



INDUSTRIAL PARK

VIEW ONLINE

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90 Wingo Road

Byhalia, MS | Marshall County

The I-269 Industrial Park is a master-planned industrial development consisting of 550 acres developed by H&M Development. Founded in 1957, H&M is a national engineering and construction firm headquartered in Jackson, Tennessee. In the last ten years, H&M has completed over 55 million square feet of big-box warehouse and distribution space for clients including Asics, Nike, Baxter, Milwaukee Tool, Adidas Group, Procter & Gamble, GE, Tractor Supply, Williams-Sonoma, Ross Stores, Dicks Sporting Goods and many others. For additional information visit hmcompany.com.

I-269 Industrial Park is ideally located in the rapidly expanding Marshall County, MS submarket of Memphis with direct access to I-269 the newest beltway around the city of Memphis. I-269 links the Park directly to a web of seven converging interstate/highways serving 152 major metro markets and two-thirds of the nation's population by truck in one day. The I-269 Beltway also provides easy access to the entire Memphis MSA including a non-stop route to Memphis International Airport for FedEx, UPS and DHL delivery services; and Memphis' unparalleled rail/intermodal services from five major Class 1 railroads including BNSF, CN, UP, CSX and Norfolk Southern which is located four miles from the Park.

Available
387,088± SF

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Accelerating success.

