

# TT LOGISTICS CENTER ATI-22

**CUSHMAN & WAKEFIELD**

**COMMERCIAL ADVISORS**

100 Nemec Way | Byhalia, MS 38611

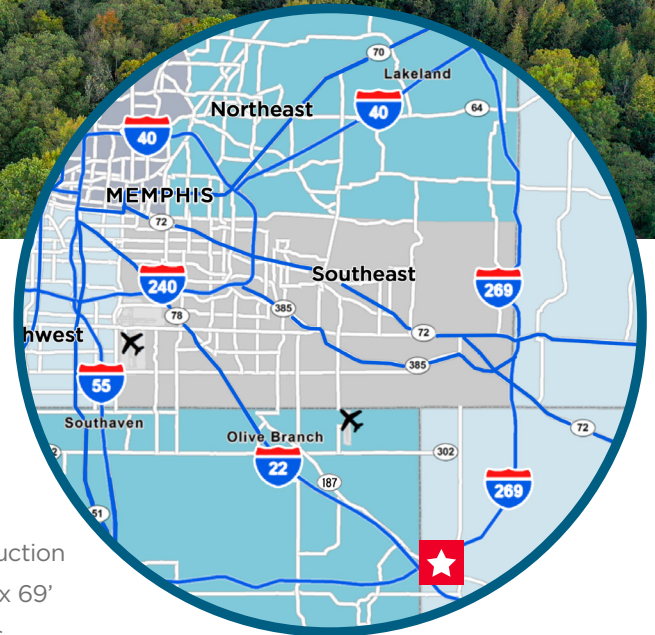


## PRIME LOGISTICS SPACE

+/-403,459 SF Available

### Property Highlights

- +/-940,478 SF total building
- +/-403,459 SF available
- +/-2,657 SF office space
- Clear height: 34'6" at eave; 40'6" at peak
- 48 (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'
- 90 auto parking spaces
- 61 trailer parking spaces
- Truck court: 135' total (65' concrete, 70' additional asphalt)



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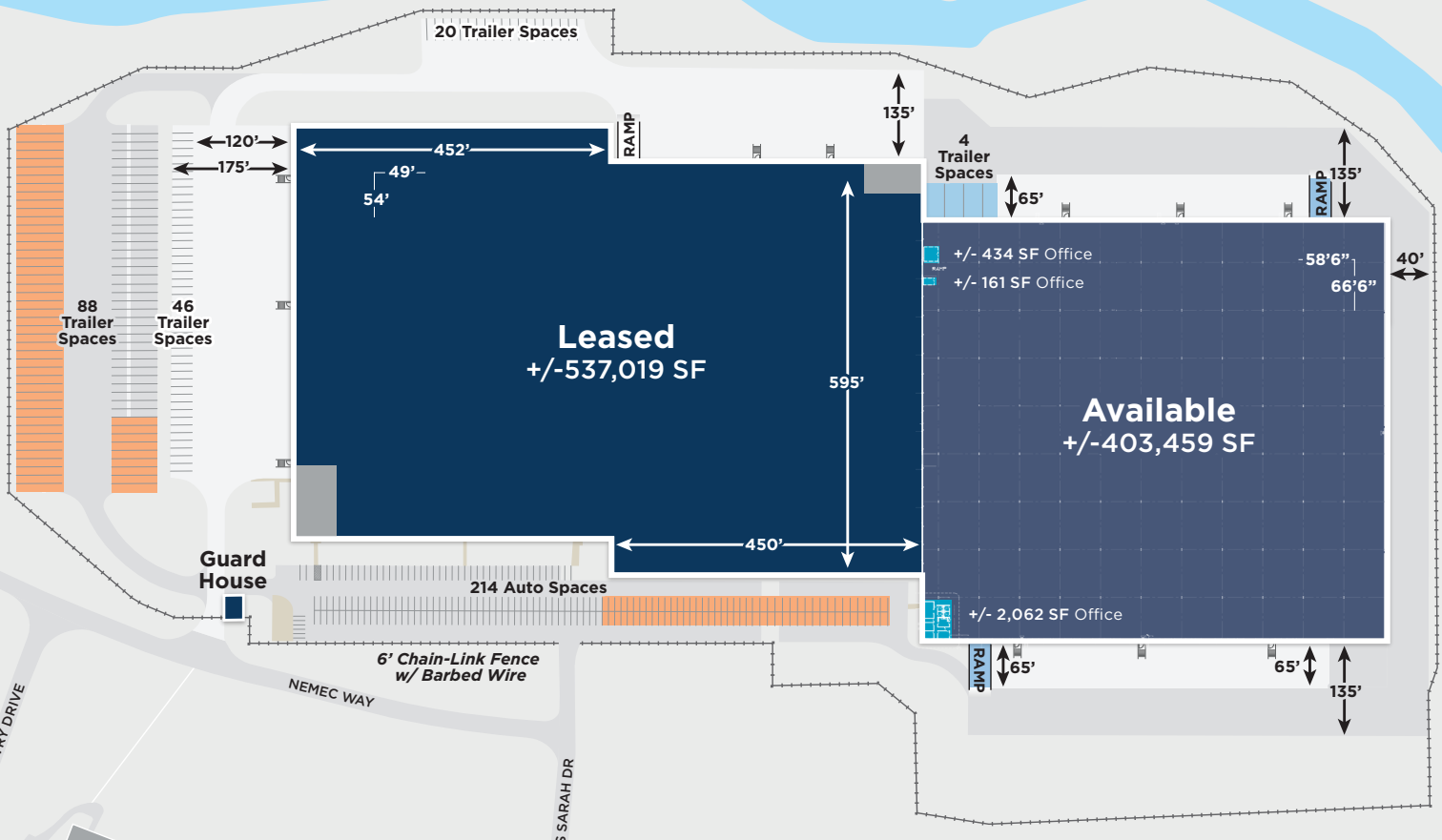
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# SITE PLAN

