

# TT LOGISTICS CENTER ATI-22

100 Nemec Way | Byhalia, MS 38611

**CUSHMAN & WAKEFIELD**

**COMMERCIAL ADVISORS**

**AVAILABLE  
MAY 2025**

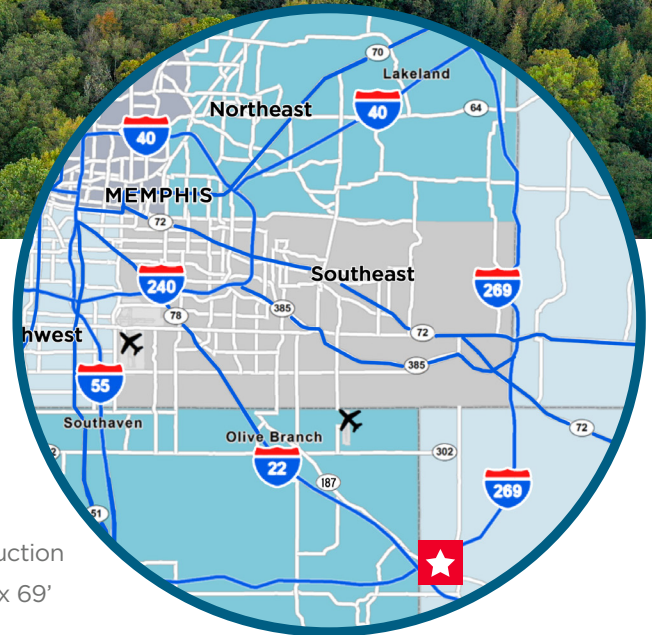


## PRIME LOGISTICS SPACE

+/-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)