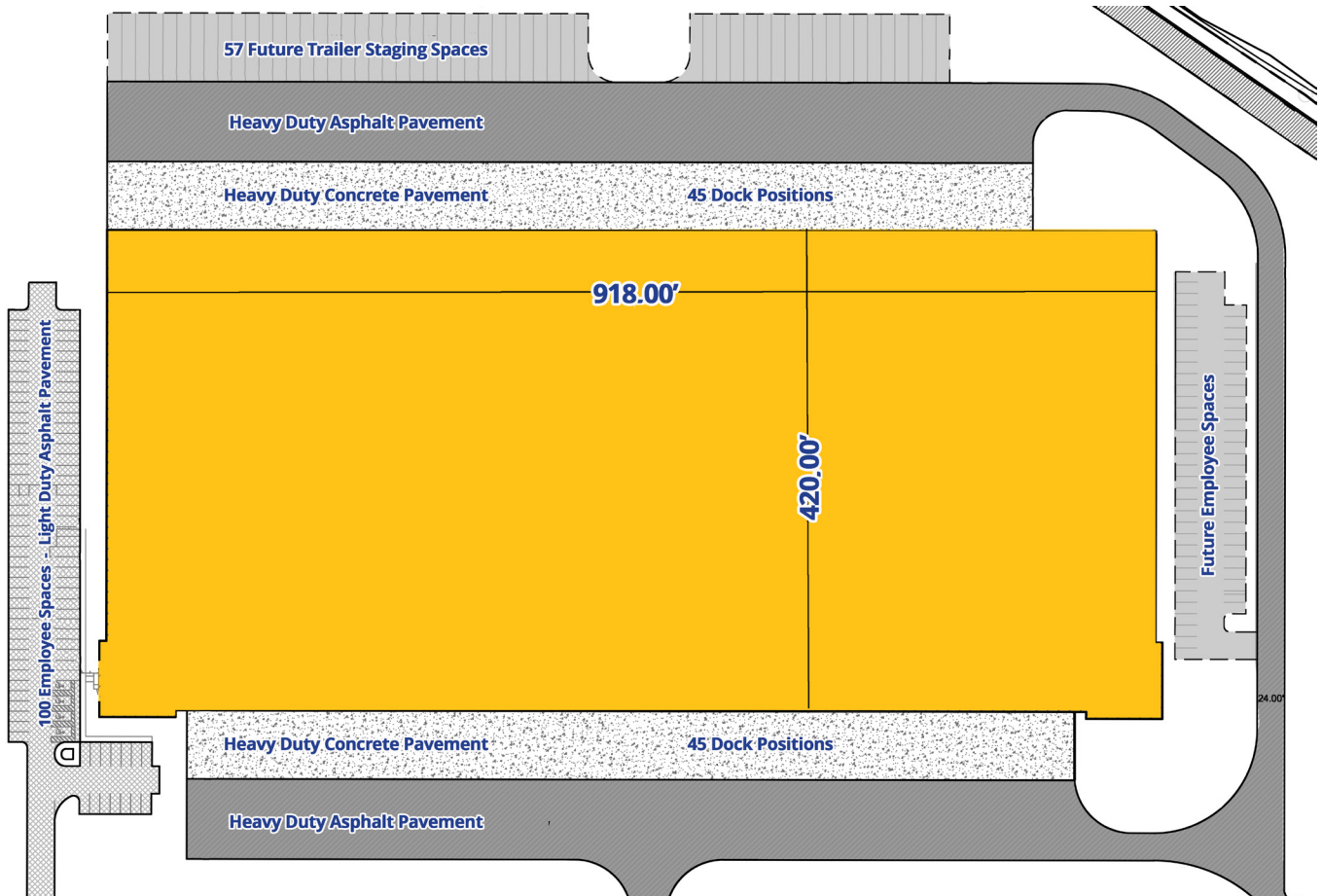


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Availability Features

• 387,088 SF	• 50' D x 56' W typical bay spacing; 60' D at staging bays
• Office finish-to-suit	• 50 — 9' x 10' dock doors
• 36' clear height	• 2 — 12' x 14' drive-in ramp doors
• ESFR sprinkler system	• 100 auto parking spaces
• TPO roof — 45-mil insulated to R-19	• 57 future trailer parking spaces
• 130' and 185' truck court	

Site Plan



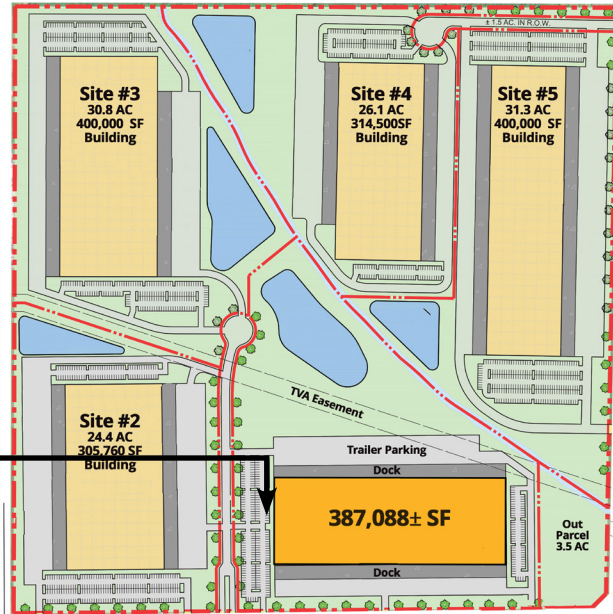
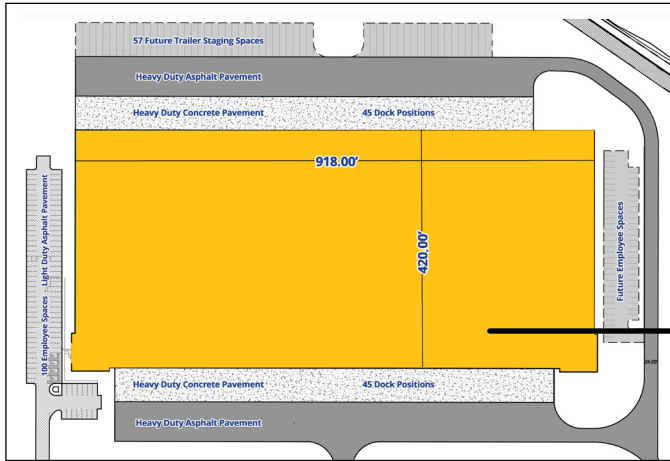


