GATEWAY GLOBAL BUILDING 9

FOR LEASE | 817 GATEWAY GLOBAL DRIVE, BYHALIA, MS 38611

CLASS A BUILDING

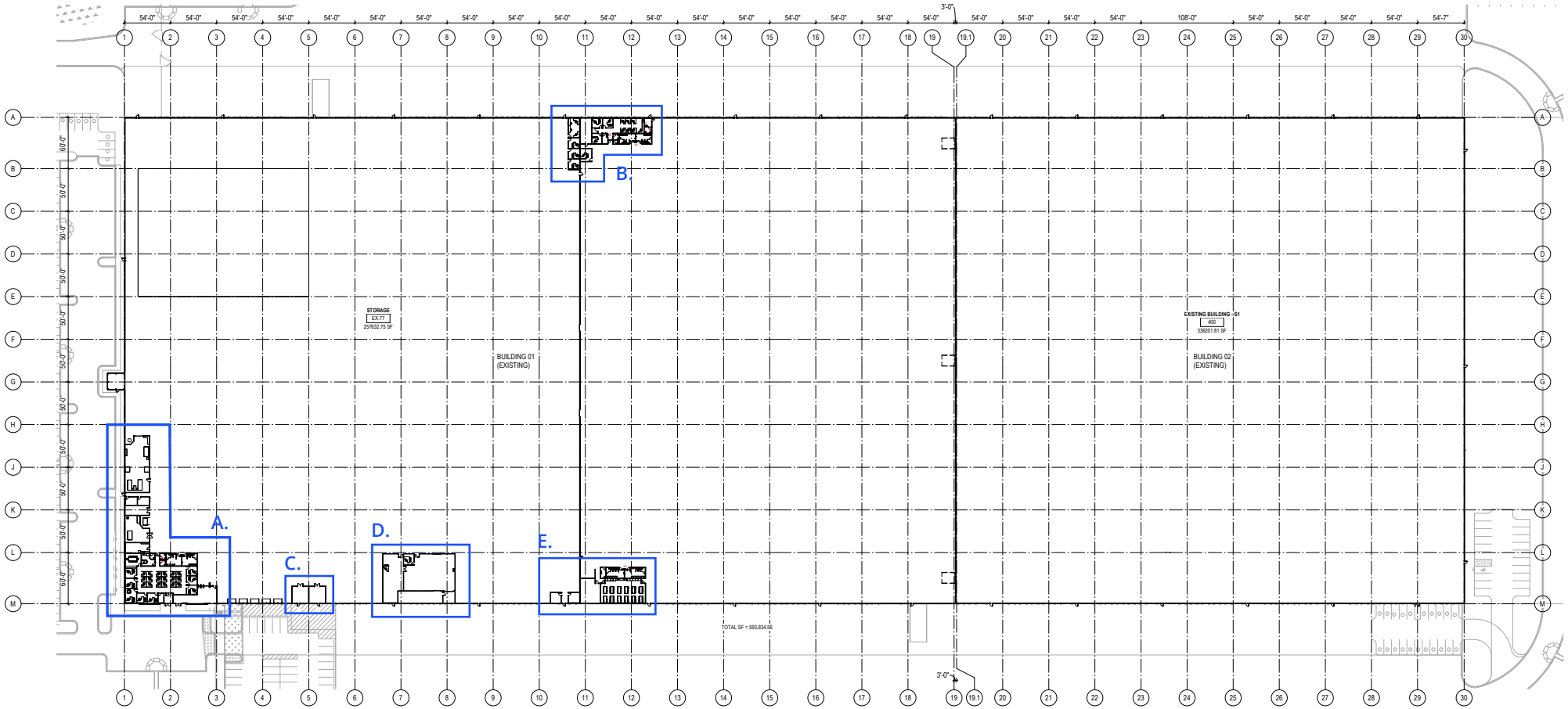
±892,620 SF AVAILABLE!

Tim Mashburn
Executive Vice President & Principal
+1 901 312 5771
Memphis, TN
tim.mashburn@colliers.com

Colliers
6363 Poplar Avenue, Suite 400
Memphis, TN 38119
P: +1 901 375 4800
www.colliers.com/memphis

Building Plan

Gateway Global | Building 9



Building Specifications

892,620 SF
expandable up to
338,580 SF
(divisible to 554,000 SF)

±19,550 SF
of total office
space

Class A cross docked
industrial building

Clear height:
36'

Dock doors:
134 doors
(9' x 10')

Drive-in doors:
2 doors
(12' x 14' ramped)

