

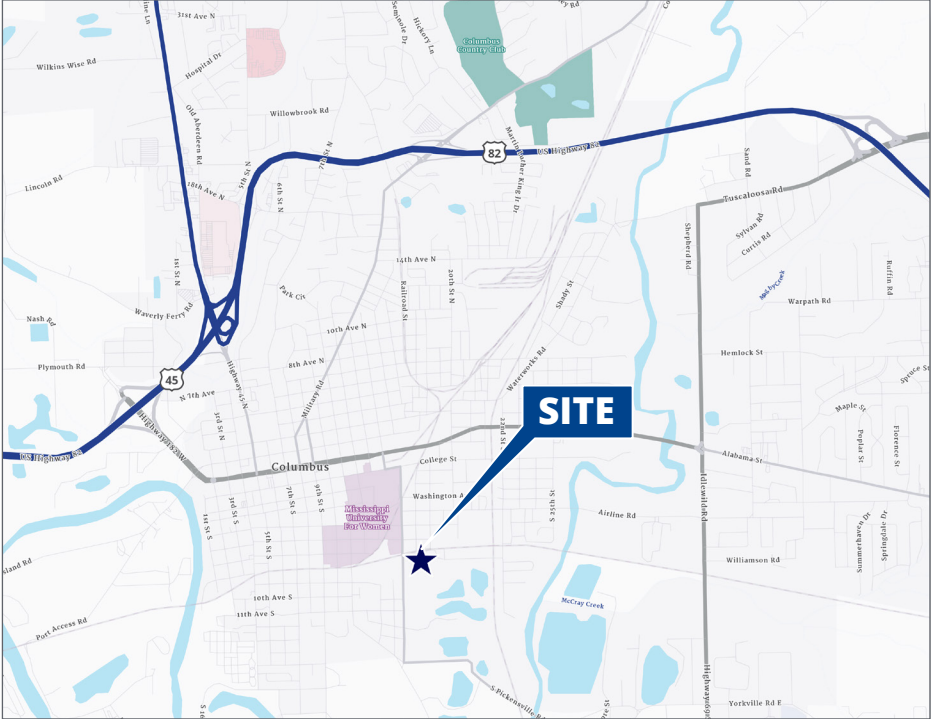


1616 7th Ave. S.
Columbus, MS 39701



Sublease
32,500± SF
4.8± AC
Industrial
Building

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Sublease

Property Features

- 32,500± SF building
- 30,000± SF warehouse
- 2,500± SF office
- 4.8± AC
- I-2 (Light Industrial)
- Lowndes & Surrounding Counties Submarket
- Single tenancy
- Built in 1969
- Steel frame construction
- Standing seam metal roof
- 20' clear height
- 3 dock doors
- 2 drive-in doors
- Sublease through Aug. 2042



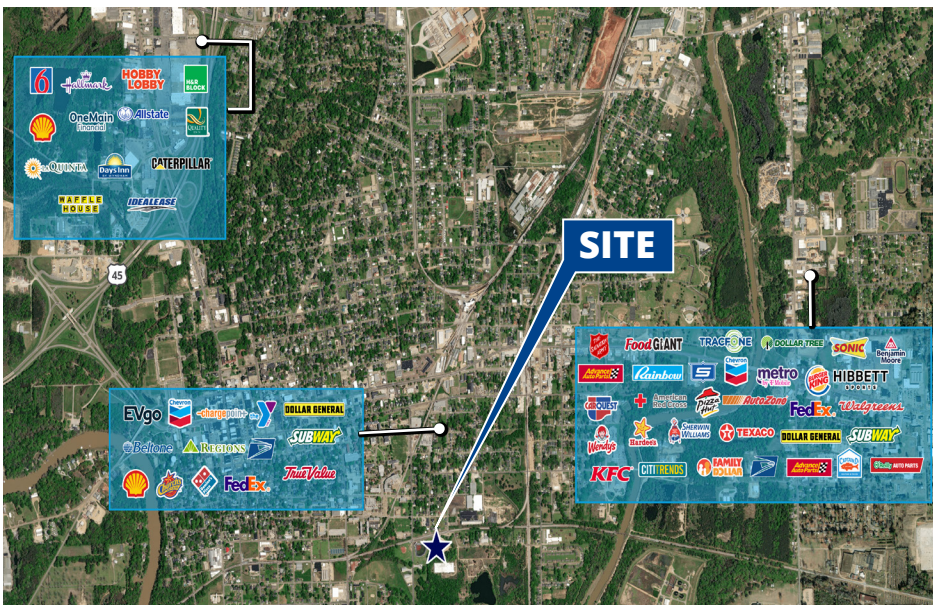
Highway Access
Primary Access is Hwy. 182



Airport Access
4.5 Miles to Columbus-Lowndes County Airport



Railway Access
2 Miles to BNSF Railway



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