

INDUSTRIAL BUILDING FOR LEASE

261 QUALITY DR

BYHALIA, MS 38611



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WAKEFIELD



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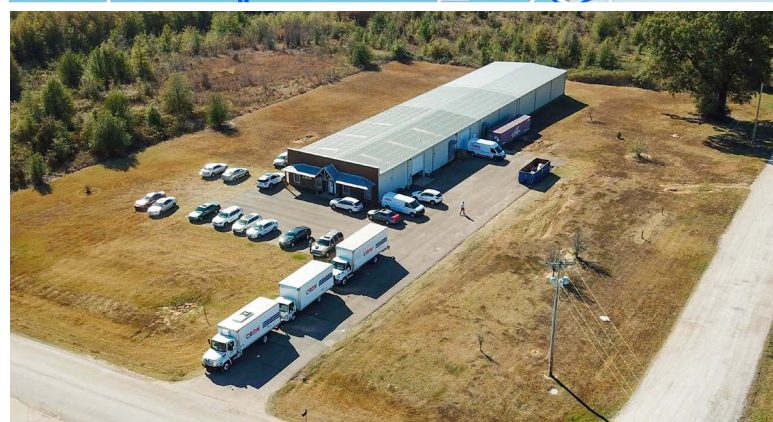
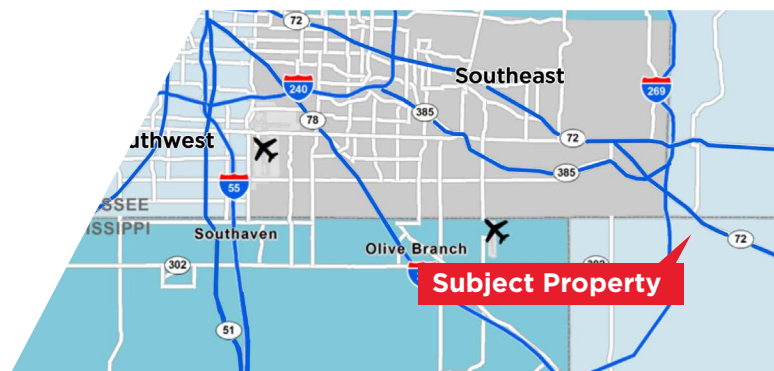
MARSHALL COUNTY



11,300+/- SF AVAILABLE

PROPERTY HIGHLIGHTS

- 261 Quality Drive, Marshall County, MS
- 11,300± SF Building (50' x 240') with 1,250 SF office
- 2.4 Acres
- Built in 2008
- 2 Powered Drive-In Doors (12'x12')
- 12'10" - 14'10" clear height
- Bathrooms in the office and bathroom in the warehouse
- Located outside of Collierville and right off of Hwy 72 and I269, this is a great location for Car Storage, Contractors HQ, small storage and distribution, etc.
- Space can be demised down to 1,250 SF bays. 25' x 50'



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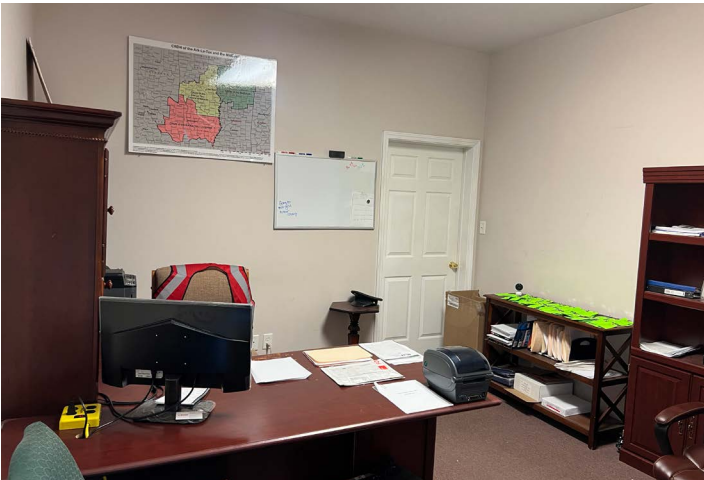
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THE PROPERTY



