



1125 WEEMS STREET
PEARL / MS 39208



For Lease

45,000 - 215,000 SF

CBRE

Industrial Space for Lease

+ Renovated in 2025



Property Overview

±45,000 - 215,000 SF Available for Lease

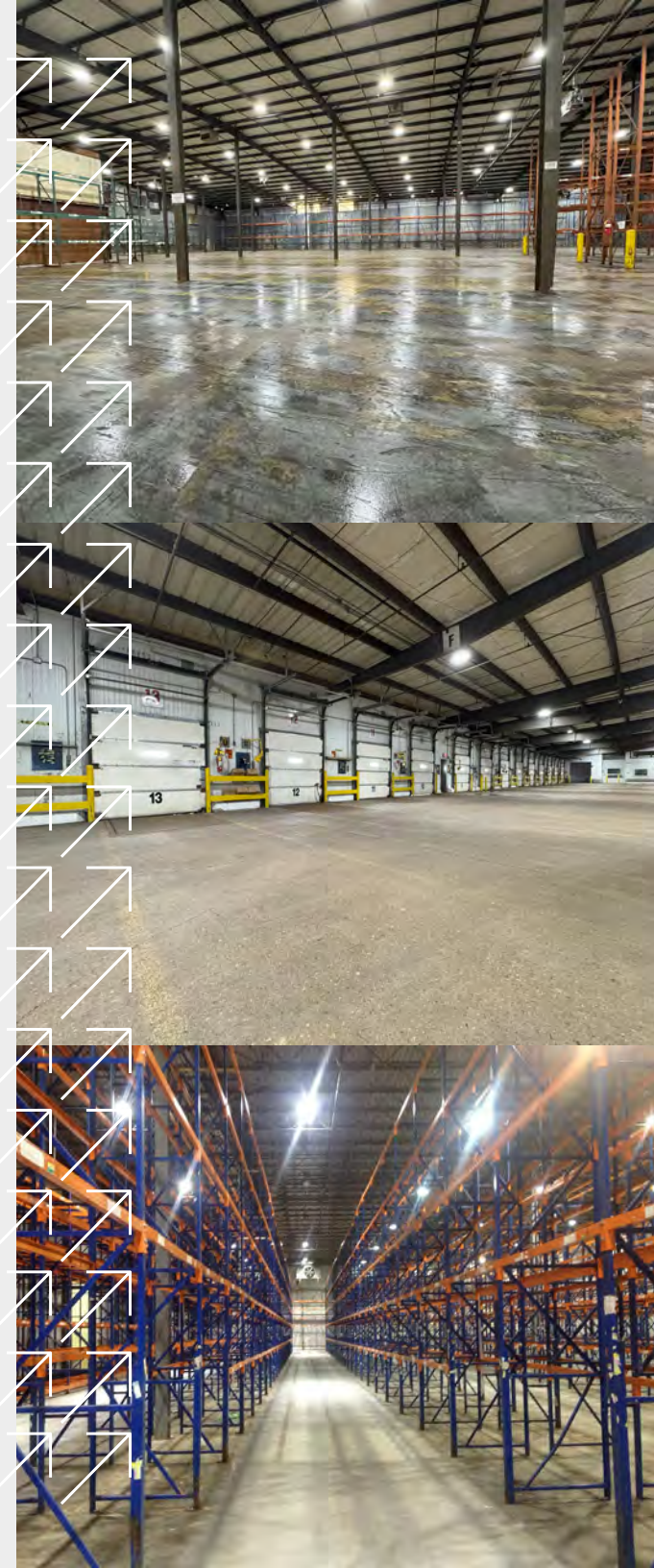
- Ample Industrial outside storage available for trailer parking or laydown yard
- Adjacent to the Kansas City Southern Transload
- 4-Bay Industrial truck shop with wash bay on-site
- Full renovation underway with new LED lights throughout, roof replacement and repair and new exterior paint