PARKING KEY		
TENANT	TRAILER SPACES	AUTO SPACES
AVAILABLE	61	90



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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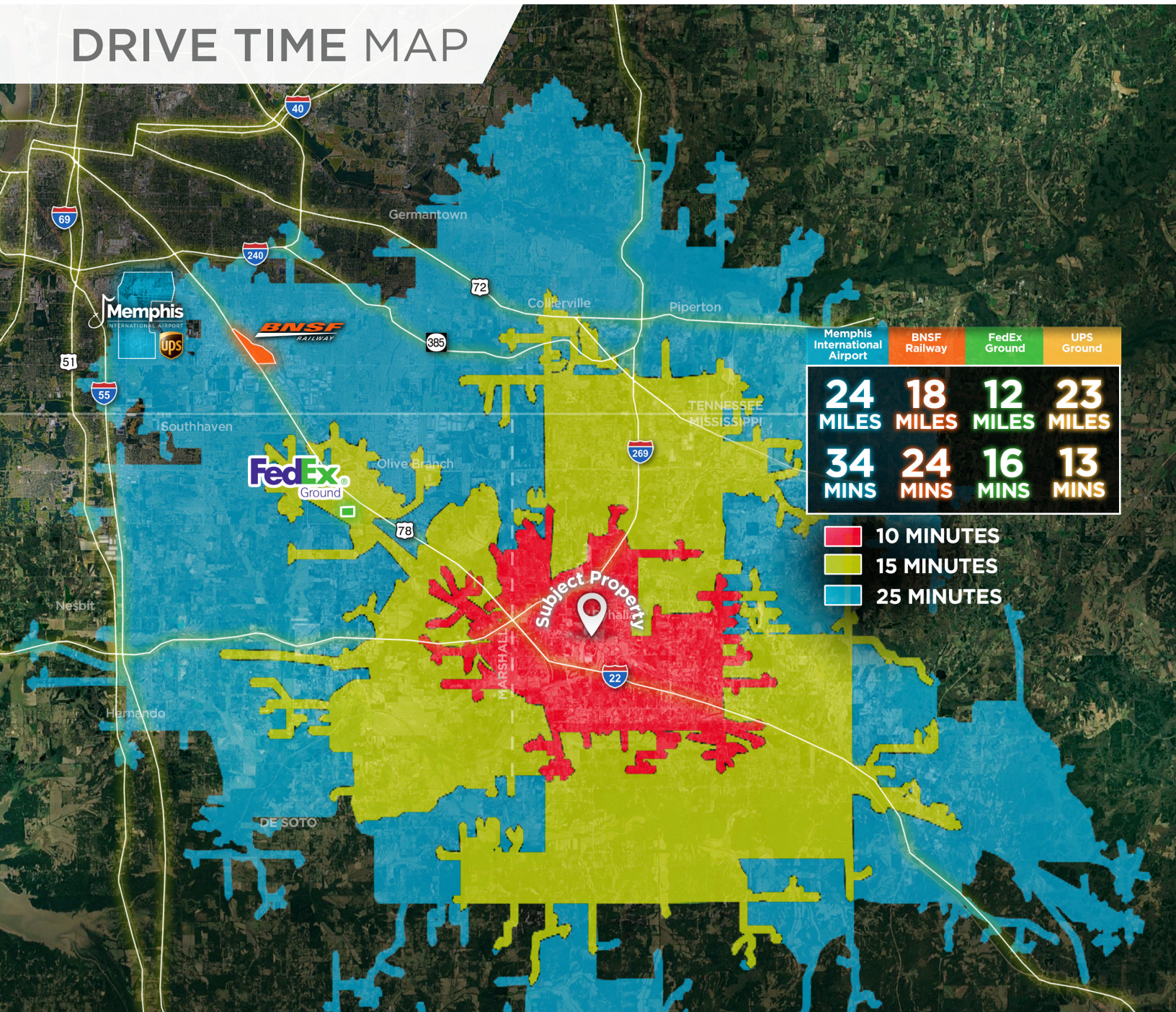
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# DRIVE TIME MAP



Memphis International Airport	BNSF Railway	FedEx Ground	UPS Ground
<b>24</b> MILES	<b>18</b> MILES	<b>12</b> MILES	<b>23</b> MILES
<b>34</b> MINS	<b>24</b> MINS	<b>16</b> MINS	<b>13</b> MINS

- 10 MINUTES
- 15 MINUTES
- 25 MINUTES

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# CORPORATE NEIGHBORS



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