

# INDUSTRIAL BUILDING FOR LEASE

## 261 QUALITY DR

BYHALIA, MS 38611



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

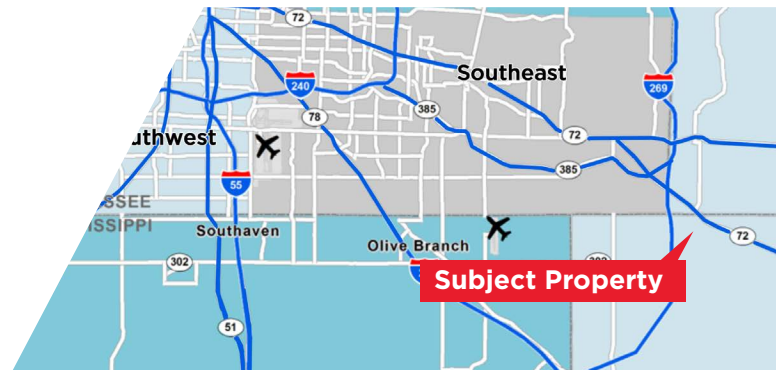
MARSHALL COUNTY



## 11,300+/- SF AVAILABLE

### PROPERTY HIGHLIGHTS

- 261 Quality Drive, Marshall County, MS
- 11,300± SF Building with 1,250 SF office
- 2.4 Acres
- Built in 2008
- 2 Powered Drive-In Doors (12'x12')
- 12'10" - 14'10" clear height
- Bathrooms in the office and bathroom in the warehouse
- Located outside of Collierville and right off of Hwy 72 and i269, this is a great location for Car Storage, Contractors HQ, small storage and distribution, etc.
- Space can be demised down to 1,250 SF bays. 25' x 50'



**Caleb Park, SIOR**  
Associate Vice President  
(901) 362-3454  
cpark@commadv.com

5101 Wheelis Drive, Suite 300  
Memphis, TN 38117  
Main: 901 366 6070  
[www.commadv.com](http://www.commadv.com)

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2023. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

INDUSTRIAL BUILDING FOR LEASE

**261 QUALITY DR**

BYHALIA, MS 38611



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

MARSHALL COUNTY

## THE PROPERTY



*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 08/06/24. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

