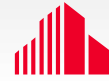


LOGISTICS CENTER ATI-22

100 Nemec Way | Byhalia, MS 38611

 **CUSHMAN &
WAKEFIELD**

 **COMMERCIAL
ADVISORS**

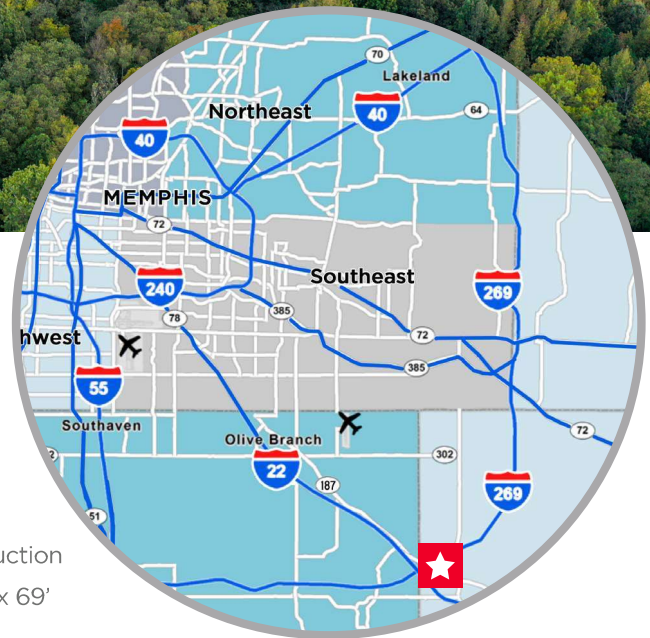


PRIME LOGISTICS SPACE

+/-339,506 SF Available

Property Highlights

- 935,000 SF total building
- 339,506 SF available
- 2,000 SF office space
- Clear height: 34'6" at eave; 40'6" at peak
- 40 (9' x 10') dock high doors (with seals, lights & EODs) in crossdock configuration
- 2 (14' x 20') ramped drive-in doors
- ESFR sprinkler
- T-5 lighting
- Concrete tilt-up construction
- Column spacing: 58'6" x 69'
- 77 auto parking spaces
- 57 trailer parking spaces
- Truck court: 135' total (65' concrete, 70' additional asphalt)



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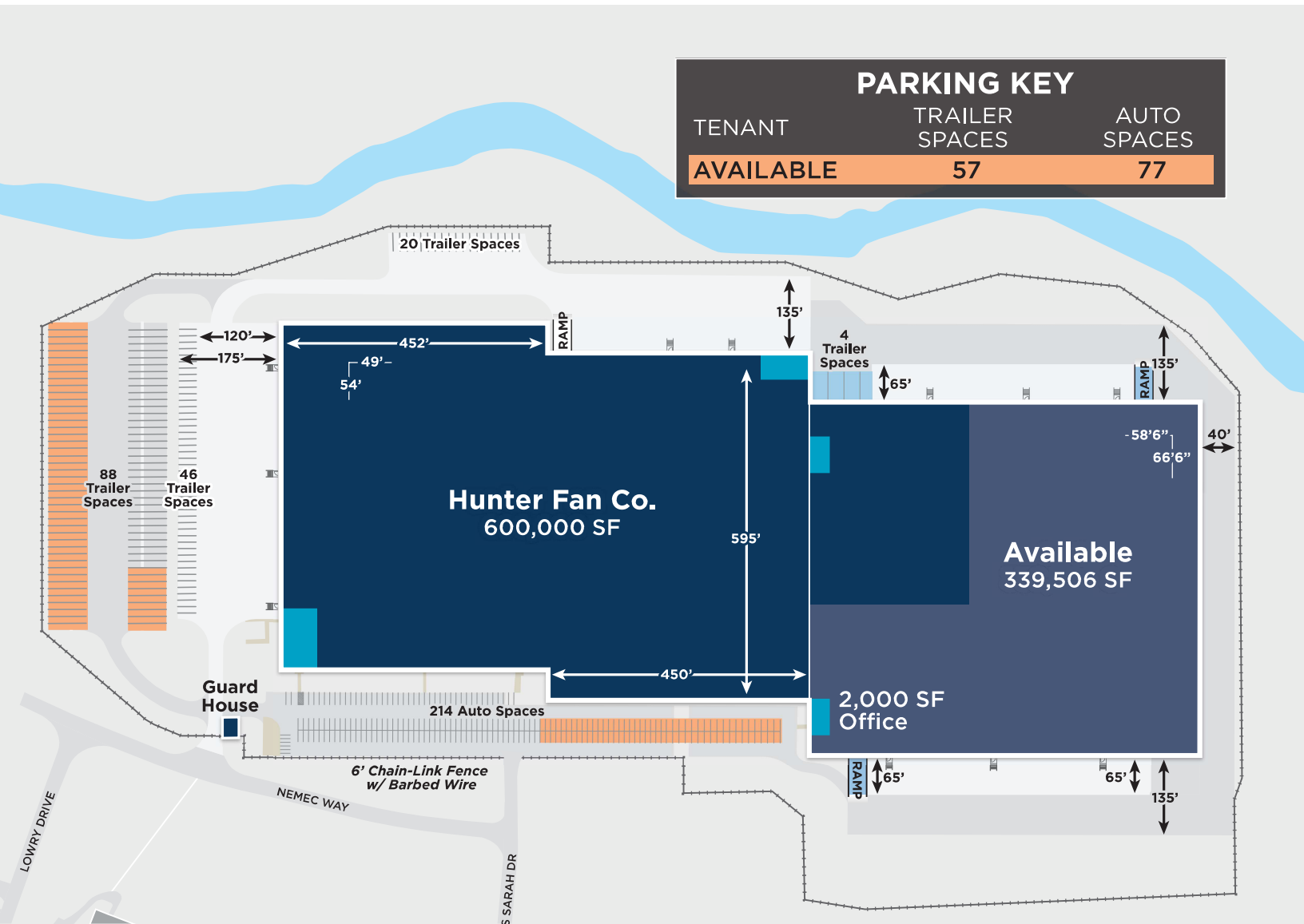
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SITE PLAN



