



# 127± AC Marshall County

## Industrial Land in Marshall County Highway 302 & Red Banks Rd.

This property is an excellent opportunity for a speculative industrial development. This site, currently zoned industrial, allows easy access to I-269 and other major roadways. Marshall County has become a major distribution submarket for the Memphis MSA. The completion of I-69, joining I-22, Hwy. 72 and Hwy. 302, has changed distribution patterns that have shaped the dynamics of industries seeking a competitive advantage in the Memphis market. With players including Pepsi, Barrett Distribution, Milwaukee Tool, Niagara, McCormick, Nike, Asics and Exel expanding their distribution presence, the area is poised for continued growth and offers an excellent option for industrial uses.

The Marshall County submarket consists of 19.6 million square feet of Class A product with a current vacancy rate of 11.8%. During the past five years, Marshall County has expanded its industrial portfolio with approximately 12 million square feet of new Class A product. Developers completed 3.8 million square feet of BTS product over recent years, including Kellogg, Hamilton Beach, Milwaukee Tool, Baxter and Corelle Brands.

- Zoned industrial
- Potential for over 1.7M SF of warehouse space
- Site has no impediments to development
- All utilities to the site
- Located in Opportunity Zone 28093950100

Accelerating success.

## For Sale

VIEW ONLINE 

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## Conceptual Site Plan



### Travel Distances



#### Road Access

Hwy. 72 - .8 Mile  
Hwy. 302 - .8 Mile

Hwy. 78 / I-22 - 9 Miles  
I-269 - 13.4 Miles

I-55 - 28.6 Miles  
I-40 - 31.4 Miles



#### Rail Access

Norfolk Southern - 5 Miles  
BNSF - 7 Miles

MS Central - Connects to Norfolk Southern



#### Air Access

Memphis Int'l Airport & FedEx Air Hub - 30.7 Miles  
Holly Springs - Marshall County Airport - 15.6 Miles  
Olive Branch Airport - 15.3 Miles



#### Port Access

Int'l Port of Memphis - 36.6 Miles

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