MARSHALL TRADE CENTER

UP TO 2.3M SF AVAILABLE

BARRINGER RD AND MS-302
BYHALIA, MS 38611



BUILDING 1 UNDER CONSTRUCTION

HILLWOOD
A PEROT COMPANY®

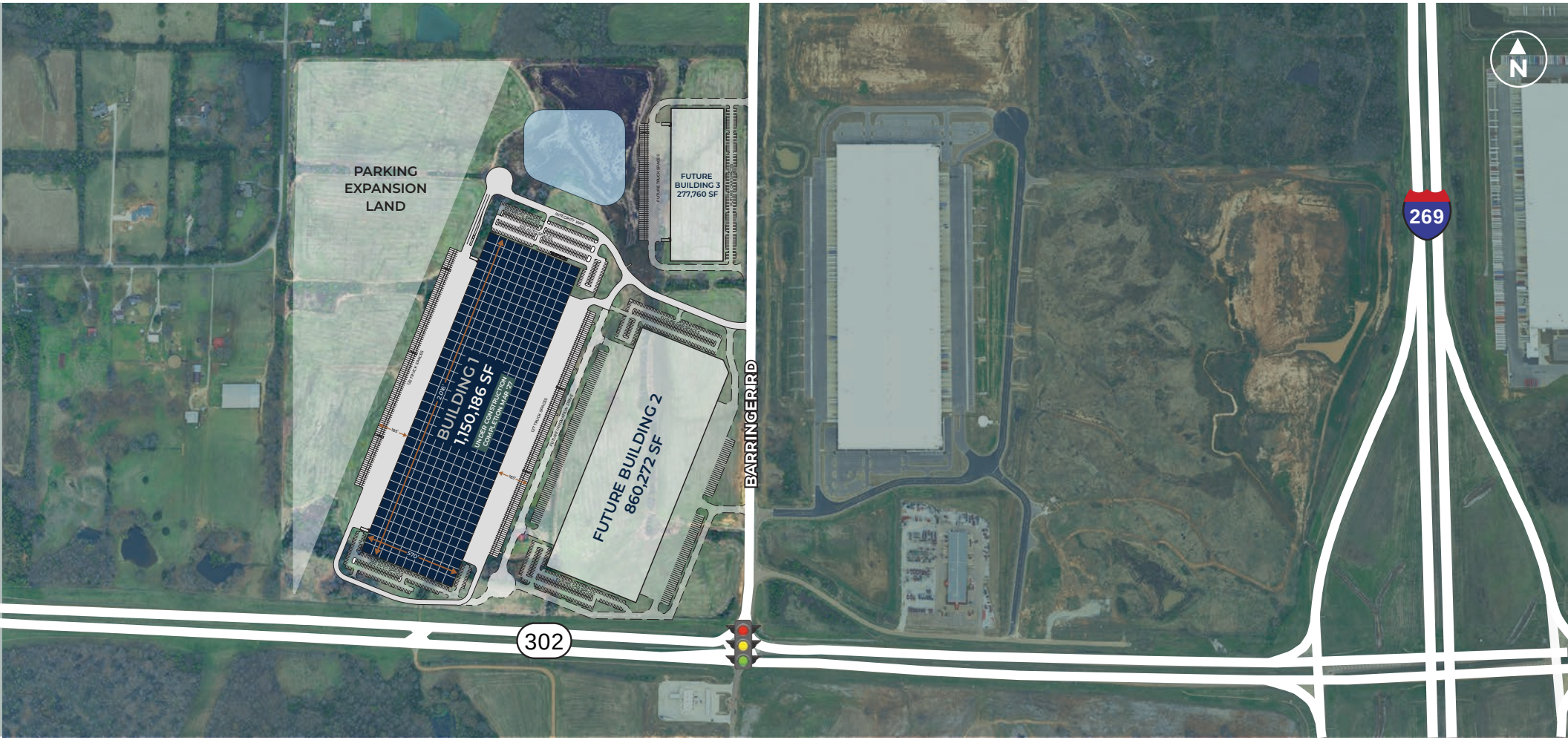
Marshall Trade Center is a three building logistics park located on 187 acres in Marshall County. Ideally positioned along MS-302 near the intersection of I-269, this site offers excellent highway access and visibility.

MARSHALL TRADE CENTER

MASTER PLAN

BARRINGER ROAD AND MS-302 | BYHALIA, MS 38611

PROPERTY OVERVIEW



- Up to 2.3M SF available; 3 buildings on 187 acres
- Potential BTS opportunities
- ESFR sprinkler system
- 32’ – 40’ clear heights
- 50’ D x 56’ W typical column spacing; 60’ D at staging bays
- Tilt up concrete walls
- TPO roof

Development

HILLWOOD
A PEROT COMPANY

SCOTT CAMPBELL
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BUILDING 1

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COMPLETION MARCH 2027

BUILDING HIGHLIGHTS

AVAILABLE SF	±1,150,186 SF
CONFIGURATION	Cross-dock
DIMENSIONS	570' x 2,016'
CLEAR HEIGHT	40'
OFFICE	Build-to-suit
COLUMN SPACING	56' x 50'
STAGING BAYS	60'
AUTO PARKING	600 spaces, 55 future spaces
TRAILER PARKING	249 spaces
TRUCK COURT	185' deep
DOCK DOORS	(205) 9' x 10'
DRIVE-IN DOORS	(2) 14' x 16'
FLOOR SLAB	7" thick unreinforced
FIRE PROTECTION	ESFR
ROOF	45 Mil TPO



MARSHALL TRADE CENTER

MASTER PLAN

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AREA INFORMATION



DRIVE TIMES

MS-302/I-269	Norfolk Southern Intermodal	BNSF Intermodal	Memphis International Airport
1 mi. 1 min.	7.5 mi. 12 min.	17 mi. 25 min.	29 mi. 29 min.

DEVELOPMENT

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