

INDUSTRIAL BUILDING FOR SALE OR LEASE

222 QUALITY DR

BYHALIA, MS 38611



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS

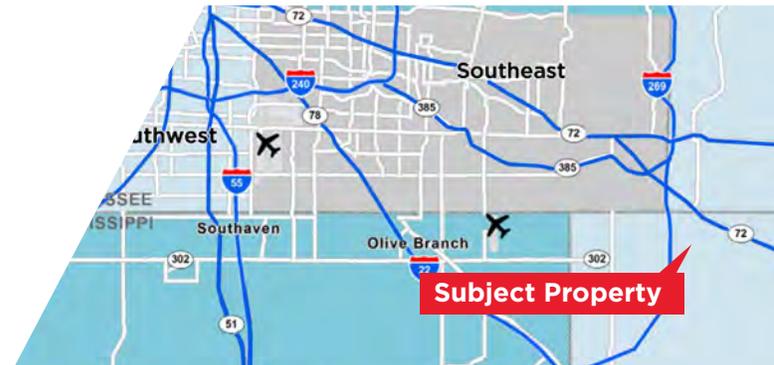
MARSHALL COUNTY



11,089+/- SF AVAILABLE

PROPERTY HIGHLIGHTS

- **Prime Location** – minutes from Germantown, Collierville, and Memphis
- **Immediate Occupancy** – This +/-11,000 sf property is vacant and ready for use
- **Warehouse Area** – approx. 7,000 SF with enclosed storage and warehouse office
- **Office Area** – 7 private offices, 3 conference rooms, and 3 restrooms (one with shower)
- **Functional Warehouse Layout** – 20' clear span ceilings and four roll-up doors
- **Rare Oversized Lot** – partially graveled, ideal for equipment laydown or outdoor storage
- **Heavy Power** – 400 amps, 3-phase service currently in place (additional power available)
- **Impressive Finishes** – modern, well-appointed two-story office and interior warehouse upgrades
- **Bright & Efficient** – energy-saving LED lighting throughout



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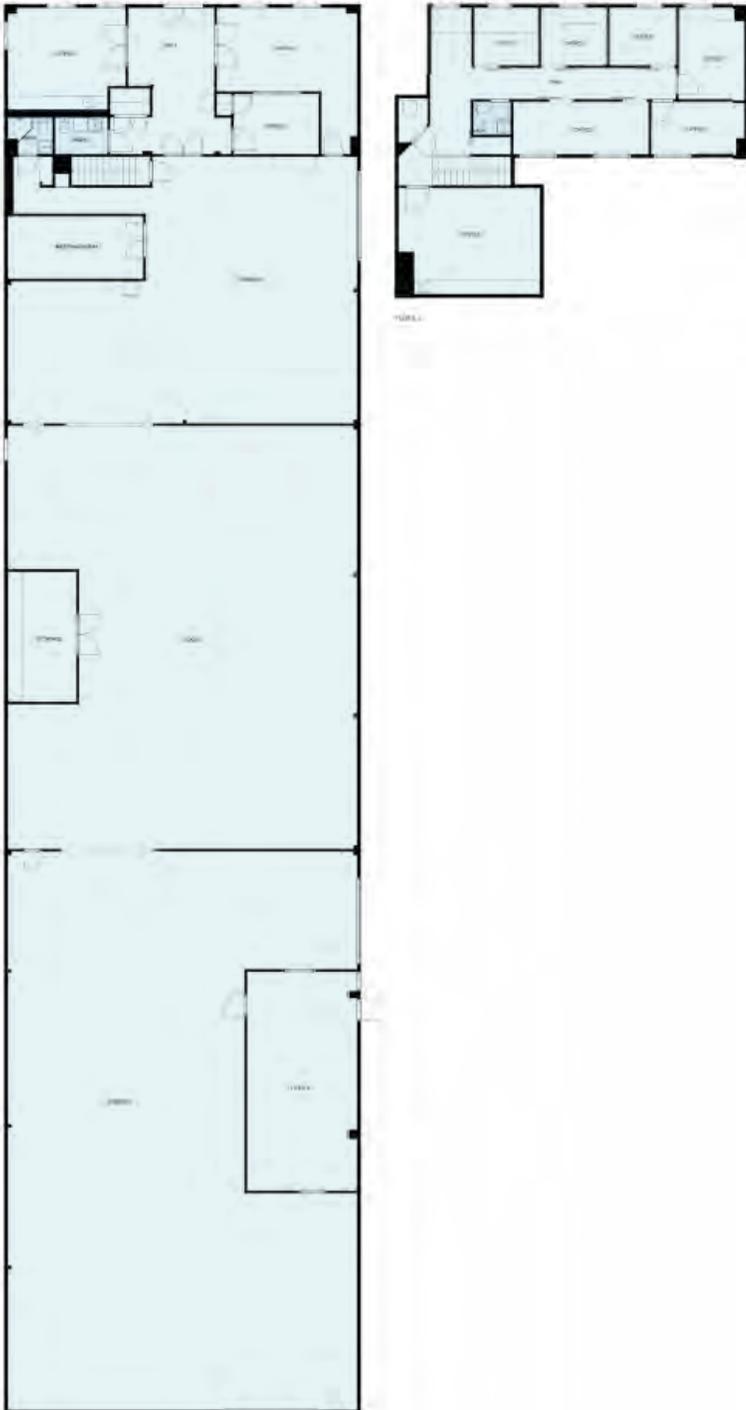
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SITE PLAN