INDUSTRIAL BUILDING FOR LEASE

**261 QUALITY DR**

BYHALIA, MS 38611



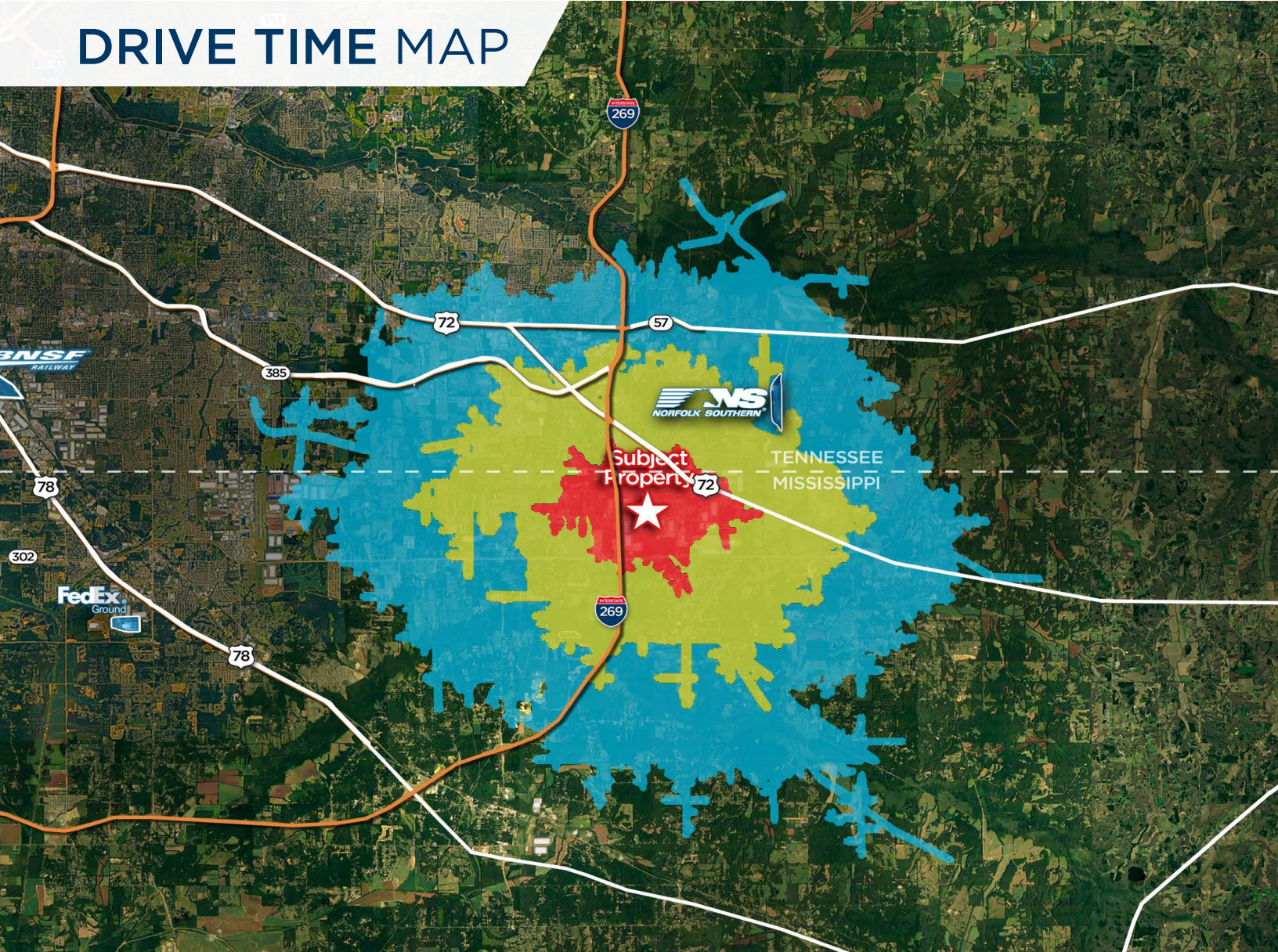
CUSHMAN & WAKEFIELD



COMMERCIAL ADVISORS

MARSHALL COUNTY

DRIVE TIME MAP



- 5 MINS
- 10 MINS
- 15 MINS

				FedEx ups			Ford's \$5.6 Billion Blue Oval City
<b>12</b> MINS	<b>6</b> MINS	<b>27</b> MINS	<b>33</b> MINS	<b>30</b> MINS	<b>36</b> MINS	<b>22</b> MINS	<b>40</b> MINS
<b>6</b> MILES	<b>3</b> MILES	<b>25</b> MILES	<b>32</b> MILES	<b>29</b> MILES	<b>21</b> MILES	<b>15</b> MILES	<b>41</b> MILES

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 08/06/24. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