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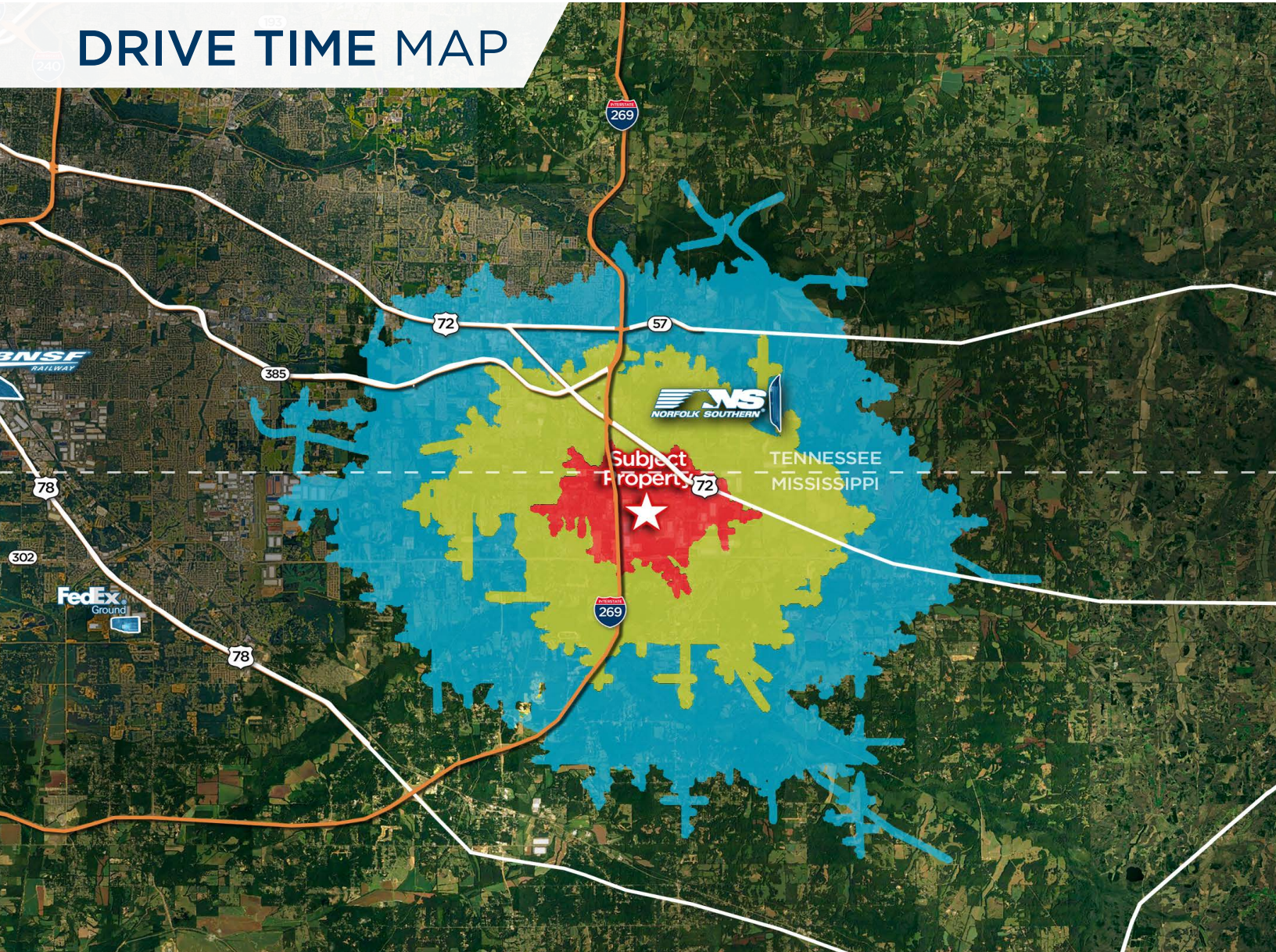
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MARSHALL COUNTY

