

INDUSTRIAL BUILDING FOR SALE OR LEASE

**222 QUALITY DR**

BYHALIA, MS 38611



CUSHMAN &  
WAKEFIELD



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ADVISORS

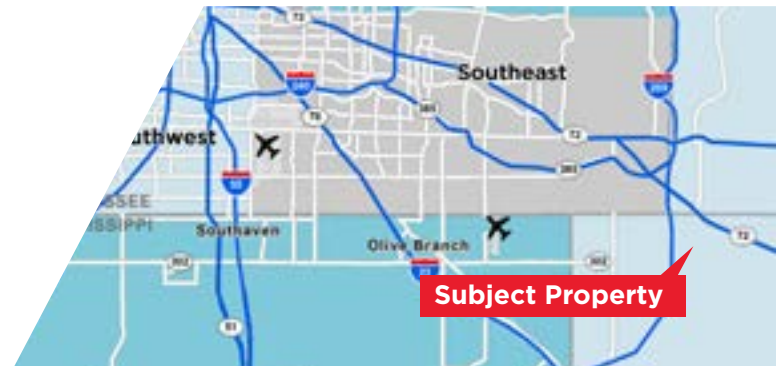
MARSHALL COUNTY



**11,089+/- SF AVAILABLE**

#### PROPERTY HIGHLIGHTS

- **Prime Location** – minutes from Germantown, Collierville, and Memphis
- **Immediate Occupancy** – This +/-11,000 sf property is vacant and ready for use
- **Warehouse Area** – approx. 7,000 SF with enclosed storage and warehouse office
- **Office Area** – 7 private offices, 3 conference rooms, and 3 restrooms (one with shower)
- **Functional Warehouse Layout** – 20' clear span ceilings and four roll-up doors