**Kemp Conrad, SIOR, Dual Designation**  
Principal  
901 273 2359  
kconrad@commadv.com

**Mark Jenkins, SIOR, CCIM**  
Principal  
901 362 9870  
mjenkins@commadv.com

**Owen Mercer, SIOR, CCIM**  
Vice President  
901 273 2343  
omerger@commadv.com

**Laura Meanwell, CCIM**  
Associate Vice President  
901 246 1230  
lmeanwell@commadv.com

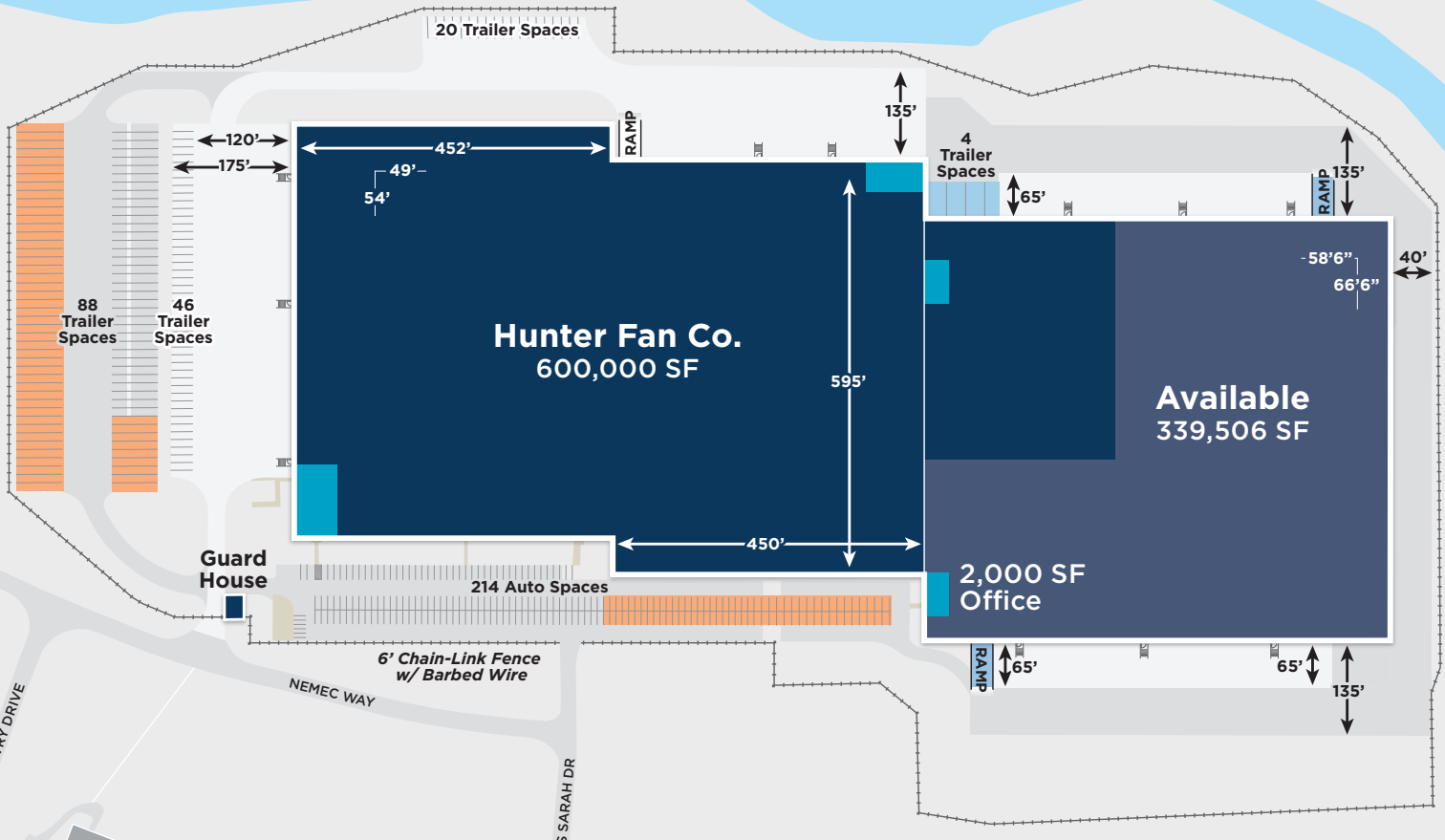
5101 Wheelis Drive, Suite 300  
Memphis, TN 38117  
Main: 901 366 6070  
[www.commadv.com](http://www.commadv.com)

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

Cushman & Wakefield Copyright 01/28/24. 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.

# SITE PLAN

TENANT	TRAILER SPACES	AUTO SPACES
AVAILABLE	57	77



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.

