

TT LOGISTICS CENTER ATI-22

100 Nemec Way | Byhalia, MS 38611

CUSHMAN & WAKEFIELD

COMMERCIAL ADVISORS

403,459 SF
TOTAL AVAILABLE



TOTAL BUILDING
+/-940,478 SF

PRIME LOGISTICS SPACE

Divisible to 179K / 223K SF

Property Highlights

- +/-940,478 SF total building
- +/-403,459 SF available
- Divisible to 179K / 223K SF
- +/-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
- 1,200 amps power
- 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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SITE PLAN **+/- 403,459 SF**

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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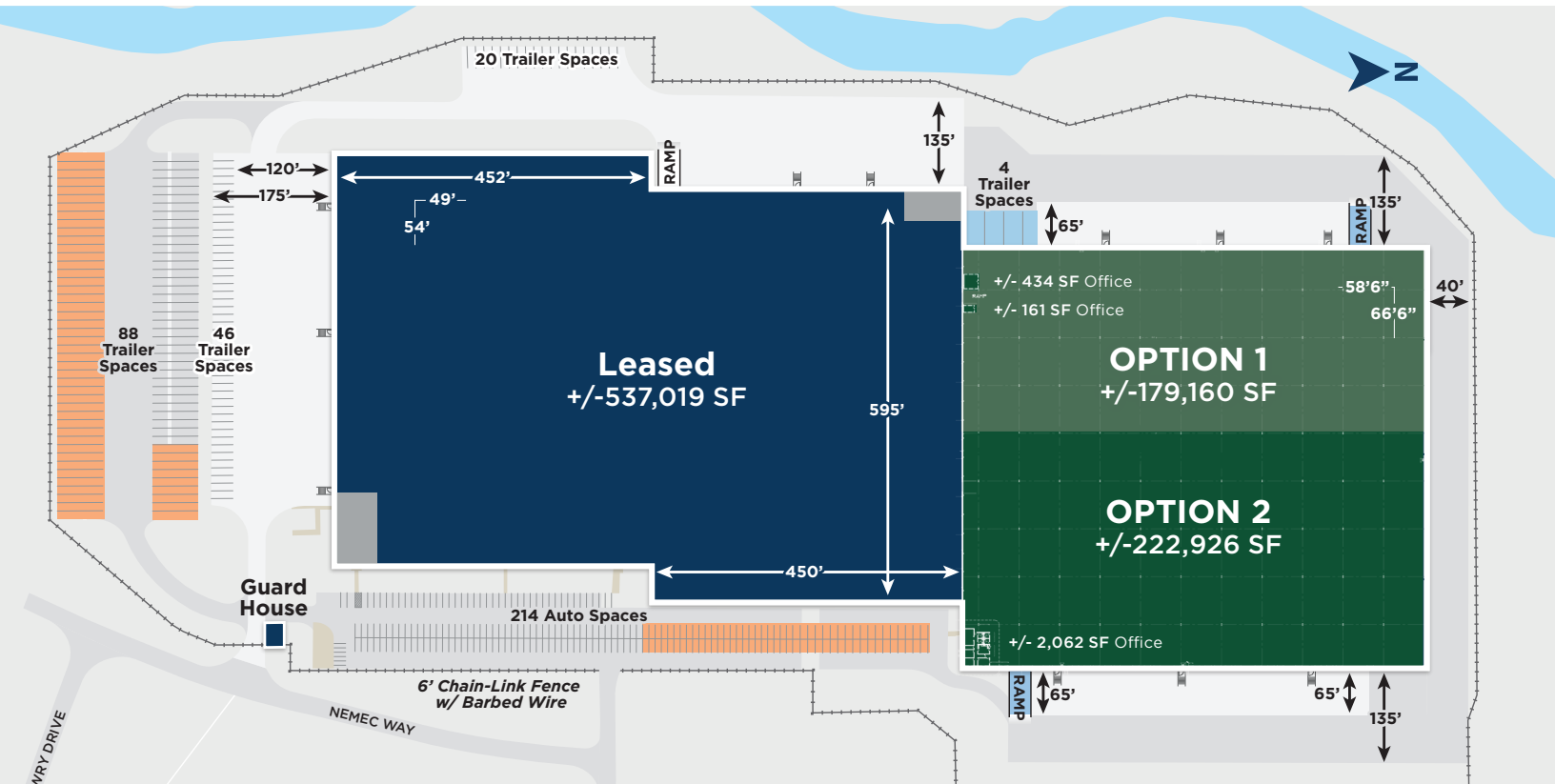
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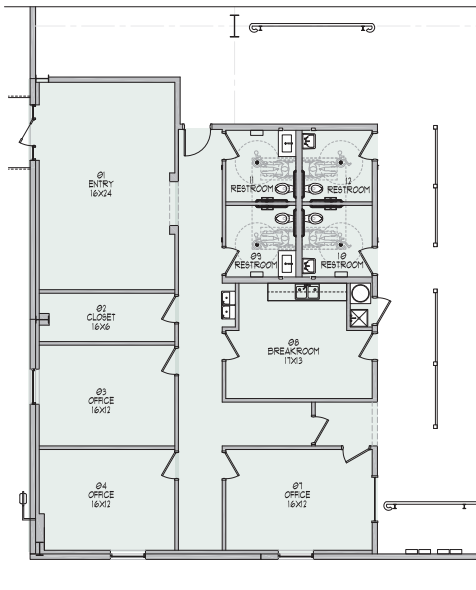
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SITE PLAN DEMISED