# INDUSTRIAL BUILDING FOR LEASE

# 261 QUALITY DR

BYHALIA, MS 38611



CUSHMAN & WAKEFIELD



COMMERCIAL ADVISORS

MARSHALL COUNTY

## PRIME LOCATION

### NATIONAL DRIVE TIME

1-DAY DRIVE

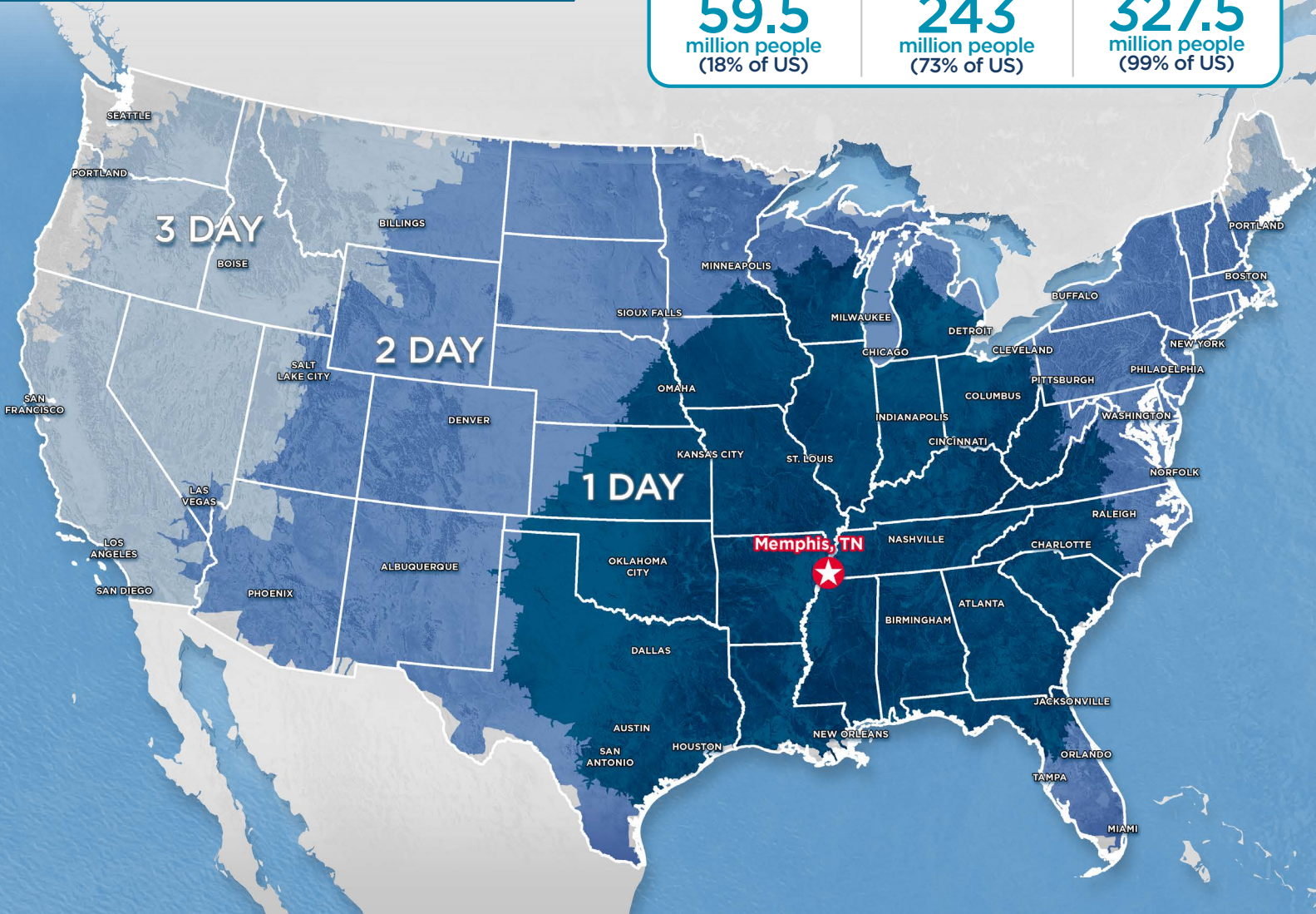
**59.5**  
million people  
(18% of US)

2-DAY DRIVE

**243**  
million people  
(73% of US)

3-DAY DRIVE

**327.5**  
million people  
(99% of US)



## MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER



**1st**

Largest Cargo Airport in the US



**3rd**

Busiest Trucking Corridor



**5**

Class 1 Railroads



**5th**

Largest Inland Port in the US

### Caleb Park, SIOR

Associate Vice President  
(901) 362-3454  
cpark@commadv.com

5101 Wheelis Drive, Suite 300  
Memphis, TN 38117  
Main: 901 366 6070  
[www.commadv.com](http://www.commadv.com)

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2023. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.