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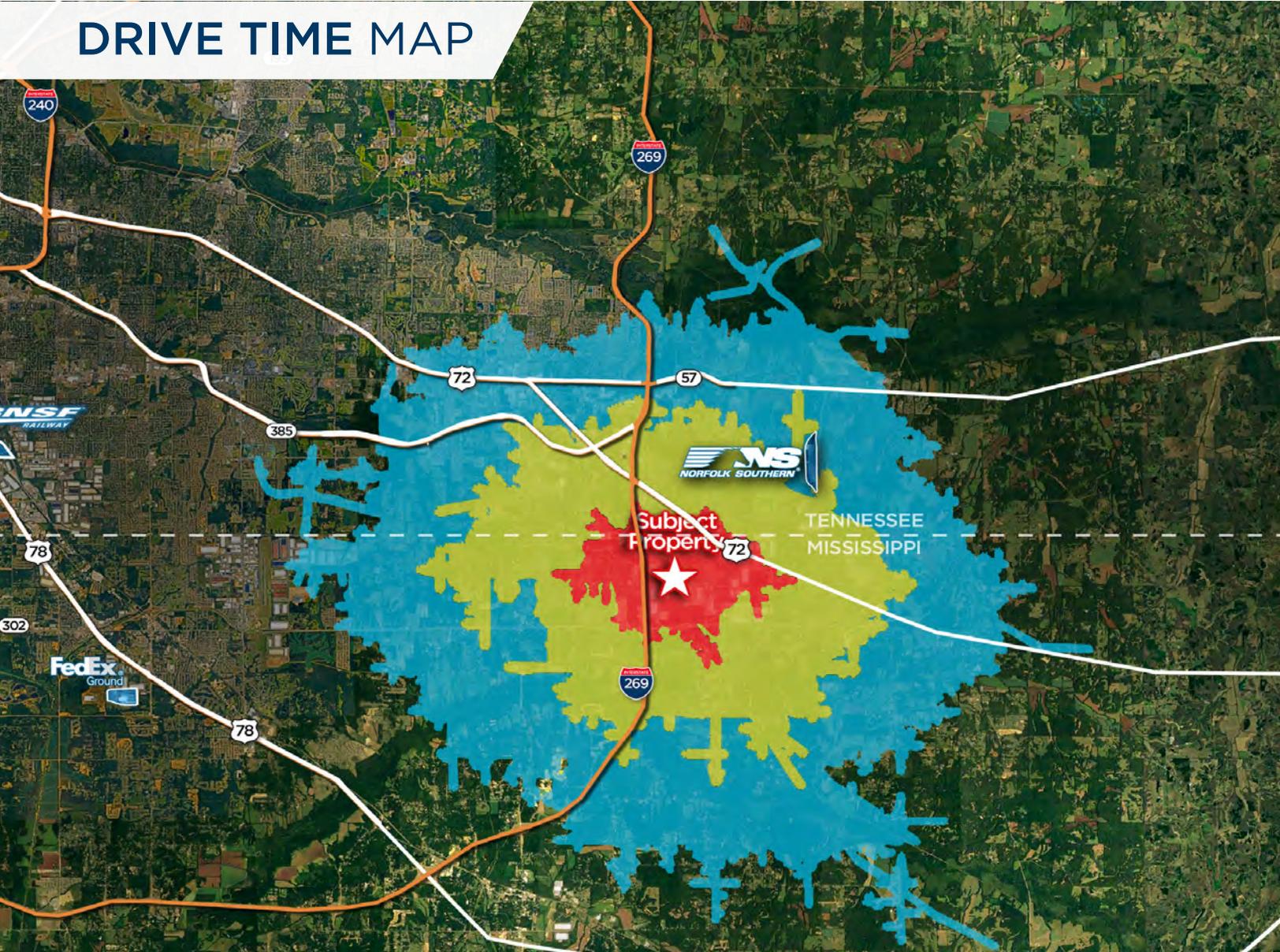
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DRIVE TIME MAP