179K / 223K SF



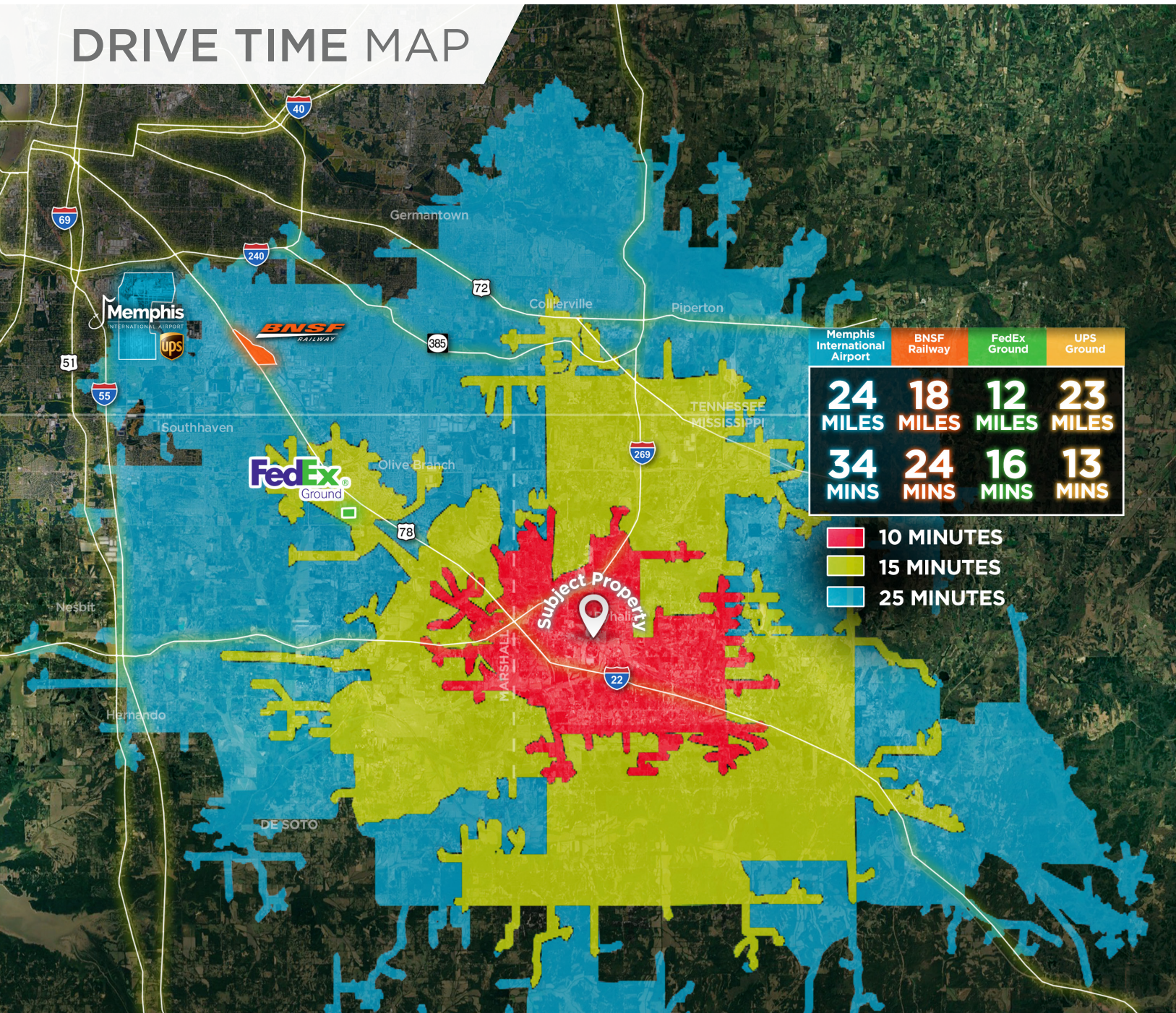
OFFICE FLOOR PLAN SUITE 110 - 2,062 SF



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DRIVE TIME MAP



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CORPORATE NEIGHBORS



SUBJECT PROPERTY
100 Nemec Way
+/-940,478 SF

**Hamilton
Beach**

ABB

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PRIME LOCATION

NATIONAL DRIVE TIME

1-DAY DRIVE