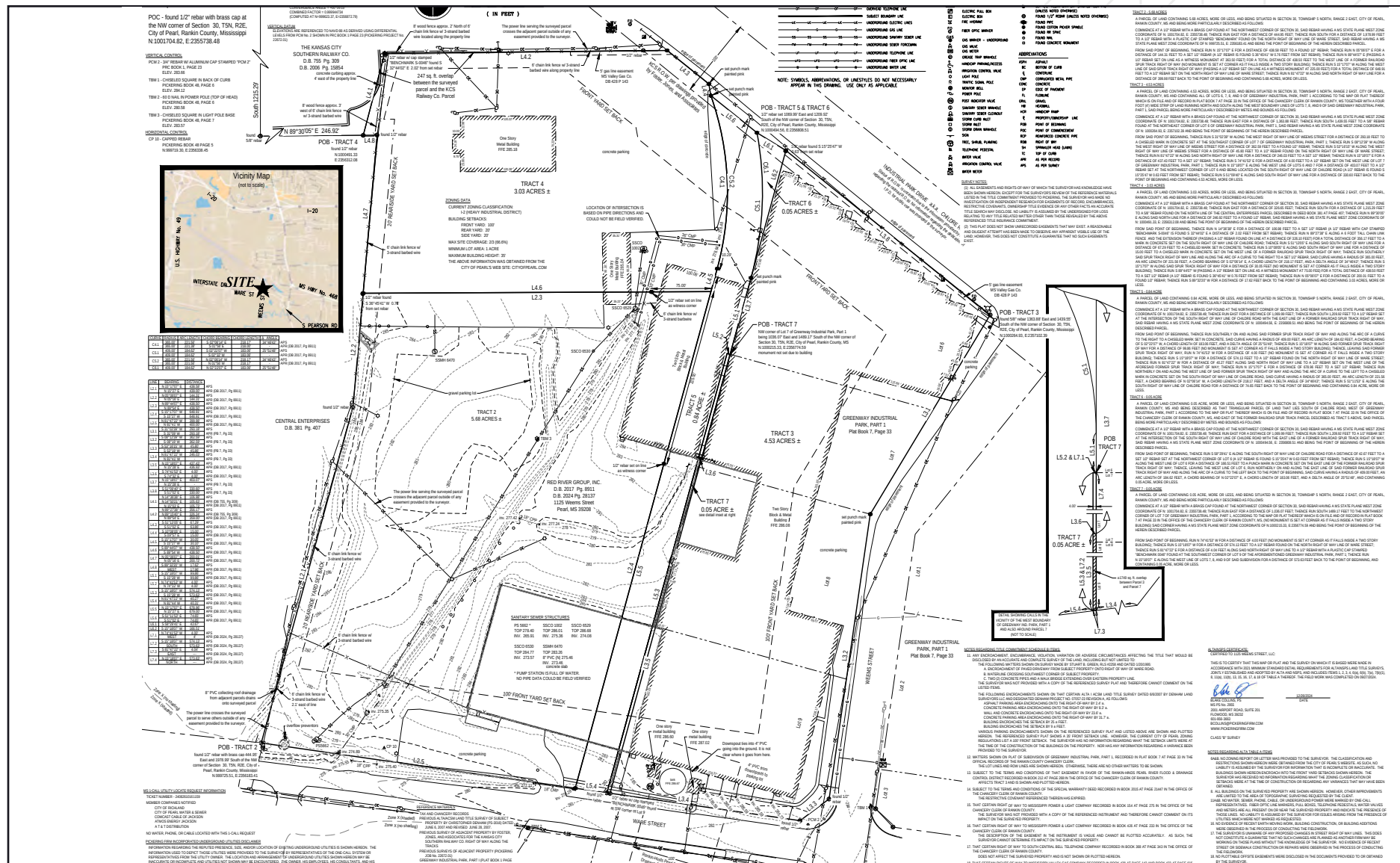
***Close proximity
to Interstate 20,
Highway 49, and
Interstate 55***

Building Specifications

Type	Details
Lease Rate	\$6.00 - \$6.50 SF / NNN
Total Building SF	±215,000 SF
For Lease	±45,000 - 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)

