

769,500 SF Industrial Sublease

Lease Expiration Date: 05/31/2030



175 Del Stover Dr

Byhalia, MS

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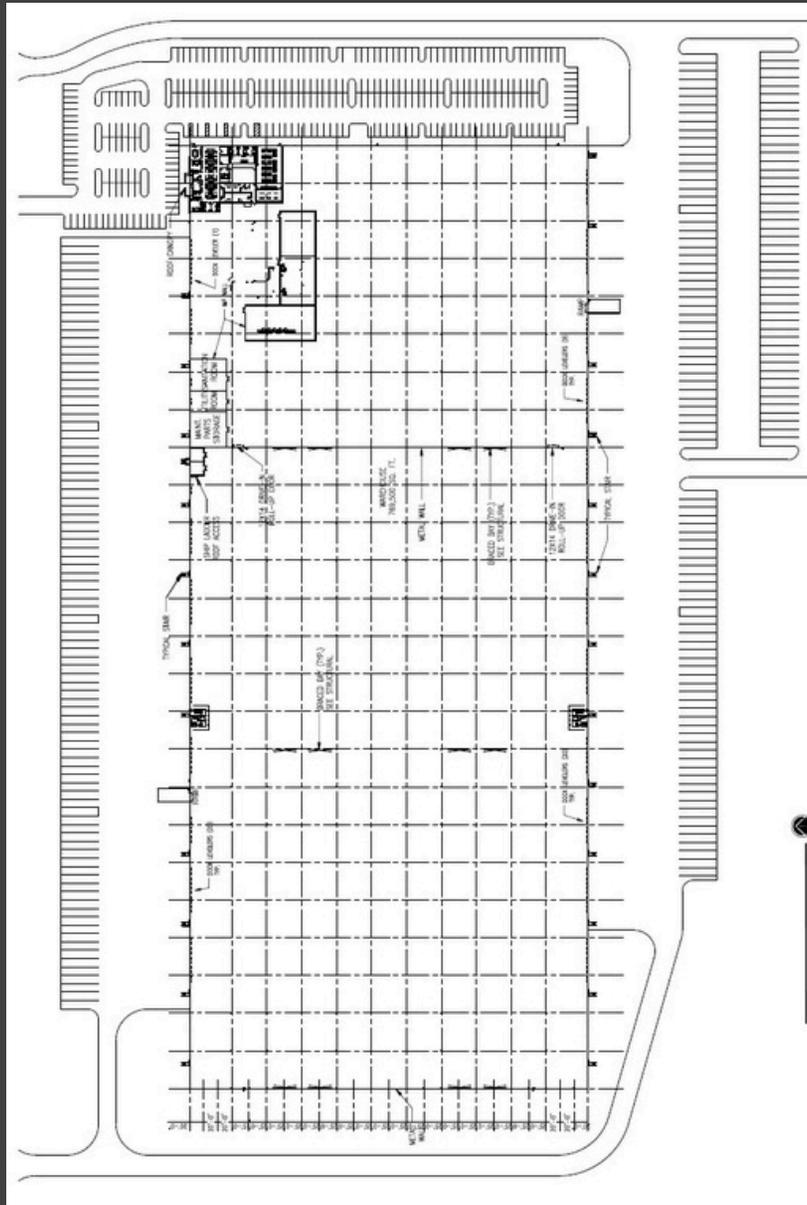
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Highlights

- Gateway Global Logistics Center - Building 8
- Marshall County Submarket
- Distance to Amplify Cell: 3.3 miles
- Total Building SF: 769,500 SF
- Class A
- Cross-dock
- 4,000 amps/480v/3-phase
- LED 05/31/2030

769,500 SF

Industrial space for sublease



PROPERTY SPECIFICATIONS

OFFICE SF	20,000 SF
CLEAR HEIGHT	36'
DOCK DOORS	122 (50 FULLY EQUIPPED)
DRIVE-INS	2
SPRINKLER	ESFR
TRAILER PARKING	374
AUTO PARKING	303
TRUCK COURT	130' DEPTH FENCED

