

INDUSTRIAL PROPERTY FOR SALE

221 FABRITEK DR

Columbus, MS 39702

JANE ANNA WAIDE

Broker/Owner

C. 662.392.3937

jane@farmercommercialproperties.com



FARMER COMMERCIAL PROPERTIES

O. 662.268.8025

101 S Lafayette Street

Starkville, MS 39759

farmercommercialproperties.com

COLUMBUS, MS 39702



OFFERING SUMMARY

Sale Price:	\$1,299,500.00
Building Size:	67,570 SF
Office Space:	6,000 SF
Available SF:	73,570 SF
Covered Truck Well:	40x90
Lot Size:	5.6 +/- Acres
Number of Units:	1
Price / SF:	\$17.66
Zoning:	I-2 Light Industrial

COLUMBUS, MS. 221 FABRITEK DRIVE. OUTSTANDING INDUSTRIAL PROPERTY FEATURING A TOTAL OF 73,570 SF. FEATURES INCLUDE 67,570 SF OF INDUSTRIAL MANUFACTURING/WAREHOUSE SPACE. THIS SPRINKLED WAREHOUSE SPACE FEATURES CEILING HEIGHT OF 21 FT, 3 DOCK LEVEL DOORS, 7 OTHER ROLL-UP DOORS, PLUS LARGE MANUFACTURING AREA BREAK ROOM. OFFICE AREA FEATURES INCLUDE 6,000 SF OF OFFICE SPACE. OFFICE SPACE LAYOUT INCLUDE 12 OFFICE ROOMS, CONFERENCE ROOM, BREAK ROOM, COPY ROOM, FILE ROOM, AND LARGE TRAINING ROOM. EXTERIOR FEATURES INCLUDE ATTACHED 40 X 90 COVERED TRUCK WELL WITH AN ADDITIONAL ROLL-UP DOOR. THIS PROPERTY IS SITUATED ON 5.6 ACRES WITH TREMENDOUS INGRESS/EGRESS. THIS PROPERTY IS ALSO BENEFITED WITH LARGE PAVED PARKING LOT FOR EMPLOYEES. THIS PROPERTY IS PRICED @ ONLY \$17.66 SF. GREAT OPPORTUNITY!

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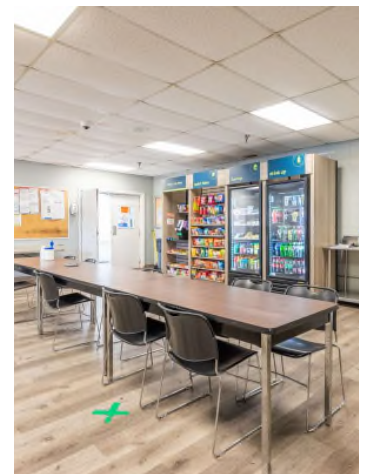
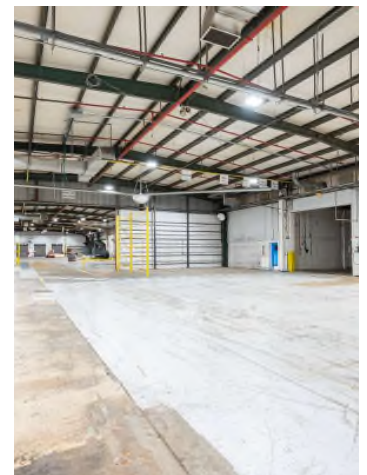
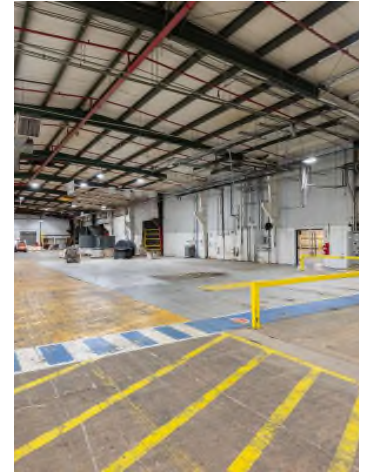
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722.6' (R)

500.0'

N 88° 43' E (M) 560.0'

501.4'