- **Rare Oversized Lot** – partially graveled, ideal for equipment laydown or outdoor storage
- **Heavy Power** – 400 amps, 3-phase service currently in place (additional power available)
- **Impressive Finishes** – modern, well-appointed two-story office and interior warehouse upgrades
- **Bright & Efficient** – energy-saving LED lighting throughout



**Subject Property**



**Caleb Park, SIOR**  
Vice President  
(901) 362-3454  
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Main: 901 366 6070  
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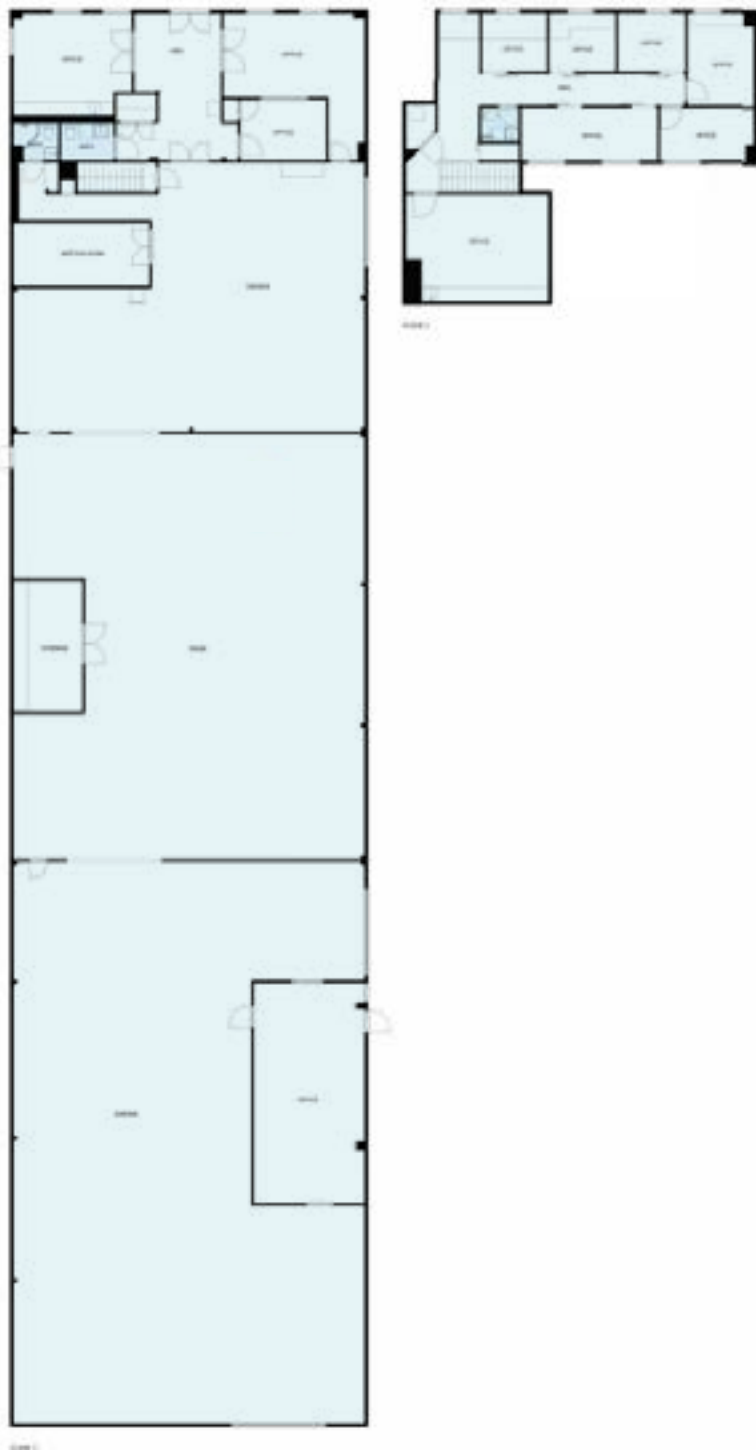
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## SITE PLAN



