

Industrial | For Sublease

CBRE

190 Norfolk Southern Way Byhalia, MS

Class A Logistics Center Available

±495,000 SF Sublease Through January 2030

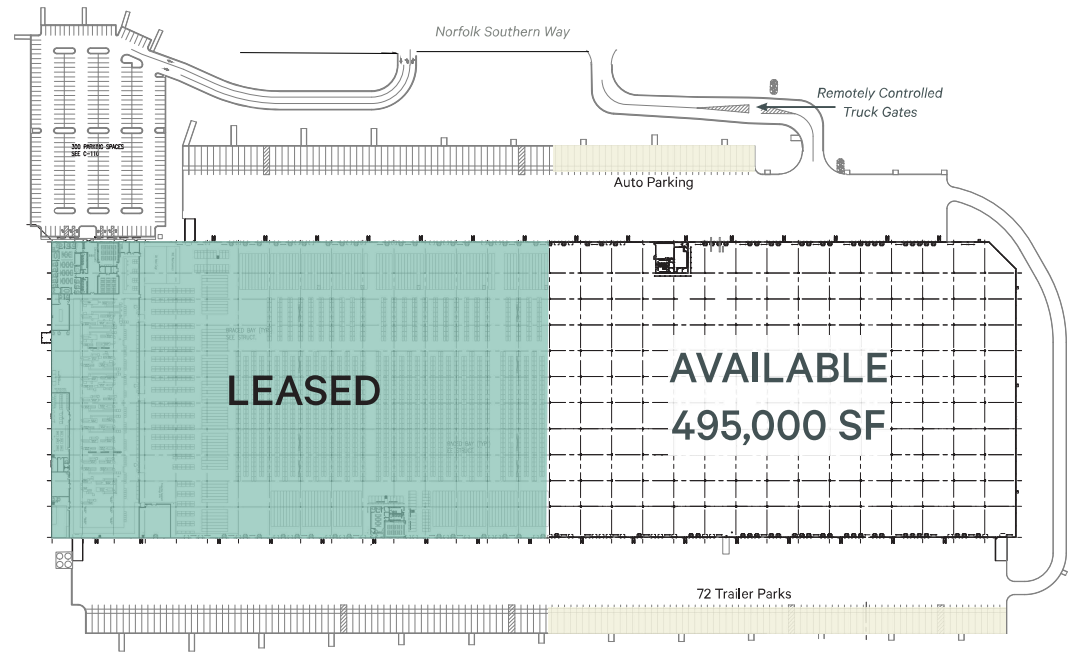


190 Norfolk Southern Way
Byhalia, MS 38611

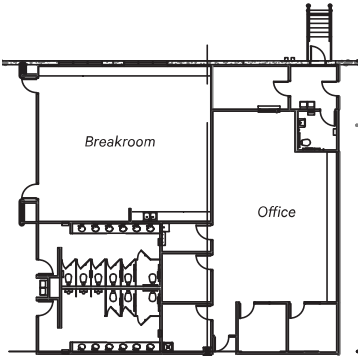
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Property Specifications

ADDRESS	190 Norfolk Southern Way Byhalia, MS 38611
TOTAL BUILDING SF	1,058,669
AVAILABLE SF	±495,000 SF
OFFICE SF	1,000 SF
YEAR BUILT	2019
CONSTRUCTION	TU
CLEAR HEIGHT	40' - 45'
COLUMN SPACING	50' X 60'
CONFIGURATION	Cross-Dock
DOCK DOORS	Seventy (70)
DRIVE-IN DOORS	One (1) Ramped
SPRINKLER	ESFR
TRAILER PARKS	Seventy-Two (72)
AMENITIES	Existing Breakroom, Office, & Bathrooms