IRON PIPE

IRON PIPE

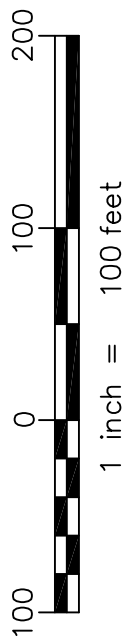
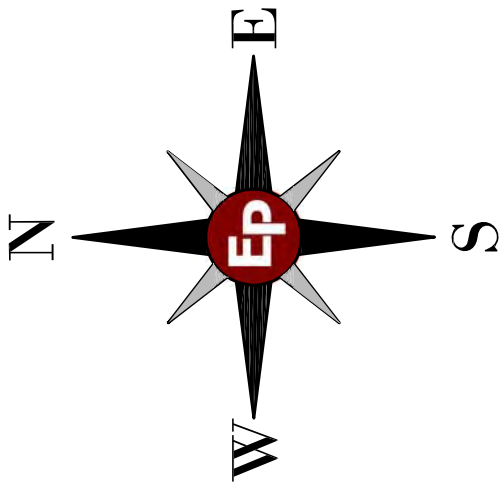
WEST (R) 1295.0' (R)

S 00° 23' E (R) 418.5' (R)

S 00° 31' E (R) 647.5' (R)

N 89° 59' W (R) 668.5' (R)

BOIS D' ARC STAKE



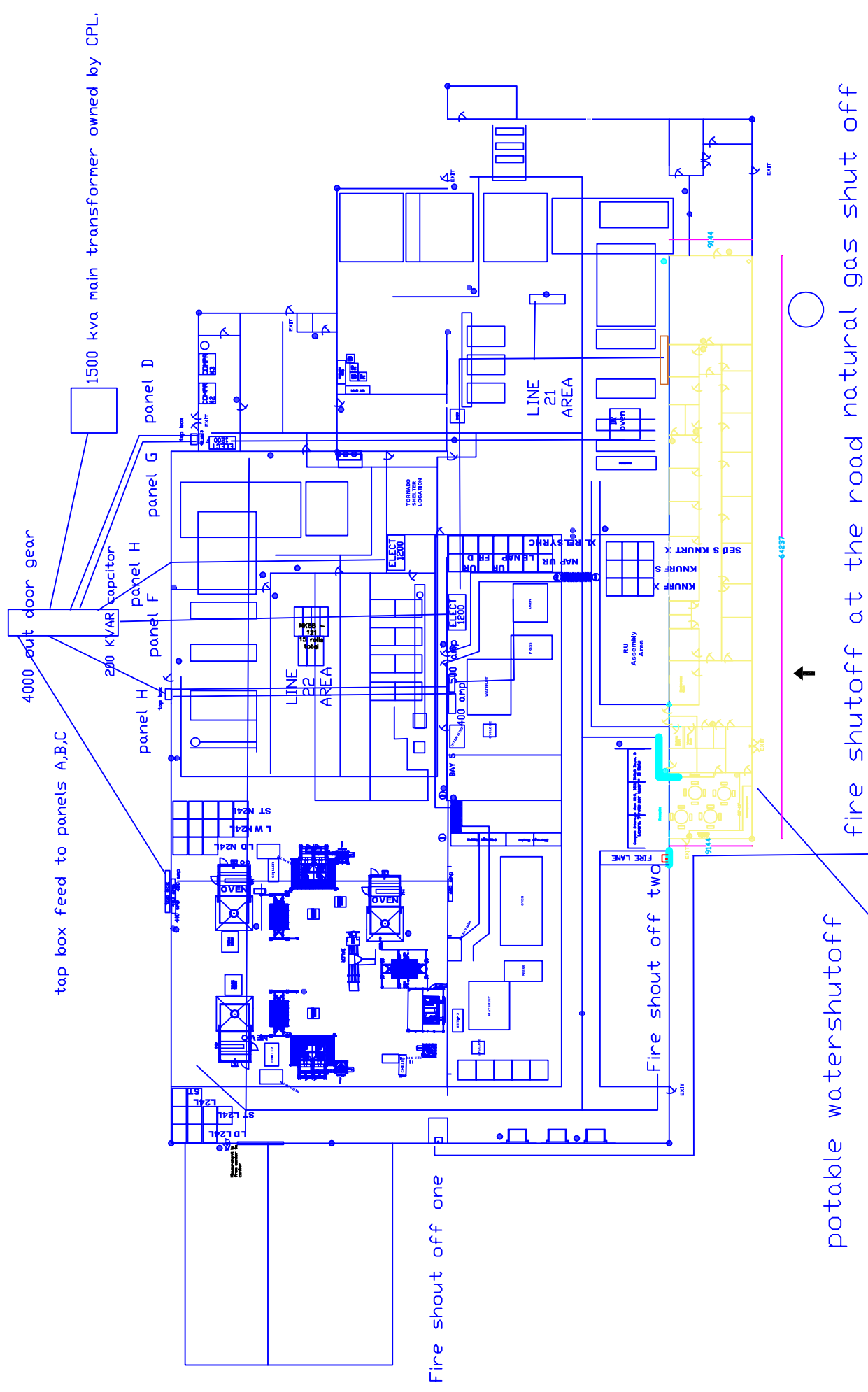
LEG	
FOU	●
OR	○
SET	⊙
SUP	○
FEN	□
CHA	//
WIR	—X—
ME	(M)
REC	(R)

