

LED 05/31/2030



# For Sublease

## 769,500 SF Industrial

175 Del Stover Dr | Byhalia, MS

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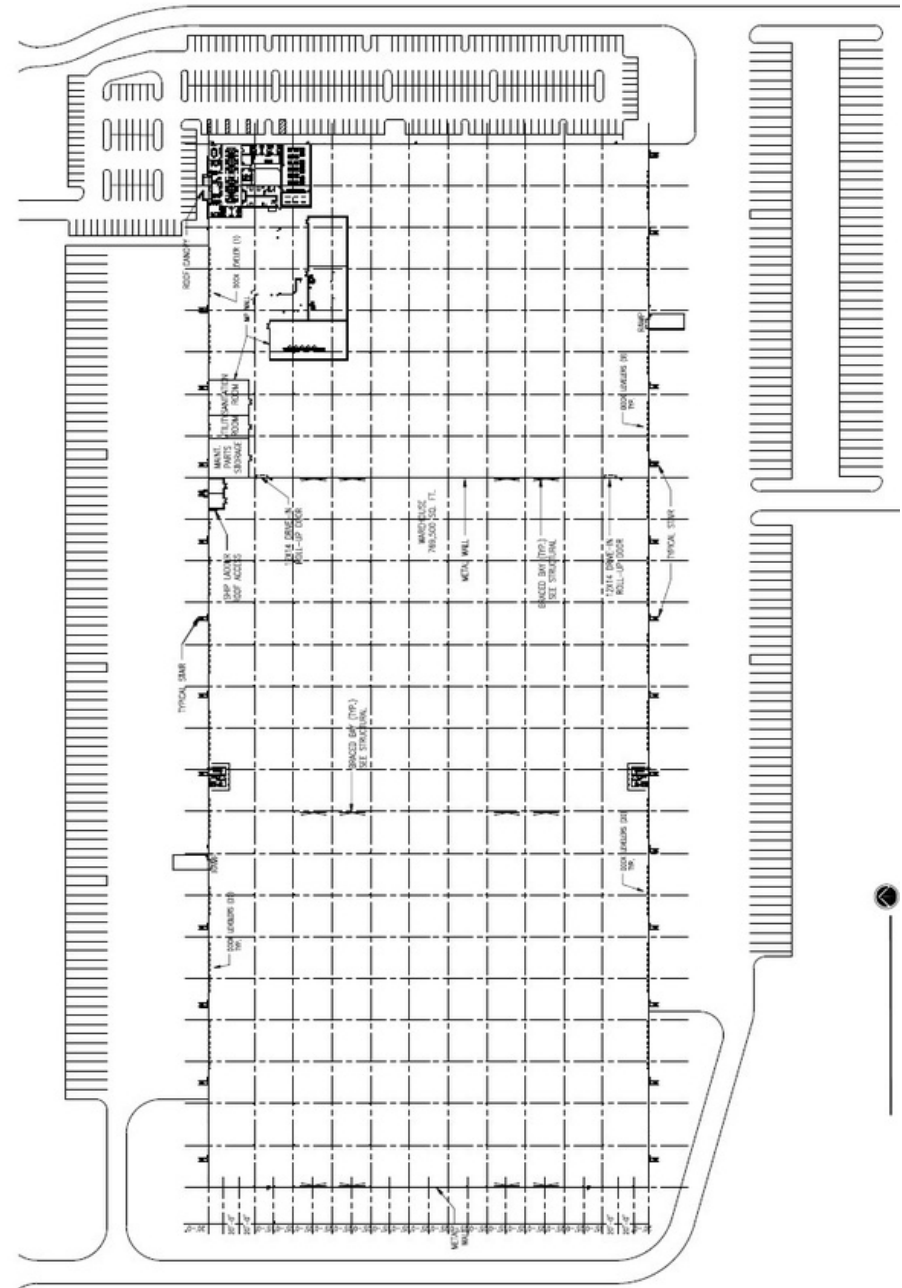
Located in Marshall County just south of Memphis, this 769,500 SF property offers exceptional connectivity to major transportation networks including I-269 and proximity to Memphis International Airport, one of the world's busiest cargo hubs. The facility benefits from Mississippi's business-friendly climate, competitive operating costs, and skilled workforce, making it an ideal location for companies seeking efficient distribution, manufacturing, or warehousing operations in the Mid-South market.

## Property Highlights

- Total Building SF: 769,500 SF
- Class A
- Cross-dock
- LED 05/31/2030
- 20,000 SF Office
- 36' Clear Height
- 122 Dock Doors (50 fully equipped)
- 2 Drive-In Doors
- ESFR Sprinkler
- 374 Trailer Parking Spaces
- 303 Auto Parking Spaces
- 130' depth fenced truck court



# Floor Plan



# Aerial map

1 mile to Hwy 72 | 2.4 miles to Norfolk Southern | 4.0 miles to I-269



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