

FOR LEASE

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100

Nemec Way

BYHALIA, MS 38611

335,000 SF
AVAILABLE
INDUSTRIAL SPACE

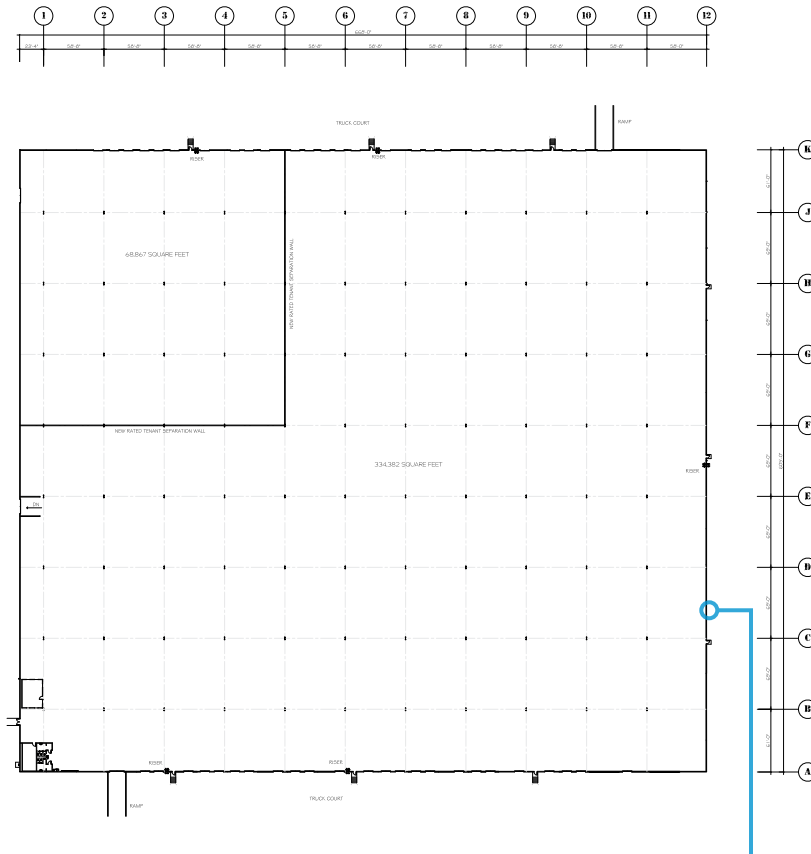
Located in the dominant Marshall County Industrial submarket just off of MS-178, with immediate proximity and access to Hwy 78 / Interstate 22 - making it convenient to the Memphis and North Mississippi workforce.



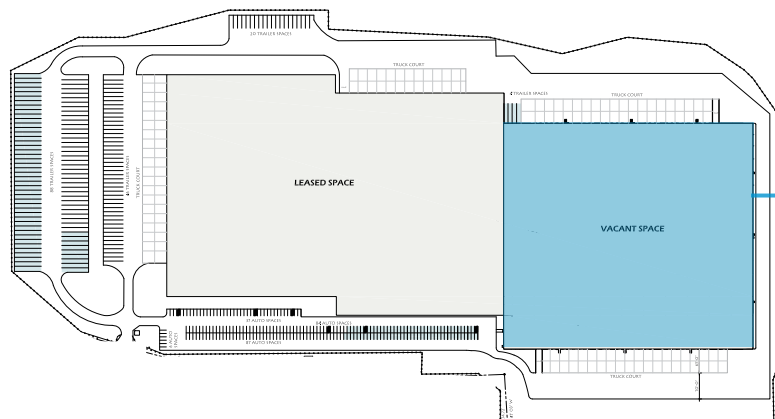
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FLOOR PLAN



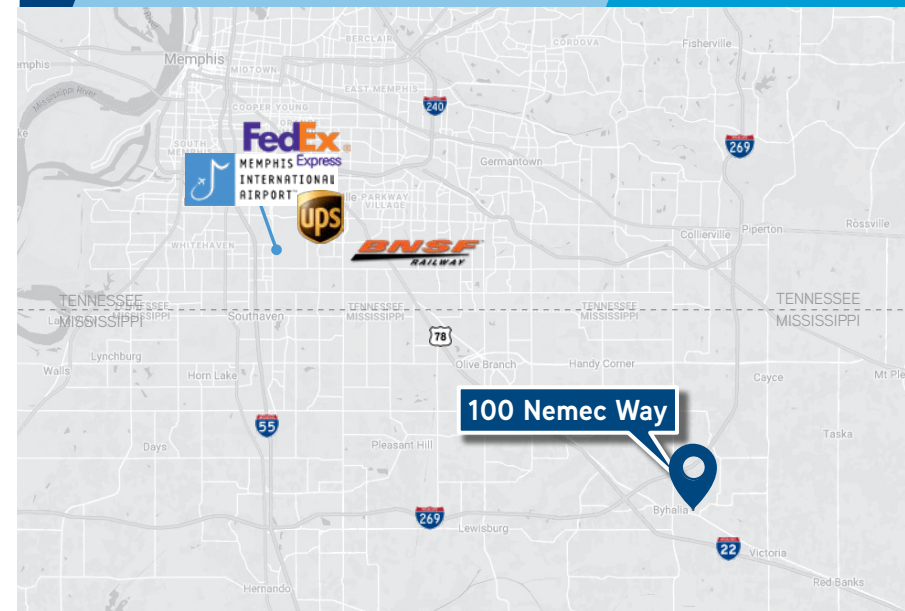
BUILDING PLAN



335,000 SF
AVAILABLE

BUILDING SPECIFICATIONS

- 935,000 SF of total building
- 335,000 SF available
- 40 (9' x 10') dock high doors (with seals, lights & EODs)
- 2 (14' x 20') ramped drive-in doors
- ESFR sprinklered
- T-5 lighting
- Clear height: 34'6" at eave; 40'6" peak
- 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)
- Convenient to MS-178, Hwy 78/I-22, I-269, BNSF Intermodal, and FedEx & UPS hub facilities.



AERIAL



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