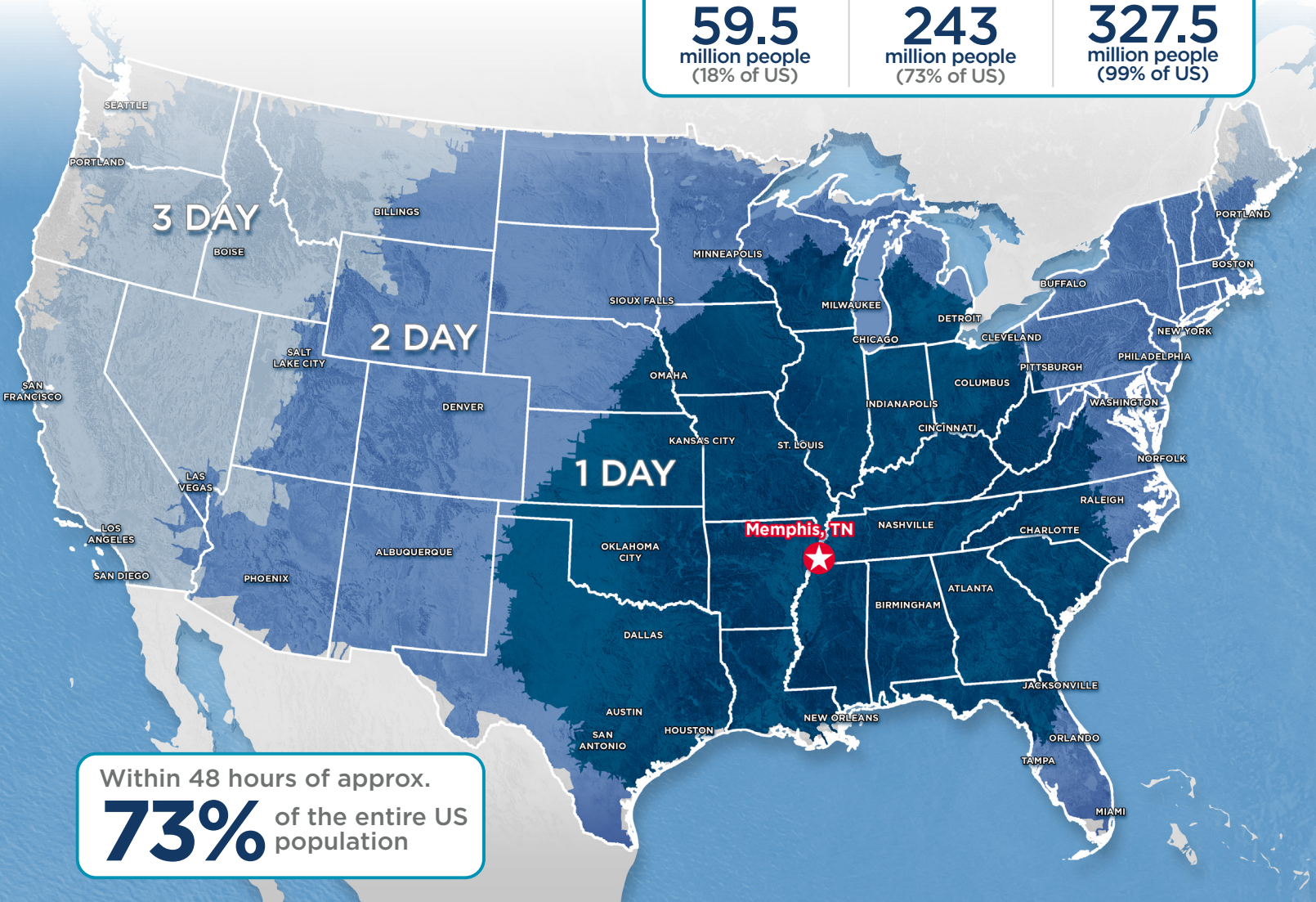
59.5
million people
(18% of US)

2-DAY DRIVE

243
million people
(73% of US)

3-DAY DRIVE

327.5
million people
(99% of US)



MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER



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the US



3rd

Busiest
Trucking
Corridor



5

Class 1
Railroads



5th

Largest
Inland
Port in
the US

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