

For Sale

197 Tradewinds

Columbus, MS 39705

87,500 SF on +/- 14.2 acres



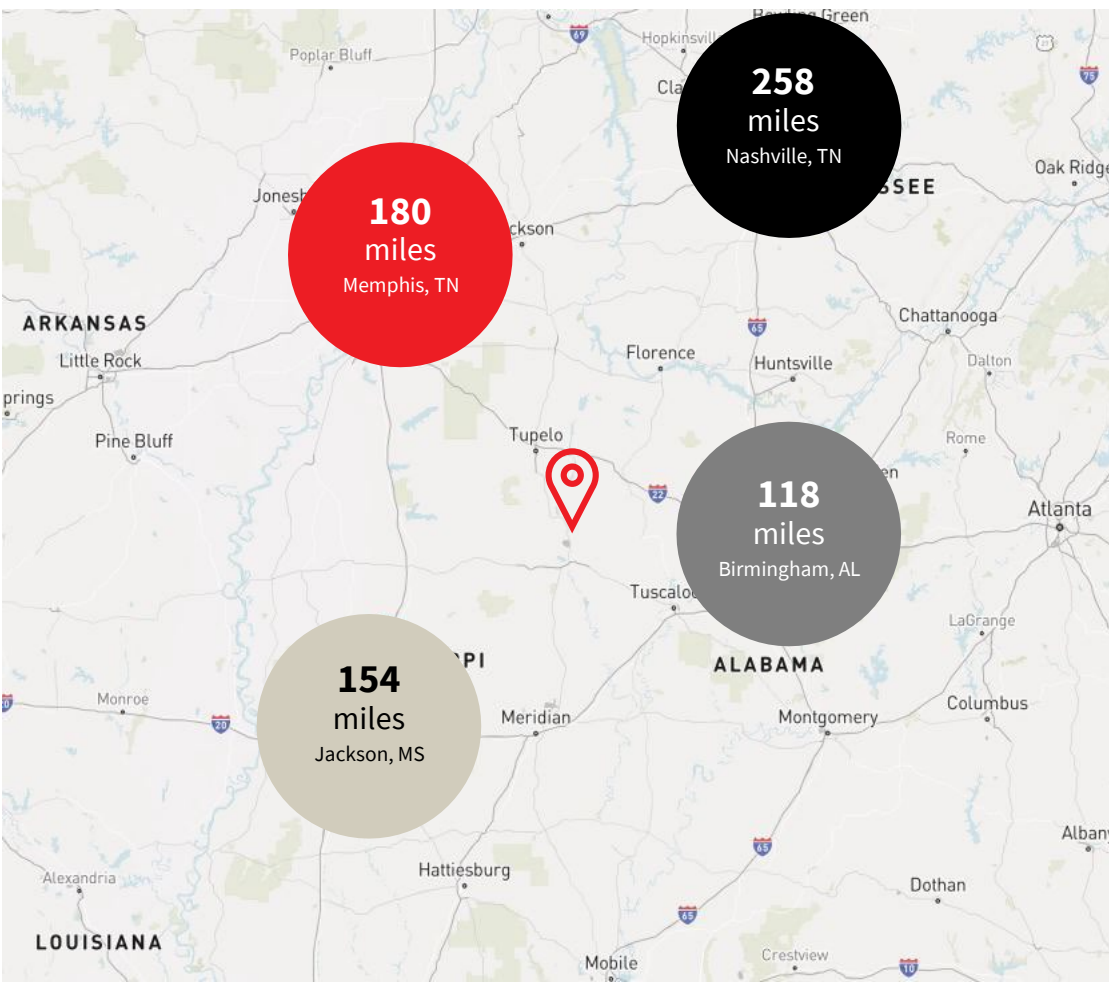
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Investment **SUMMARY**

JLL's Industrial Services Team has been retained on an exclusive basis to arrange the sale of the 87,500 SF industrial facility situated on +/- 16.1 acres in Columbus, MS. Located at 197 Tradewinds, this is an excellent Value-Add opportunity for an investment.

Founded in 1821, the historical "Friendly City" of Columbus resides on the banks of the Tombigbee River on the eastern border of Mississippi and serves as the county seat of Lowndes County. It is approximately 150 miles northeast of Jackson, MS and 180 miles southeast of Memphis, TN. Additionally, Steel Dynamics is expanding their aluminum plant in Lowndes County with a \$2.5 billion investment.

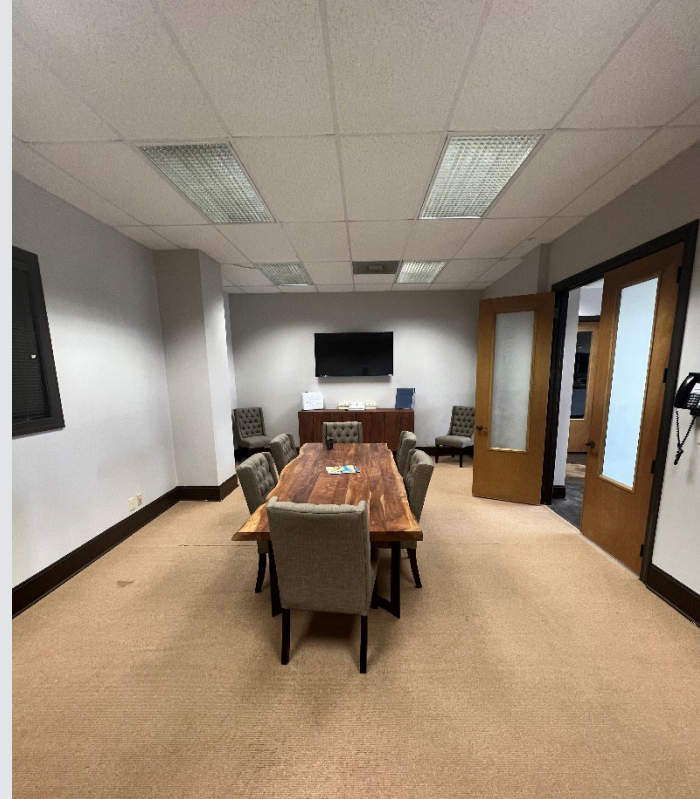


OFFERING SUMMARY

PRICE	\$2,150,000
PRICE PSF	\$24.57

Property highlights

Address	197 Tradewinds Columbus, MS 39705
Location	Lowndes County
Land Size	+/- 14.2 acres
Zoning	There is no zoning in the County
Building Size	87,500 SF
Office Size	+/- 5,000 SF
Year Built	2004
Stories	1
Construction Type	Metal frame
Flooring	Concrete slab
Clear Height	16'.6"-18'.8"
Dock Doors	4
Drive-In Doors	1 (10' x 14')
Tenant	Sleepmade





Contact

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