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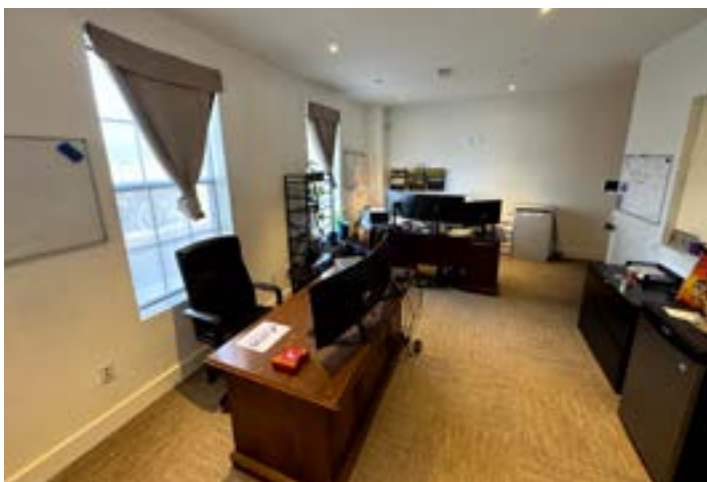
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## THE PROPERTY



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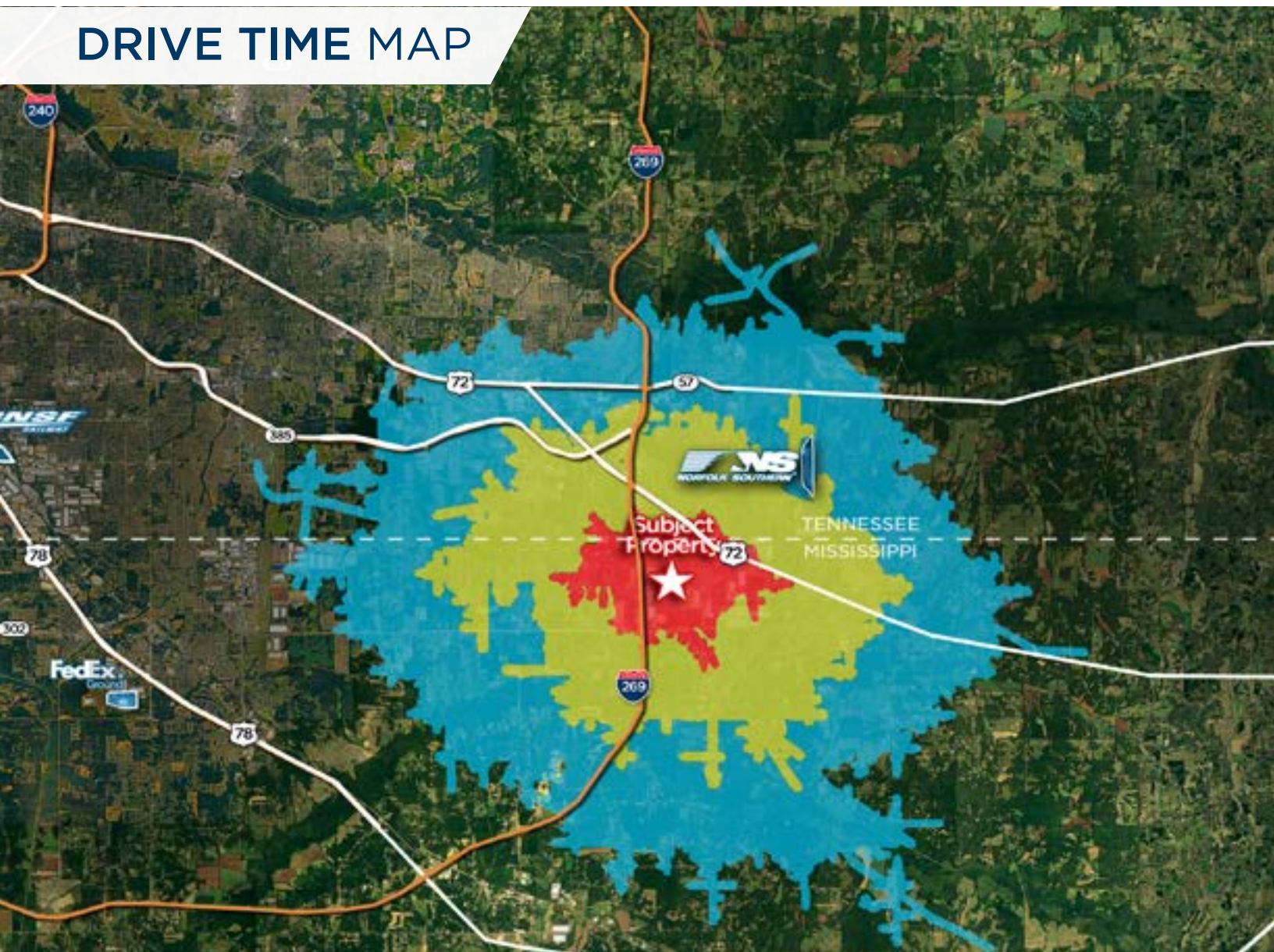
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## DRIVE TIME MAP



**5 MINS**  
**10 MINS**  
**15 MINS**

							
<b>12</b> MINS	<b>6</b> MINS	<b>27</b> MINS	<b>33</b> MINS	<b>30</b> MINS	<b>36</b> MINS	<b>22</b> MINS	<b>40</b> MINS
<b>6</b> MILES	<b>3</b> MILES	<b>25</b> MILES	<b>32</b> MILES	<b>29</b> MILES	<b>21</b> MILES	<b>15</b> MILES	<b>41</b> MILES