DRIVE TIME MAP



5 MINS
10 MINS
15 MINS



12
MINS

6
MILES



6
MINS

3
MILES



27
MINS

25
MILES



33
MINS

32
MILES



30
MINS

29
MILES



36
MINS

21
MILES



22
MINS

15
MILES



Ford's \$5.6 Billion
Blue Oval City

40
MINS

41
MILES

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PRIME LOCATION

NATIONAL DRIVE TIME

1-DAY DRIVE

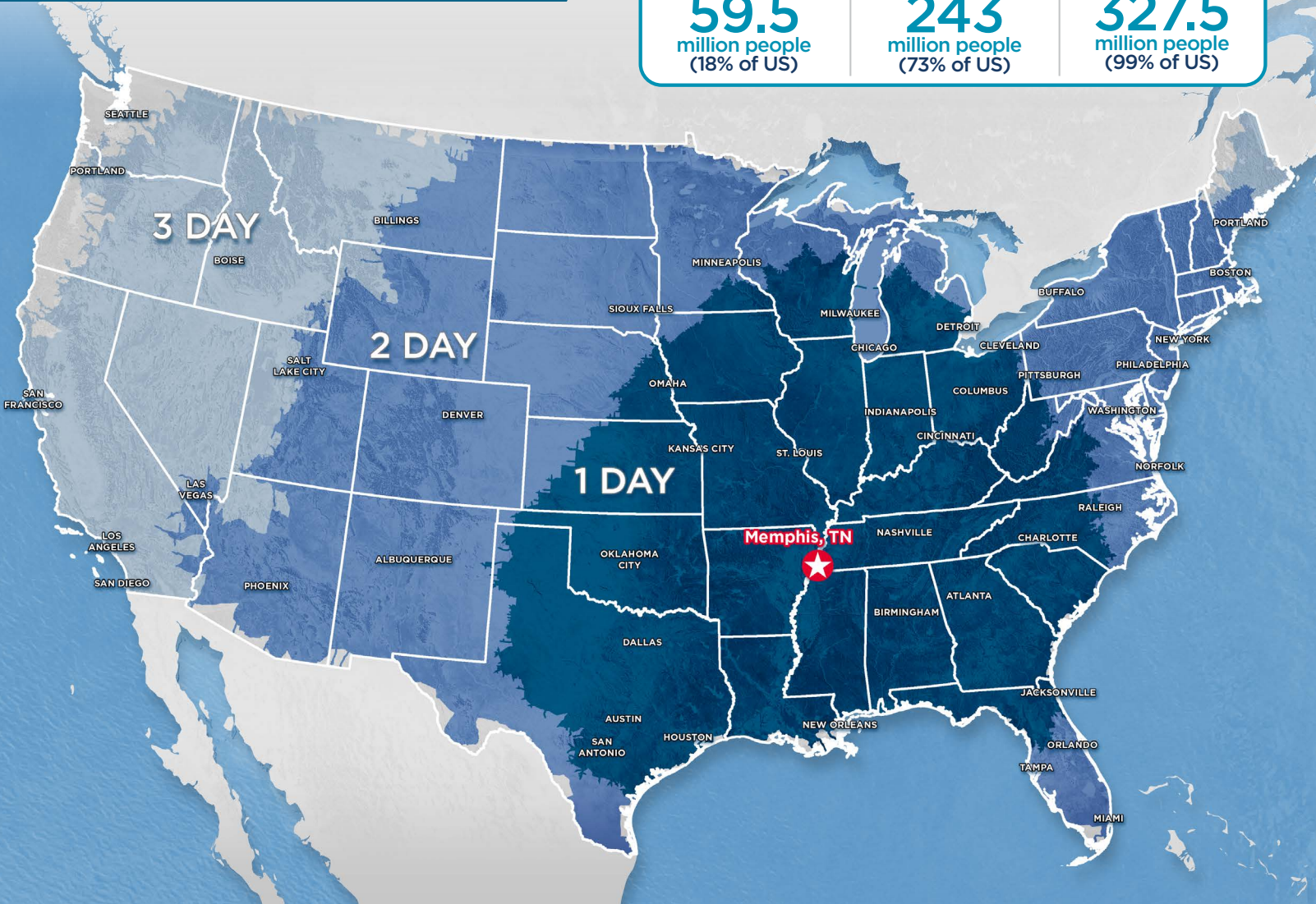
59.5
million people
(18% of US)

2-DAY DRIVE

243
million people
(73% of US)

3-DAY DRIVE

327.5
million people
(99% of US)



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