Conveniently located in the ever-growing Marshall County Industrial submarket just off of MS-178, this property offers immediate access to Hwy 78 / Interstate 22. The area is highly attractive to the Memphis and North Mississippi workforce, providing a plentiful labor pool. BSNF, FedEx and UPS hub facilities are also located within close proximity.

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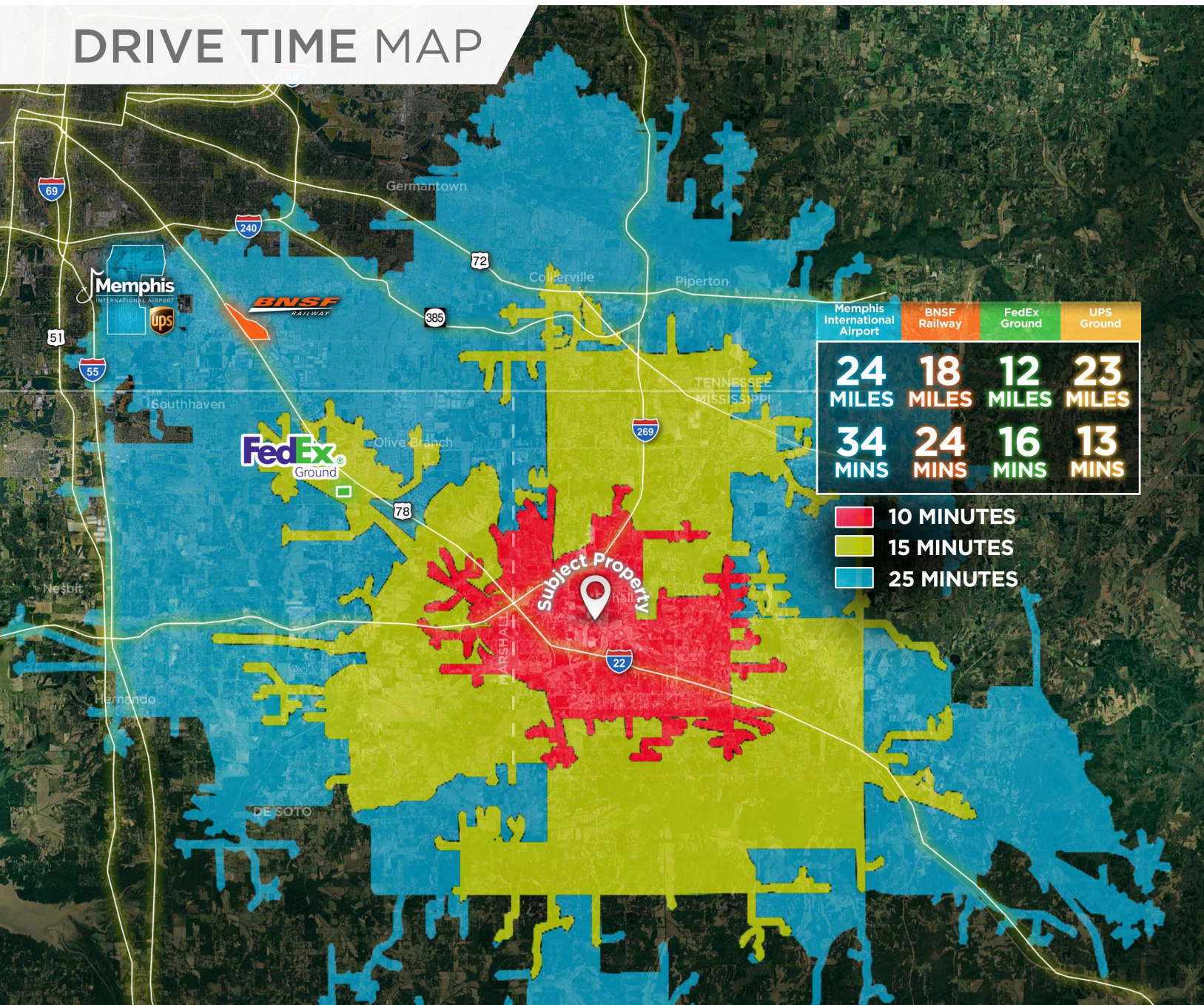
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DRIVE TIME MAP



