

GATEWAY GLOBAL BUILDING 9

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



CLASS A BUILDING

±892,620 SF AVAILABLE DECEMBER 1, 2025!

Tim Mashburn

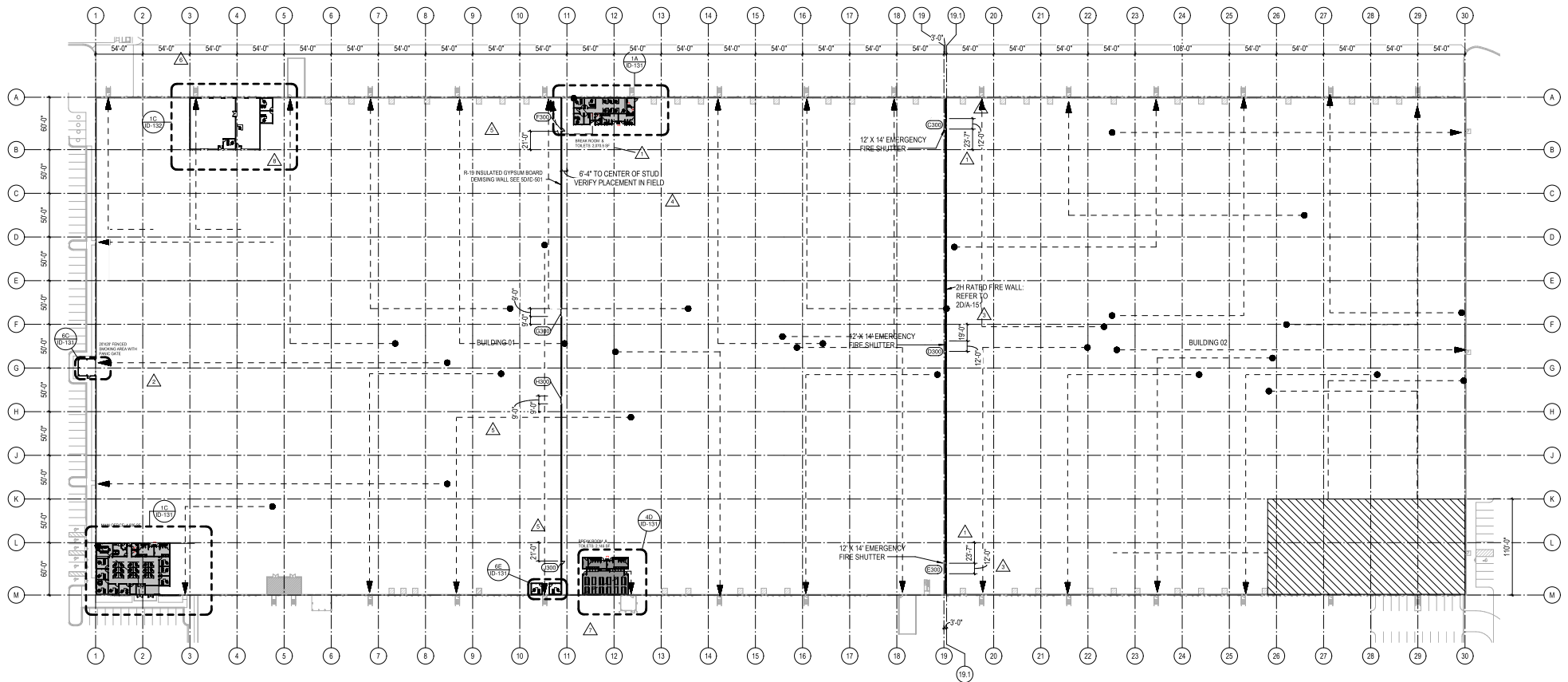
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Building Plan

Gateway Global | Building 9



Building Specifications



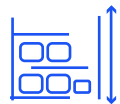
892,620 SF
expandable up to
338,580 SF
(divisible to 554,000 SF)