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Master Plan

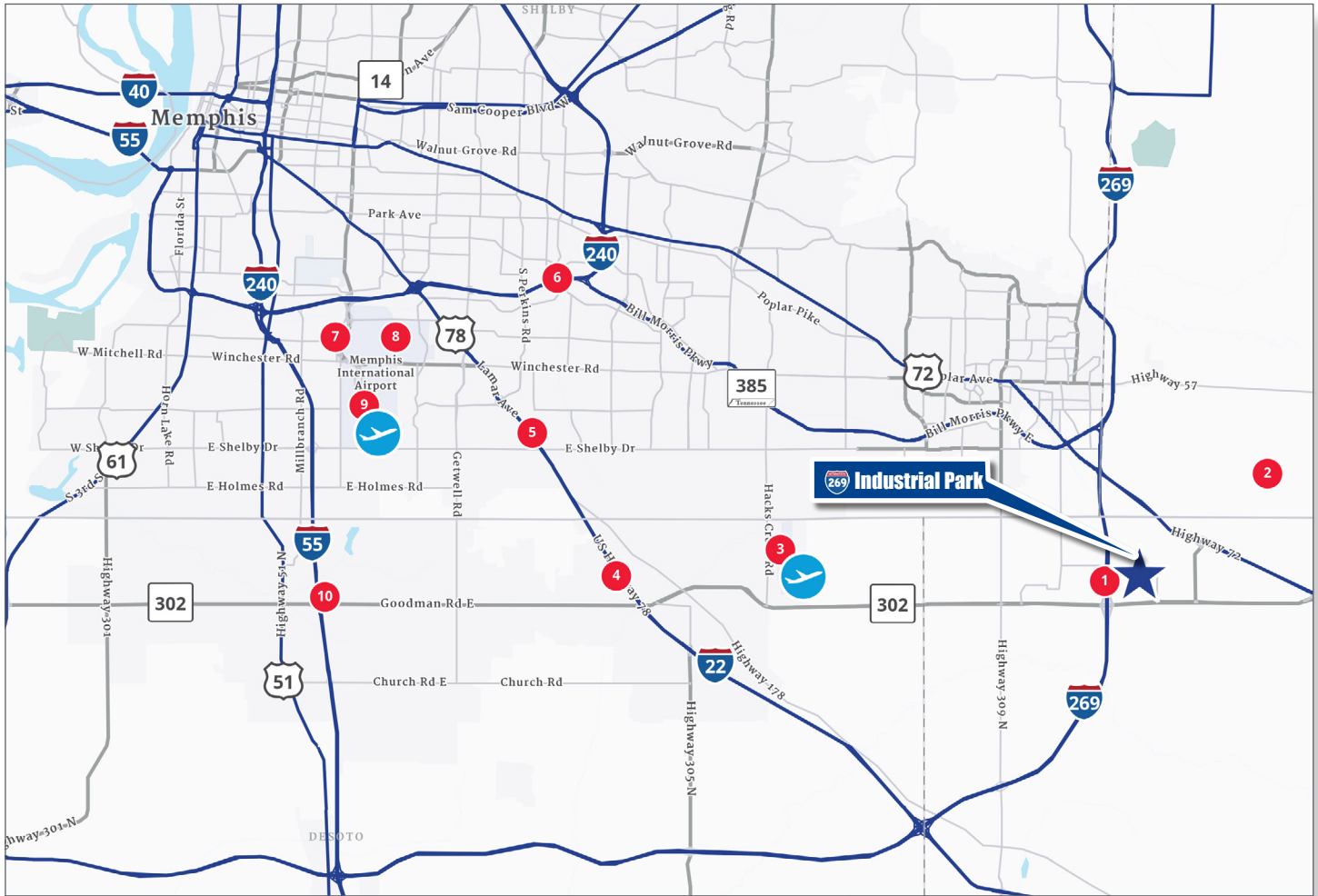




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Travel Distances

1. I-69 & I-269 Interchange 1.0 mile	6. I-240 22 miles
2. NS Intermodal (Rossville) 5.8 miles	7. UPS Ground Hub 25 miles
3. Olive Branch Airport 10 miles	8. FedEx World Hub 25 miles
4. Hwy. 78/I-22 12 miles	9. Memphis International Airport 25 miles
5. BNSF Intermodal 18 miles	10. I-55 26 miles

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