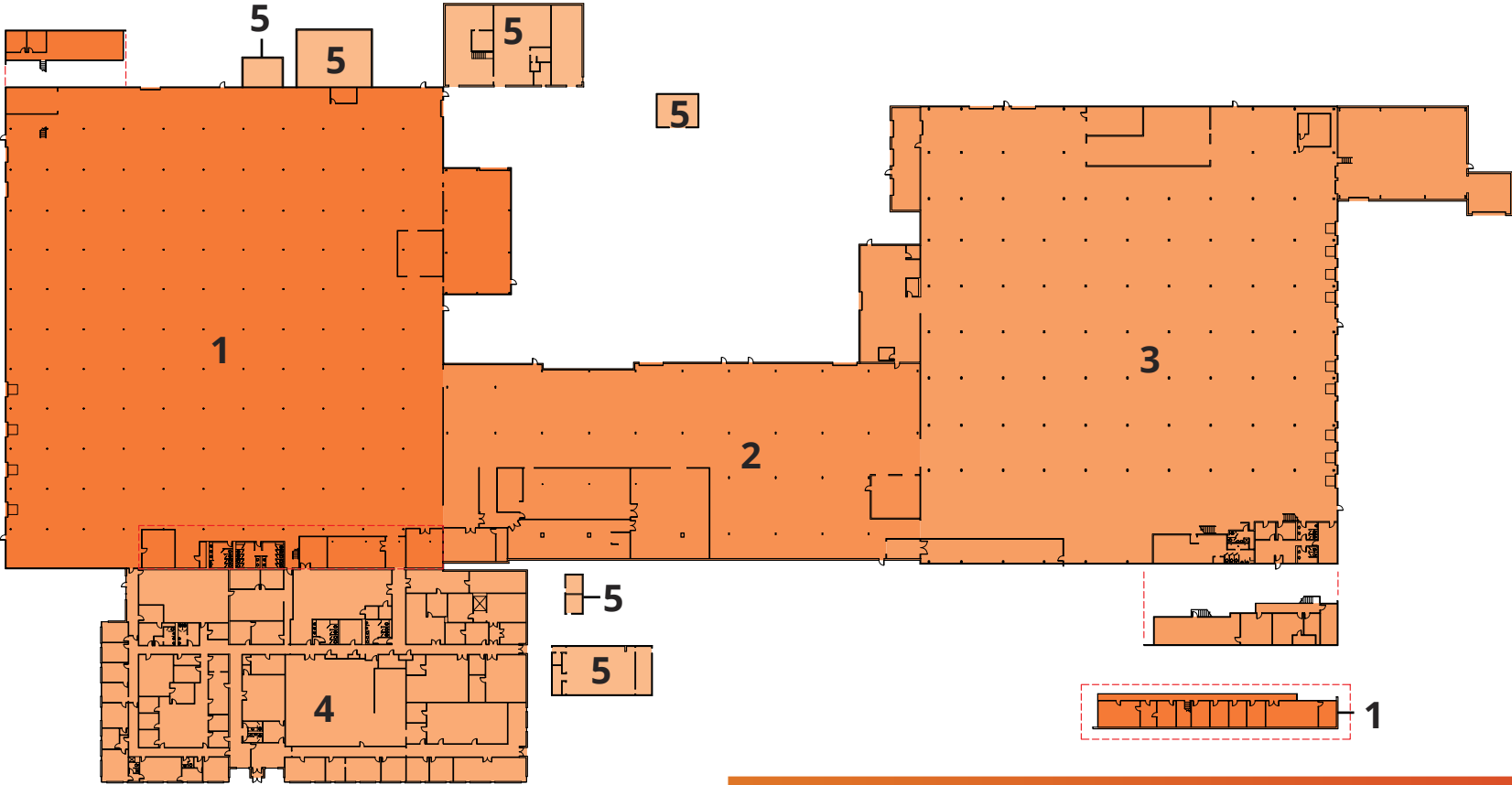
8735 HAMILTON RD | SOUTHAVEN, MS

|                  |                                      |
|------------------|--------------------------------------|
| 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 |