% of office space:
1.01%



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



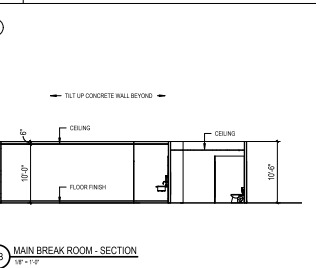
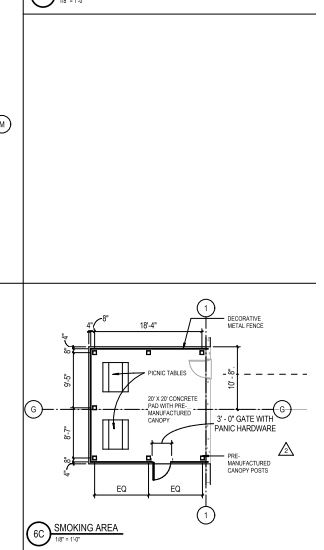
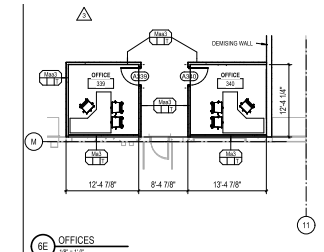
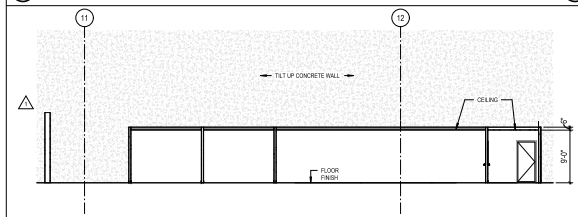
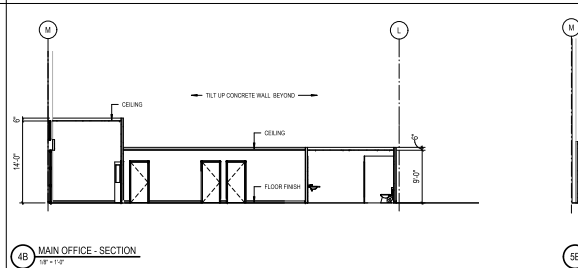
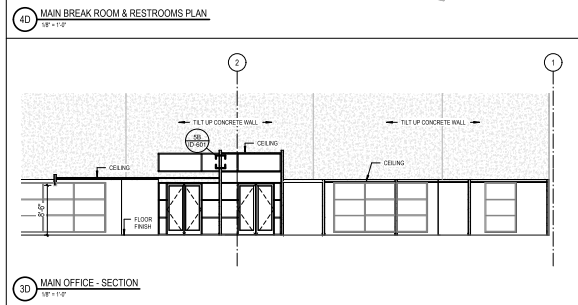
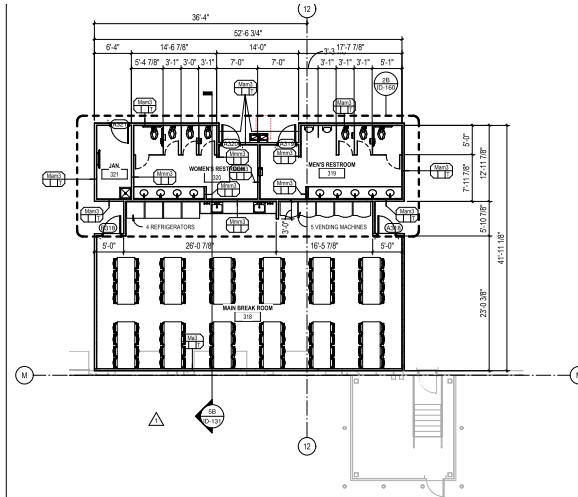
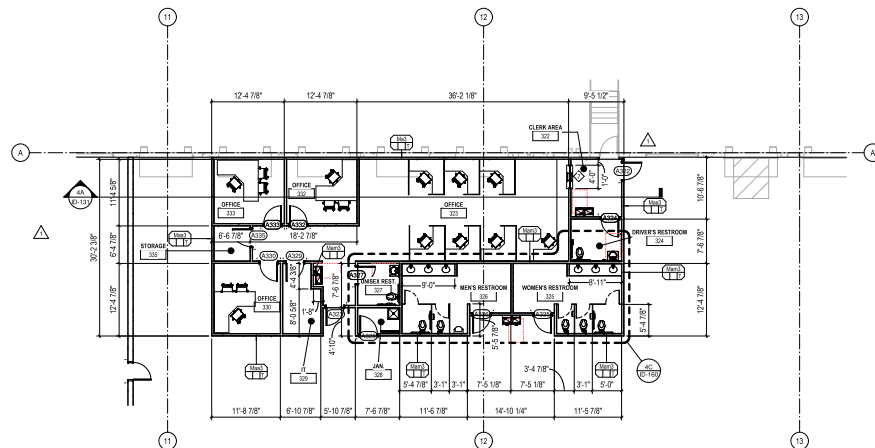
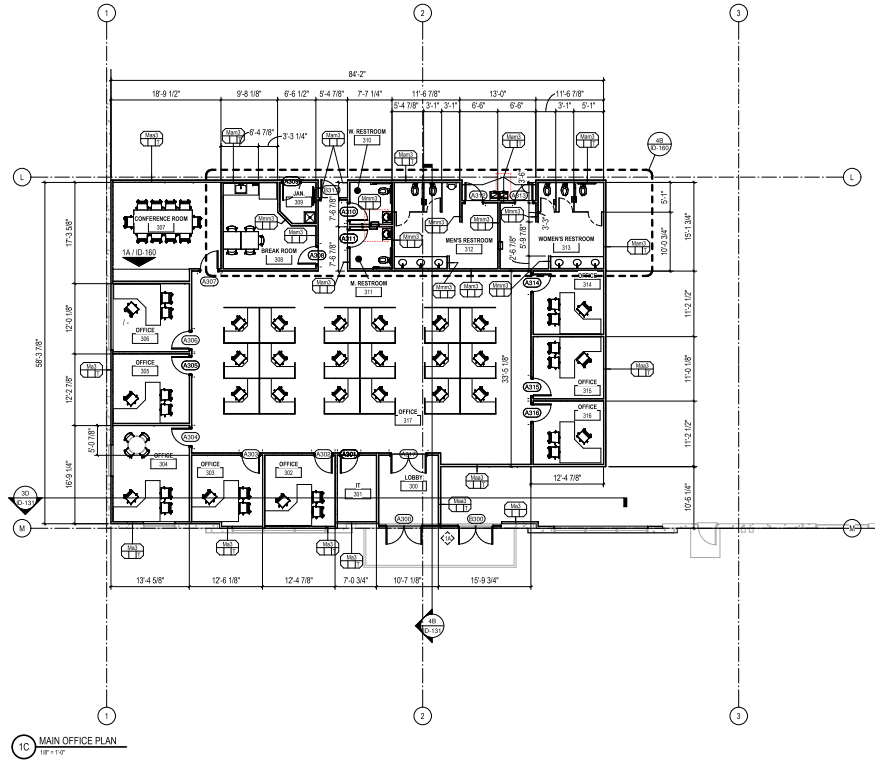
LED lighting with
motion sensors



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

Office Plans

Gateway Global | Building 9





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	1.01%
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

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

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CONTACT



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