ESFR sprinkler
system

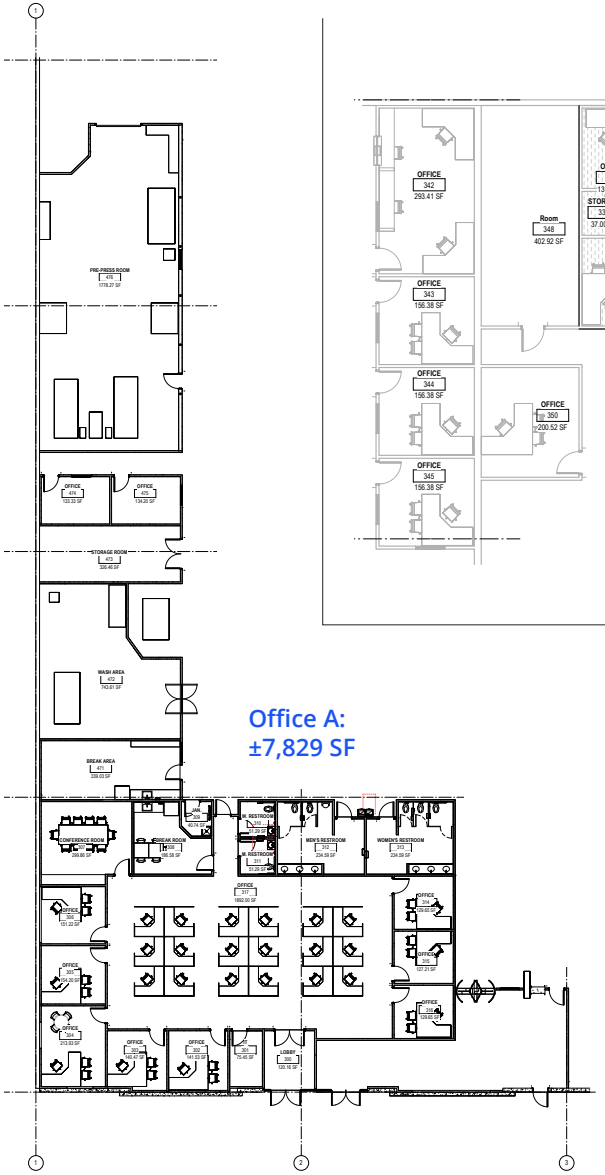
54' x 54' column
spacing with 60'
speed bays

LED lighting with
motion sensors

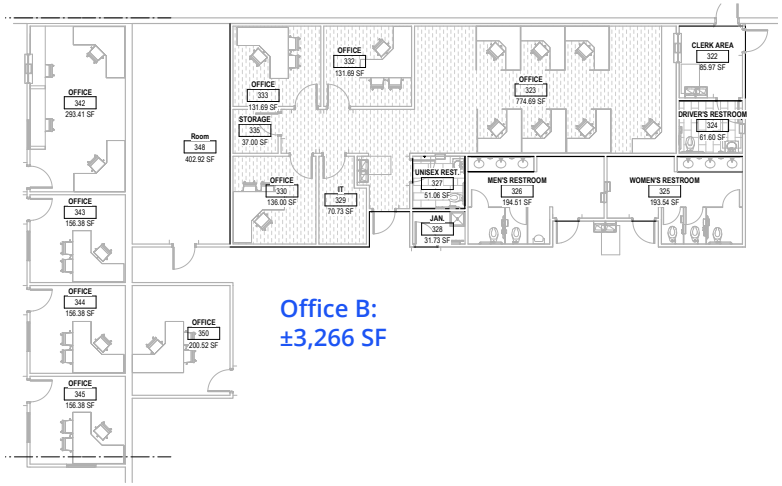
Parking:
130 auto spaces
210 trailer parking
(expandable up to
additional 80 spaces)