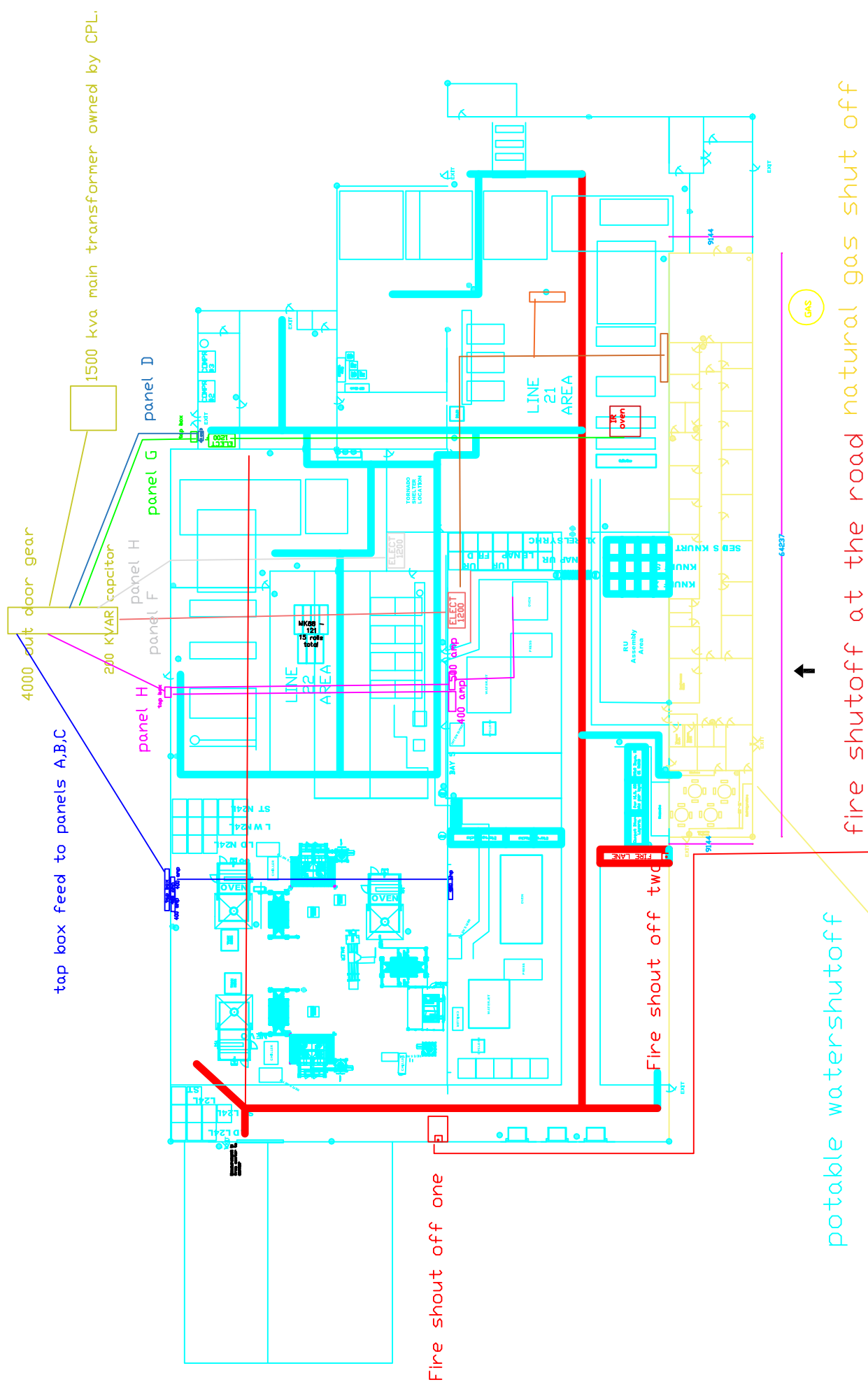
Object

Dimension

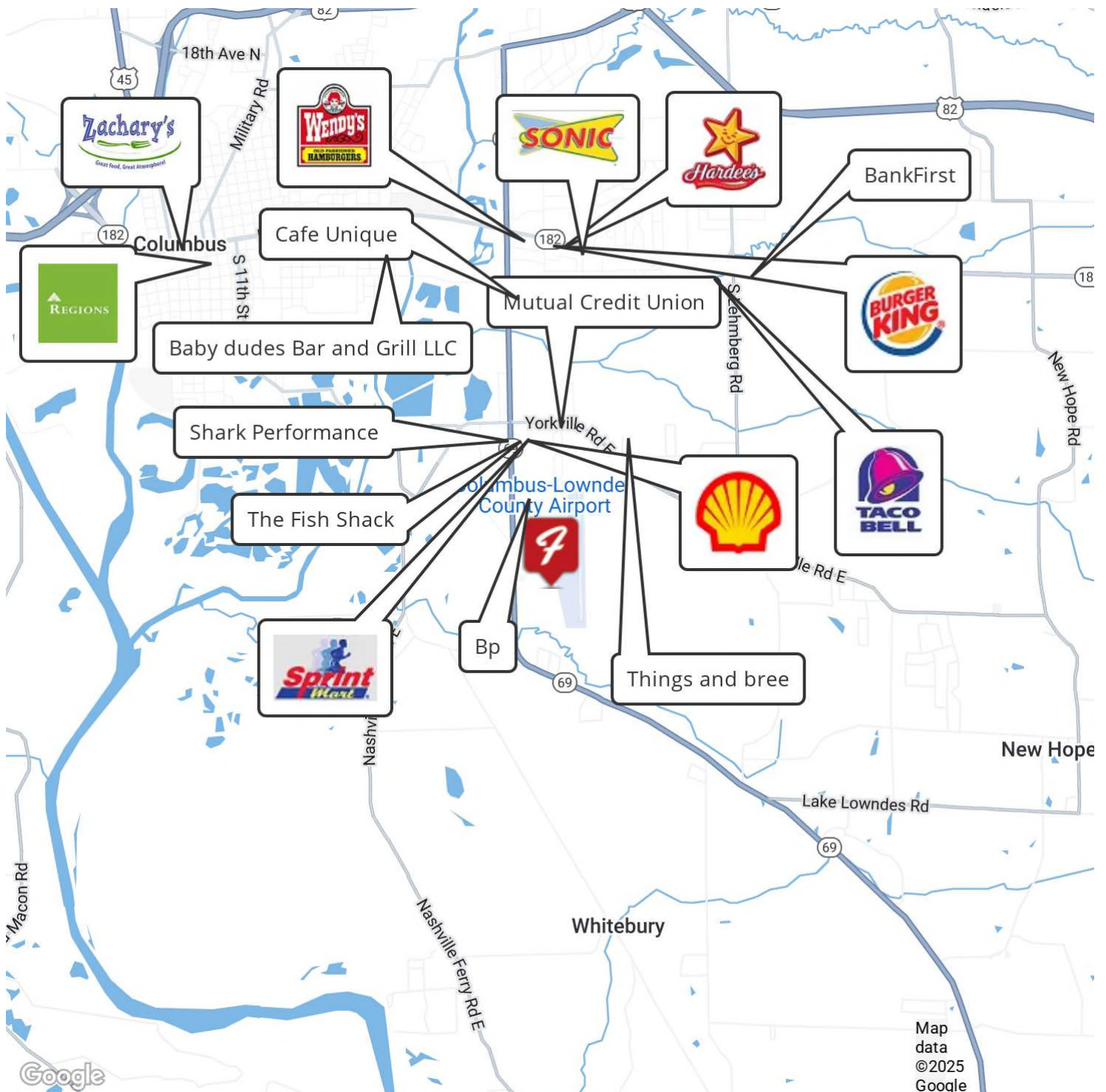
Parking lot door
3 dock doors
overhang door
shop to line 22 door
shop to back yard
To back yard
shop to compressor room
ceiling height
overhang ceiling height