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## PRIME LOCATION

### NATIONAL DRIVE TIME

#### 1-DAY DRIVE

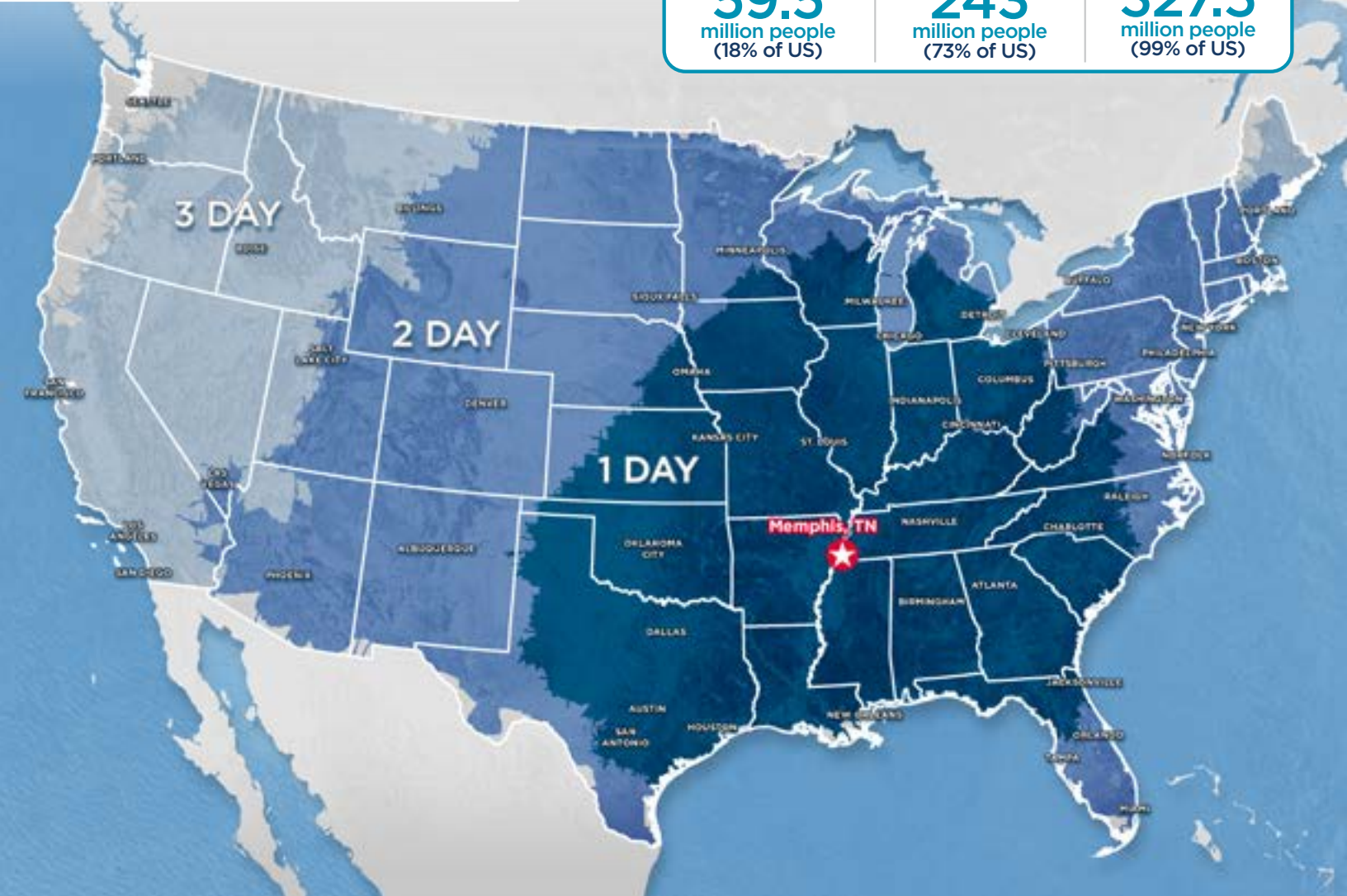
**59.5**  
million people  
(18% of US)

#### 2-DAY DRIVE

**243**  
million people  
(73% of US)

#### 3-DAY DRIVE

**327.5**  
million people  
(99% of US)



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Largest  
Inland  
Port in  
the US

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