**Kemp Conrad, SIOR, Dual Designation**  
Principal  
901 273 2359  
kconrad@commadv.com

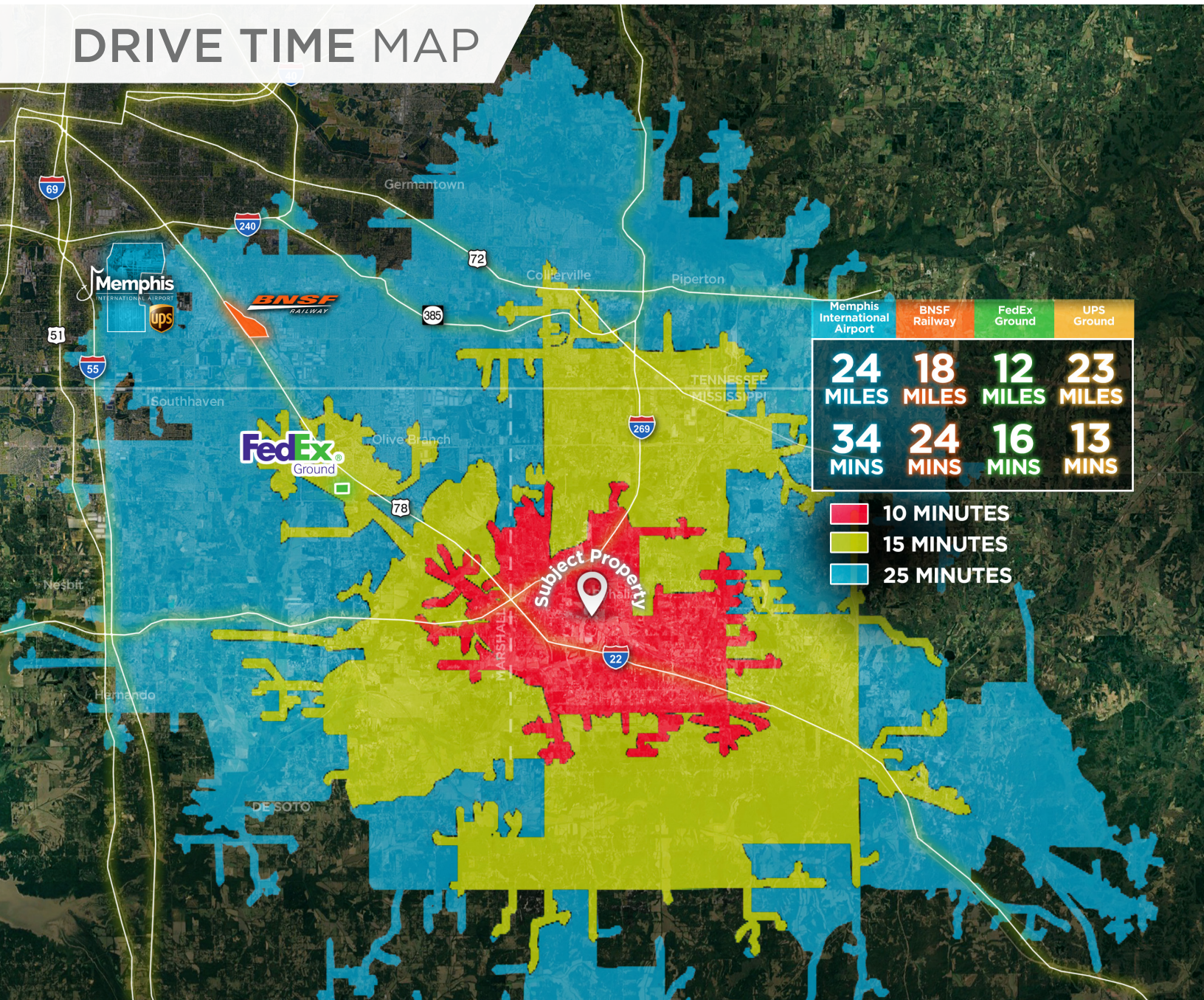
**Mark Jenkins, SIOR, CCIM**  
Principal  
901 362 9870  
mjenkins@commadv.com