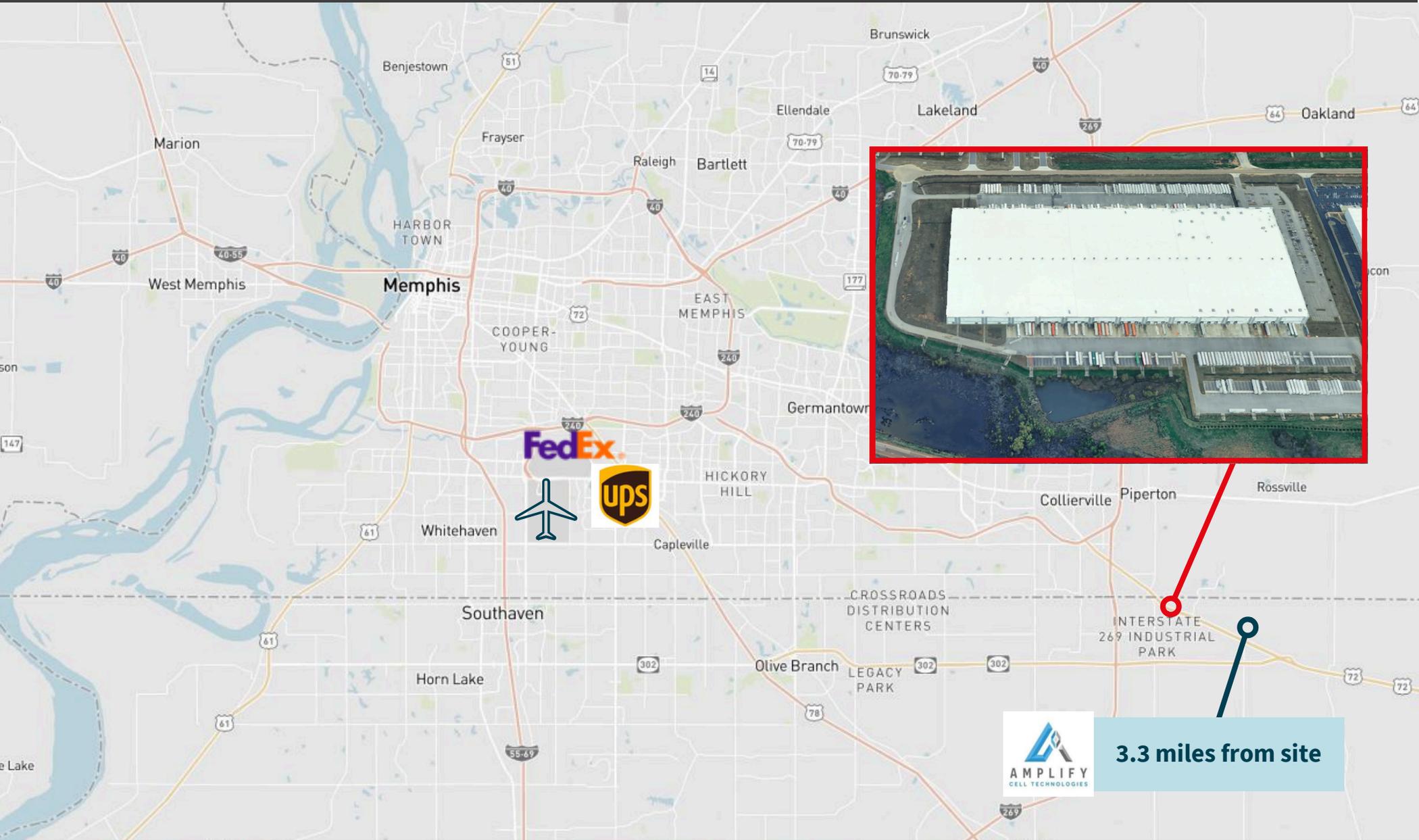
769,500 SF

Industrial space for sublease



769,500 SF

Industrial space for sublease



3.3 miles from site

769,500 SF



DRIVING DISTANCE

HWY 72	1 MILE 3 MIN
NORFOLK SOUTHERN	2.4 MILES 5 MIN
I-269	4.0 MILES 6 MIN
FEDEX WORLD HUB	26 MILES 32 MIN
UPS REGIONAL HUB	27.5 MILES 32 MIN
MEMPHIS INT'L AIRPORT	28.5 MILES 32 MIN

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