SUBLEASE TERMS	
SUBLEASE EXPIRATION	January 31, 2030
LEASE RATE	\$3.55/NNN

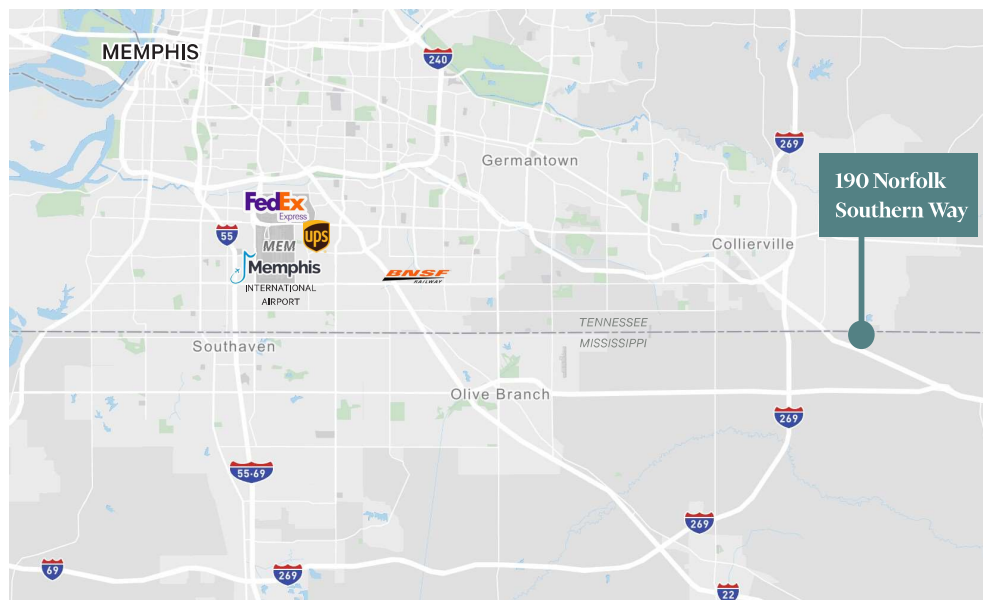


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Class A Logistics Center

Strategic Position Near Intermodal Access

190 Norfolk Southern is positioned within the Gateway Global Logistics Center (“GGLC”), a 2,000 acre industrial park located in Fayette County, TN and Marshall County, MS. Accessible via Highway 72, Highway 302 and Wingo Road, the Park features Class A building specifications and a strong national corporate tenancy including Amazon, Kellogg’s, Cooper Tire, Volvo, and McCormick. The adjacent Norfolk Southern Rossville Intermodal terminal, a \$105M facility completed in July 2012, feeds directly into GGLC.



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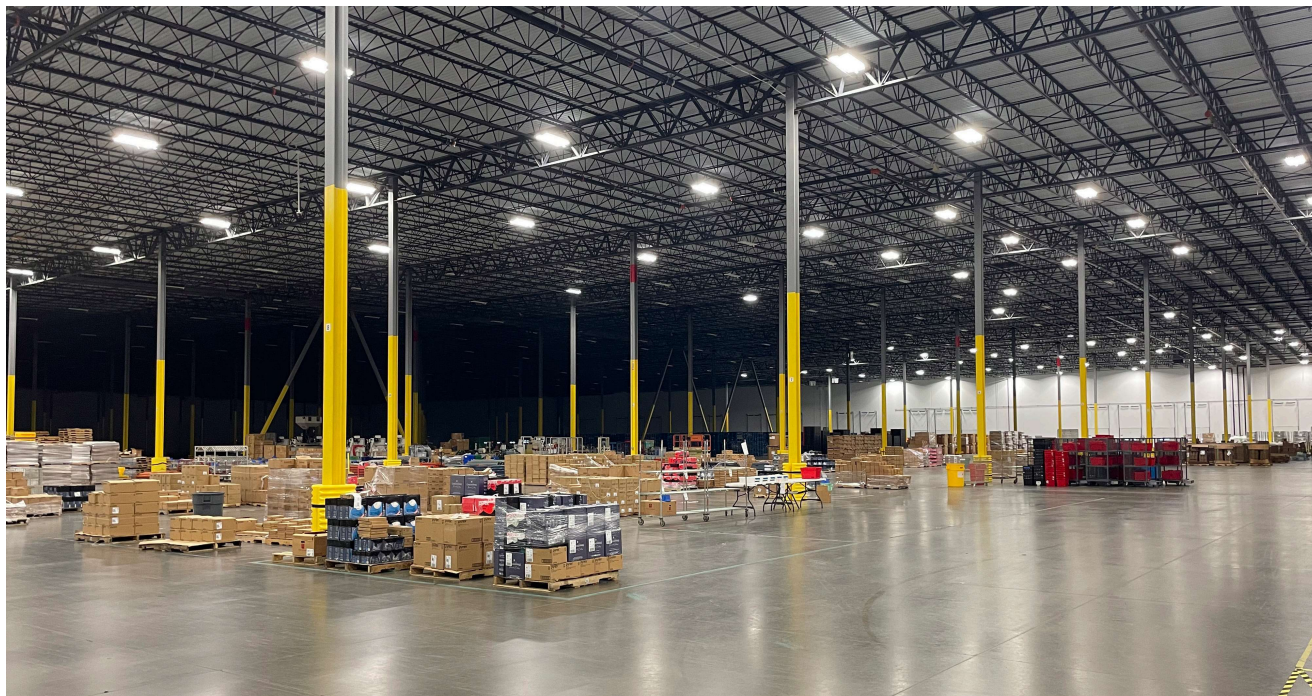
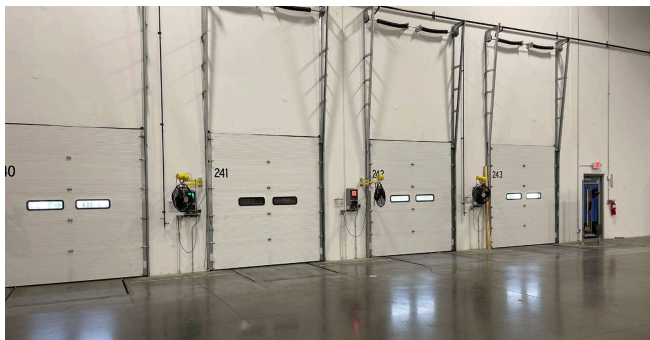


Regional Transportation

- + ±0.2 miles to US-72
 - + ±3.3 miles to I-269 and 18 miles to I-40
 - + ±2.2 miles to the Norfolk Southern Rossville Intermodal Yard
 - + Located ±28.4 miles from Memphis International Airport and FedEx Air Hub
 - + Major automotive and e-Commerce Corridor
- + Close proximity to Distribution Hubs:
 - FedEx SmartPost – Olive Branch, MS
 - UPS Facilities – Memphis, TN
 - FedEx Ground – Olive Branch, MS
 - FedEx Air Hub – Memphis International Airport

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Contact Us

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