**Owen Mercer, SIOR, CCIM**  
Vice President  
901 273 2343  
omerger@commadv.com

**Laura Meanwell, CCIM**  
Associate Vice President  
901 246 1230  
lmeanwell@commadv.com

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

# DRIVE TIME MAP



**Kemp Conrad, SIOR, Dual Designation**  
Principal  
901 273 2359  
kconrad@commadv.com

**Mark Jenkins, SIOR, CCIM**  
Principal  
901 362 9870  
mjenkins@commadv.com

**Owen Mercer, SIOR, CCIM**  
Vice President  
901 273 2343  
omerger@commadv.com

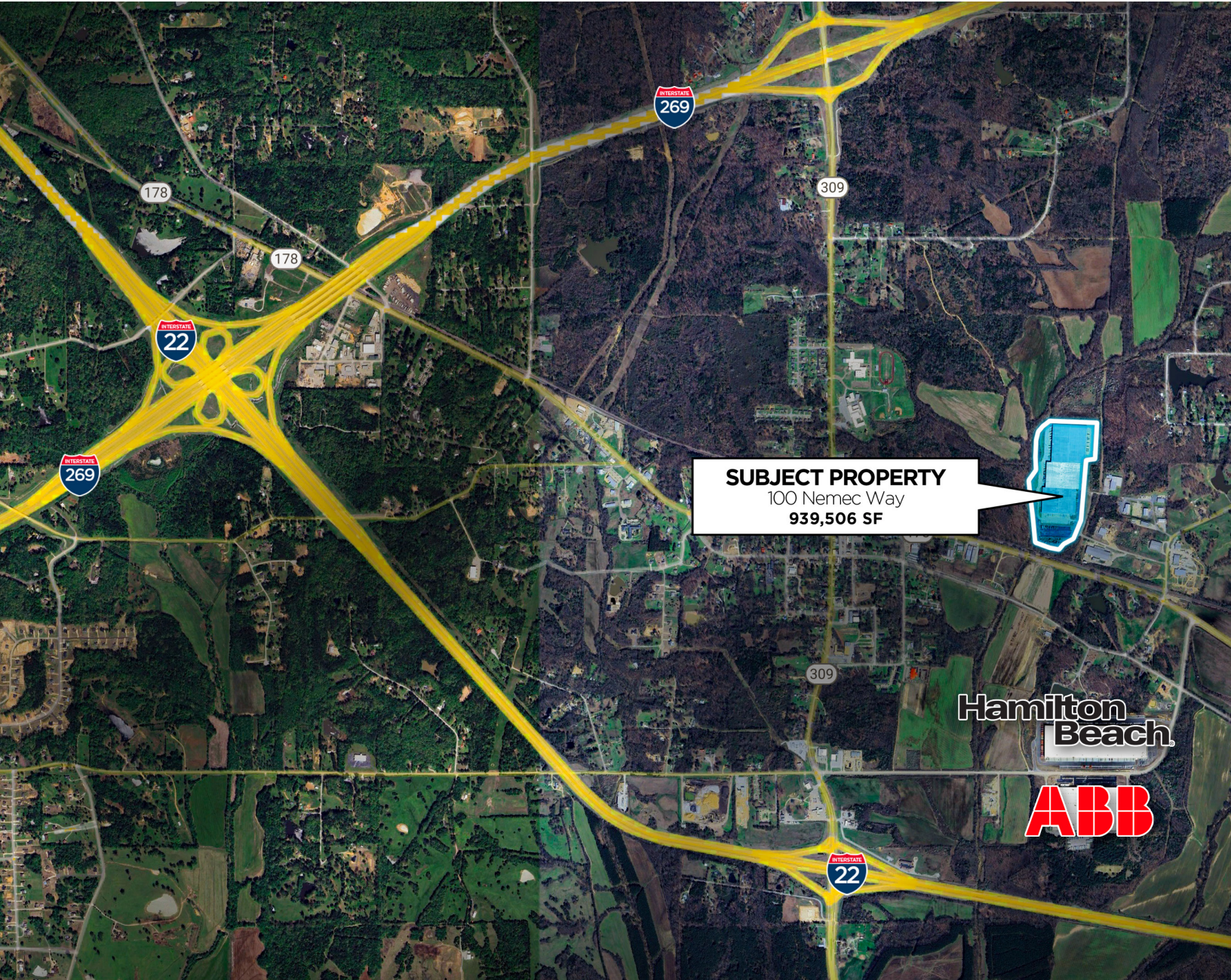
**Laura Meanwell, CCIM**  
Associate Vice President  
901 246 1230  
lmeanwell@commadv.com

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 01/28/24. 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.

# CORPORATE NEIGHBORS



**SUBJECT PROPERTY**  
 100 Nemeç Way  
 939,506 SF

Hamilton  
Beach

**ABB**

**Kemp Conrad, SIOR, Dual Designation**  
 Principal  
 901 273 2359  
 kconrad@commadv.com

**Mark Jenkins, SIOR, CCIM**  
 Principal  
 901 362 9870  
 mjenkins@commadv.com

**Owen Mercer, SIOR, CCIM**  
 Vice President  
 901 273 2343  
 omercer@commadv.com

**Laura Meanwell, CCIM**  
 Associate Vice President  
 901 246 1230  
 lmeanwell@commadv.com

5101 Wheelis Drive, Suite 300  
 Memphis, TN 38117  
 Main: 901 366 6070  
**www.commadv.com**

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

Cushman & Wakefield Copyright 01/28/24. 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.