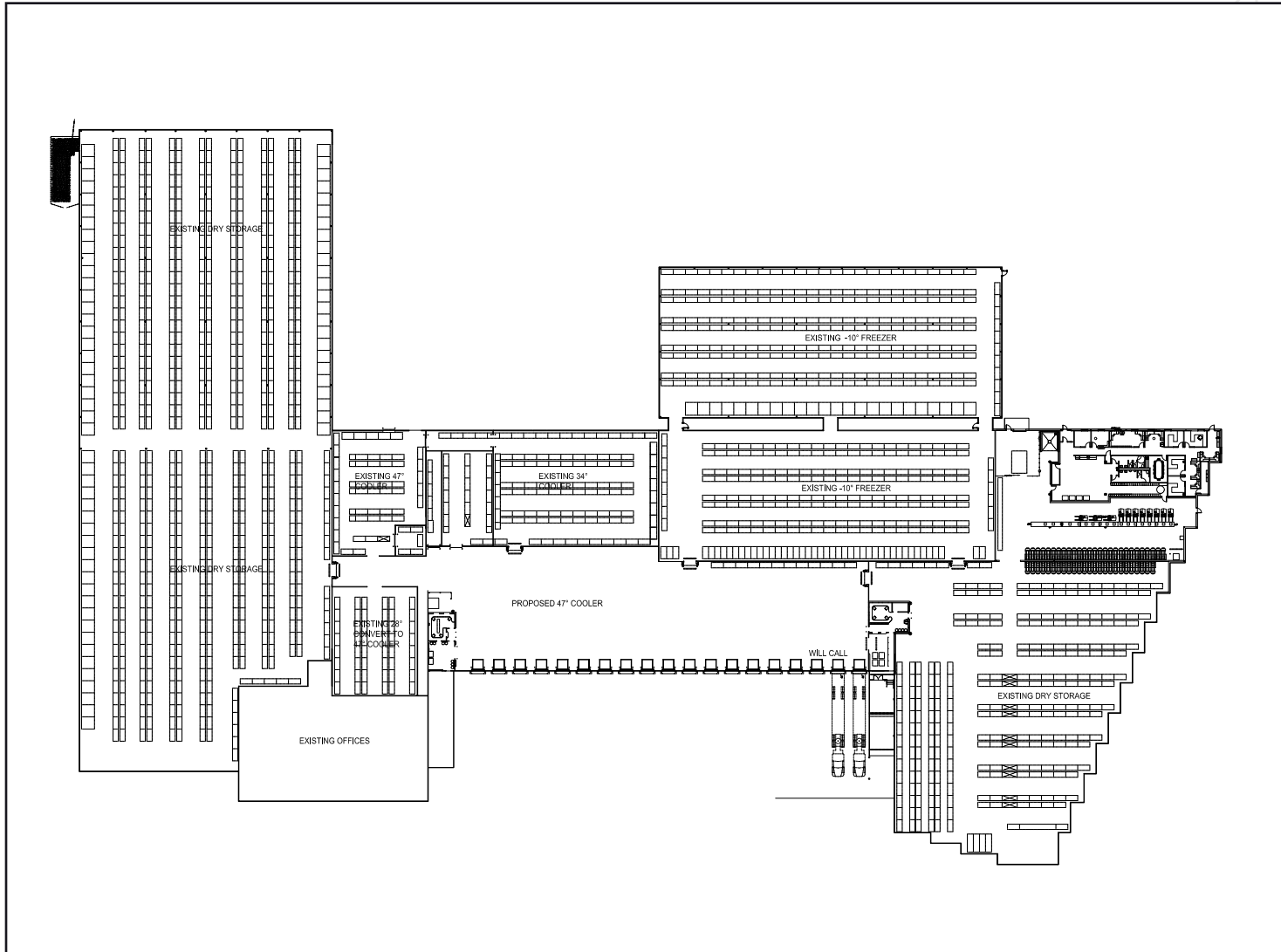


45,000 - 215,000 SF



Floor Plan

45,000 - 215,000 SF



SQUARE FEET

**45,000 -
215,000**

ACRES

±14.5

OFFICE SPACE

±20,000 SF

FREEZER SPACE

±40,000 SF

REFRIGERATION

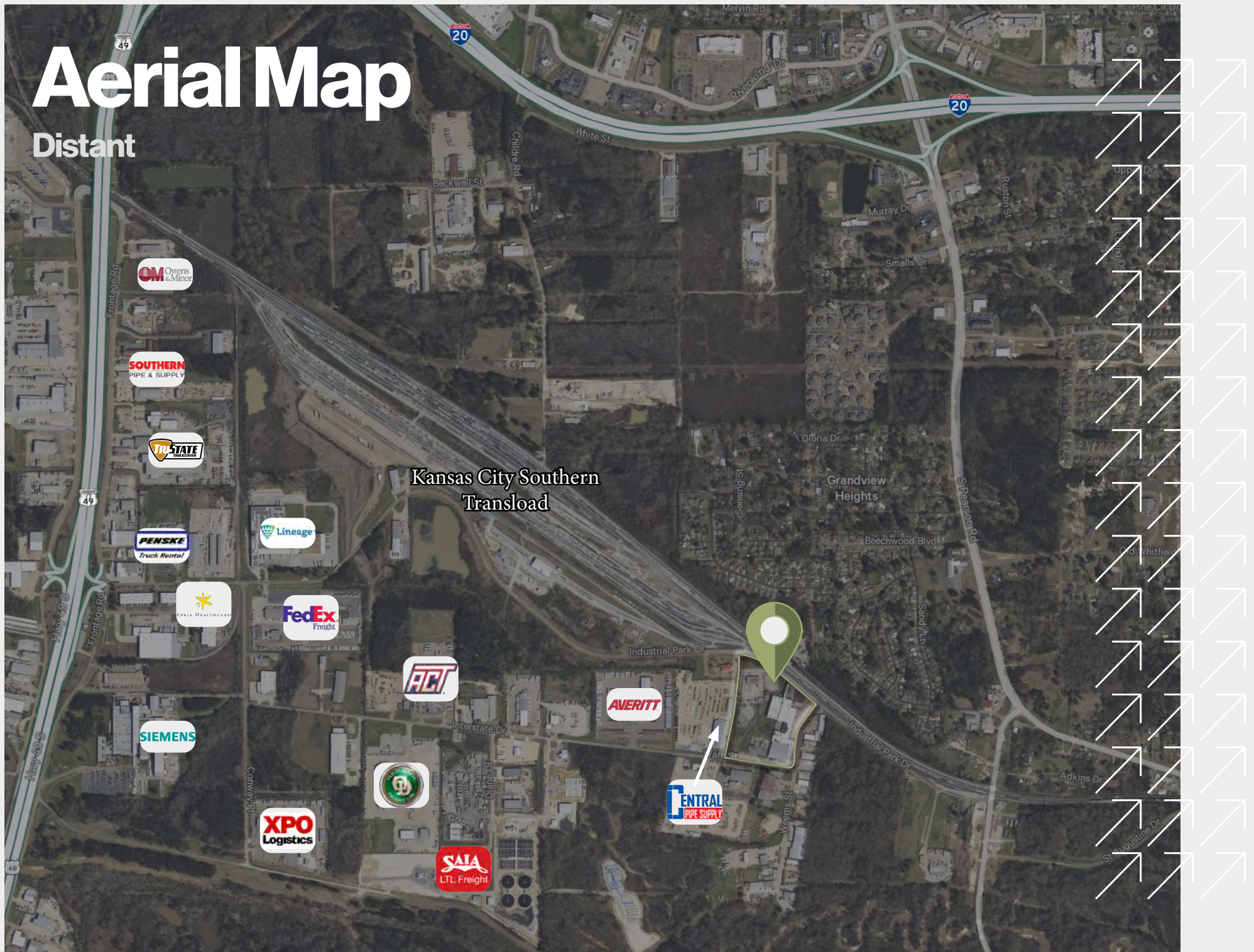
±10,000 SF

Aerial Map

Close



Distant





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PEARL / MS 39208



For Lease

215,000 SF Industrial Space

Grant Ridgway, SIOR
First Vice President
+1 601 899 2801
grant.ridgway@cbre.com

Richard Ridgway
Senior Vice President
+1 601 420 8080
richard.ridgway@cbre.com

CBRE

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