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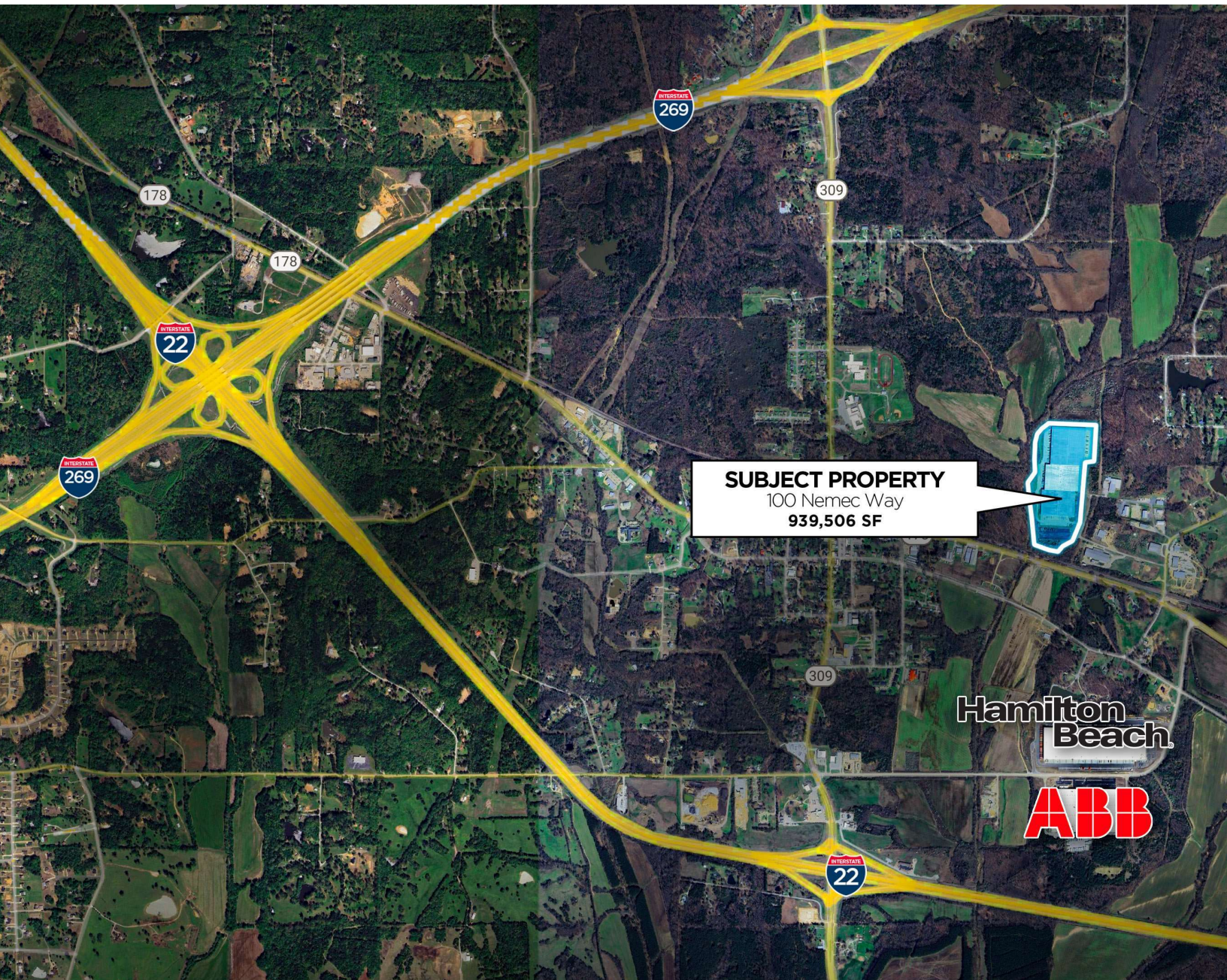
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CORPORATE NEIGHBORS



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