

# New Listing - For Lease Industrial - Office / Warehouse

*High-Visibility Commercial Property - Columbus, MS*



**CBRE**

# Property Overview

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This property offers a unique combination of office and warehouse space in a highly visible and accessible location. The site features a free-standing one-story office building with mezzanine, connected to a one-story warehouse building via a wash bay with canopy, providing excellent functionality for a variety of business operations. Equipped with 240/120 V – 3-phase power, the property is well-suited for industrial, service, or distribution uses. Its prime location along Highway 82 offers outstanding frontage, signage opportunities, and easy access, ensuring maximum exposure for your business.



Building 1 Size	3,069 +/- SF
Building 2 Size	5,080 +/- SF
Acres	+/- 3.09
Zoning	N/A
Year Renovated	2011

# Aerial



FOR LEASE

**2891 S Frontage Rd,  
Columbus, MS, 39701**



## CONTACTS

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