- 5 MINS
- 10 MINS
- 15 MINS

	12 MINS	6 MINS	27 MINS	33 MINS	30 MINS	36 MINS	22 MINS	40 MINS
	6 MILES	3 MILES	25 MILES	32 MILES	29 MILES	21 MILES	15 MILES	41 MILES

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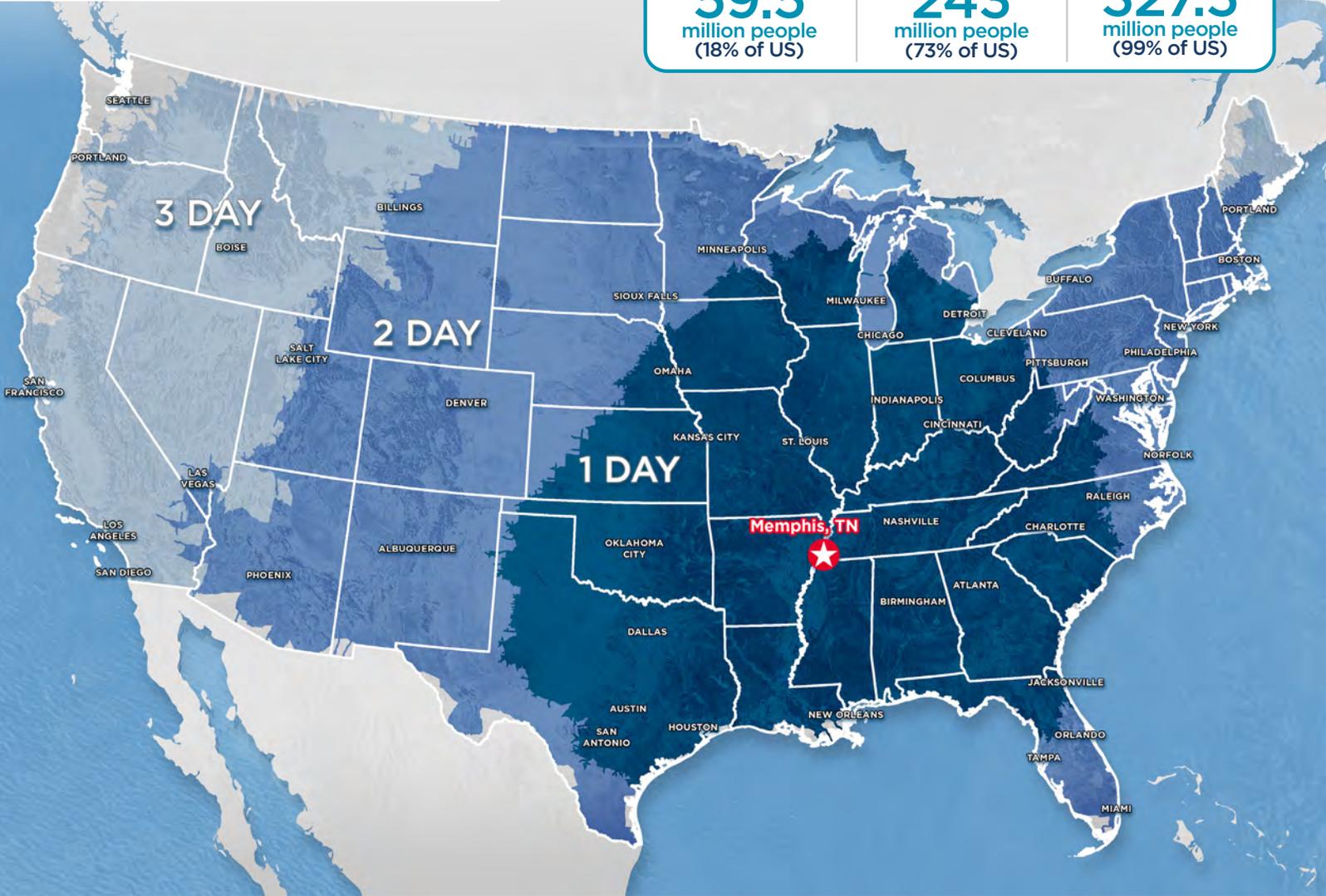
PRIME LOCATION

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)



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