



Growing Industrial Market Byhalia, MS

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Hwy. 72 & Hwy. 302

97^{+/-} AC

Available for Sale

This property is an excellent opportunity for a speculative industrial development. This site, is currently zoned industrial (C-2), 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 Thomas & Betts, Volvo, Niagara, McCormick, Asics and Exel expanding their distribution presence, the area is poised for continued growth and this property offers an excellent option for industrial uses.

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