Office Plans

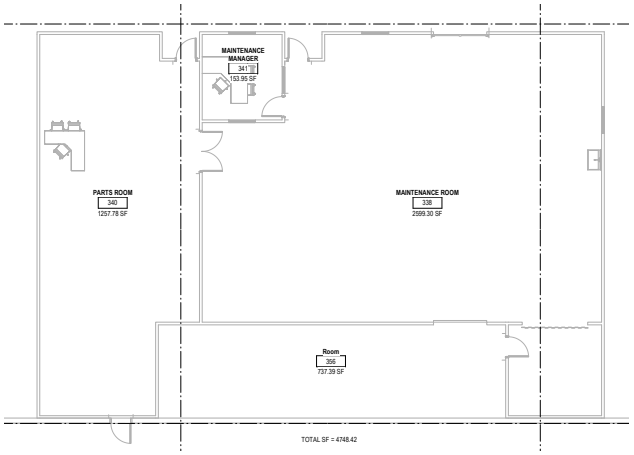
Gateway Global | Building 9



Office A:
±7,829 SF

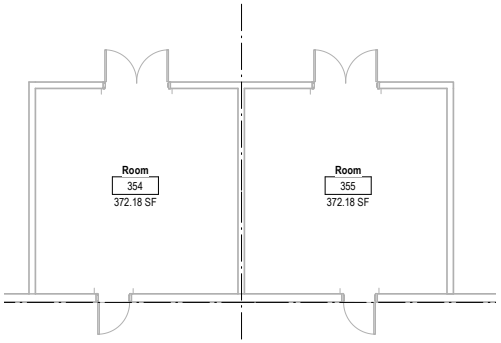


Office B:
±3,266 SF

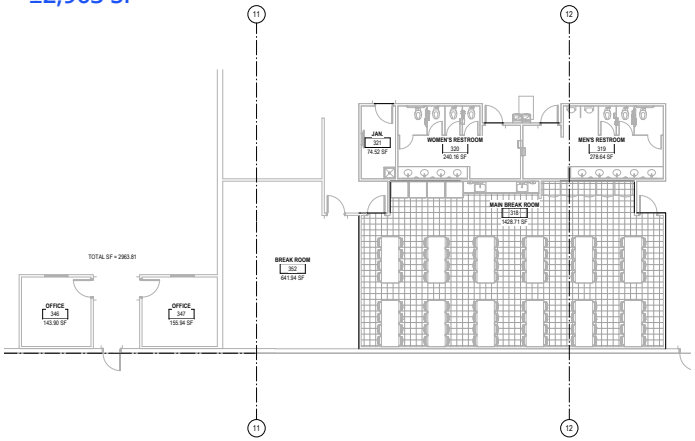


Office D:
±4,748 SF

Office C:
±744 SF



Office E:
±2,963 SF



ADDITIONAL BUILDING SPECIFICATIONS

817 Gateway Global Drive | Byhalia, MS 38611

Location	
Industrial Market	Memphis
Industrial Submarket	Marshall County

Size	
Square Feet	892,620 expandable up to ±338,580 SF (divisible to 554,000 SF)
Office SF	±19,550 SF of total office space
Land Area (Acres)	63.11

Building Features	
Year Built	2020
Building Depth	570’
Clear Height	36’
Column Spacing	54’ x 54’ with 60’ speed bay
Loading Type	Cross-dock
Truck Court Depth	185’ with 60’ concrete apron
Dock Doors	134 - 9’ x 10’
Drive-in Doors	2 - 12’ x 14’ ramped
Dock Equipment	50 with dock leveler packages (35,000 lb mechanical levelers, with bumpers, dock seals, and manually operate trailer restraints)
Auto Parking	130
Trailer Parking	210 (expandable up to 80 additional spaces)

Construction Overview	
Construction	Concrete tilt-wall (eastern expansion wall is insulated metal panel)
Concrete Floor	7’, 4,000 PSI
Roof Type	60 mil TPO
Roof Age	2020, 20-year warranty expiring 2040
Fire Protection	ESFR
HVAC	Production (~338,580 SF): Climate controlled (HVAC installation in process, ~December 2020 completion) Warehouse (~554,040 SF): Exhaust fans and louvers to achieve minimum of 3.0 air changes per hour
Electrical Service	6,000 AMP (2 services: 4,000 AMP + 2,000 AMP) 480/277 volt
Interior Lighting	LED-5 Lighting with motion sensors

AERIAL | *817 Gateway Global Drive, Byhalia, MS 38611*

DRIVE TIMES

MS-302	±0.3 miles
I-269	±2.5 miles
Hwy-72	±3.4 miles
Norfolk Railway	±4.1 miles
Hwy-385	±8.1 miles
I-22	±10.7 miles
I-55	±26.4 miles
FedEx Hub	±29.4 miles
UPS Hub	±30.0 miles
MEM Int'l Airport	±31.1 miles

Gateway Global
BUILDING 9

FOR LEASE

±892,620 SF CLASS A INDUSTRIAL BUILDING SPACE AVAILABLE ALONG MS-302

817 GATEWAY GLOBAL DRIVE, BYHALIA, MS 38611

CONTACT

Tim Mashburn
Executive Vice President & Principal
Memphis, TN
+1 901 312 5771
tim.mashburn@colliers.com

Colliers
6363 Poplar Avenue, Suite 400
Memphis, TN 38119
P: +1 901 375 4800
www.colliers.com/memphis

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2026. All rights reserved.