14' H 12' W
9' H 8' W
16' H 12' W
12' H 10' W
8' H 10' W
13' H 16' W
12' H 10' W
21'
18'





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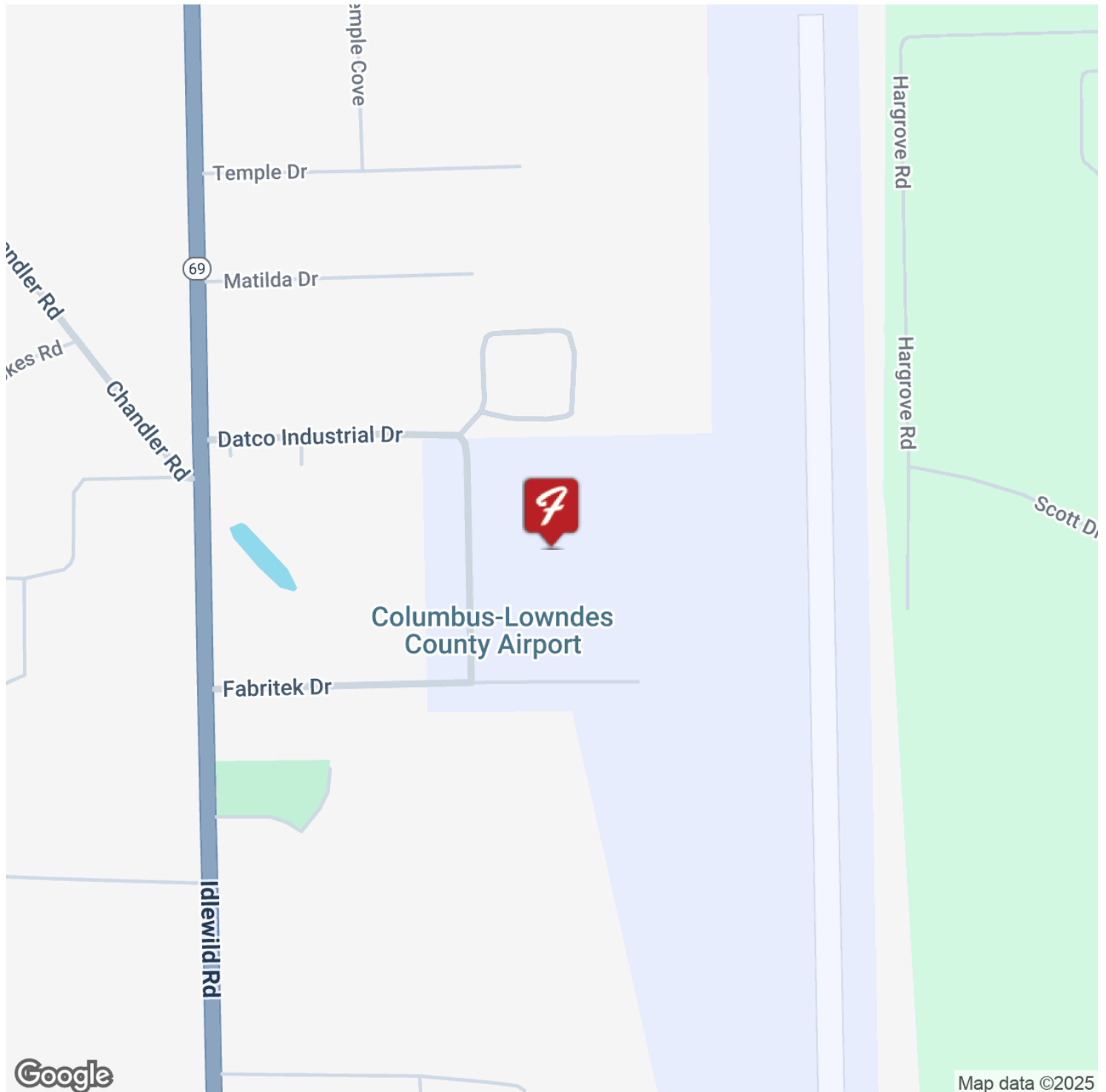
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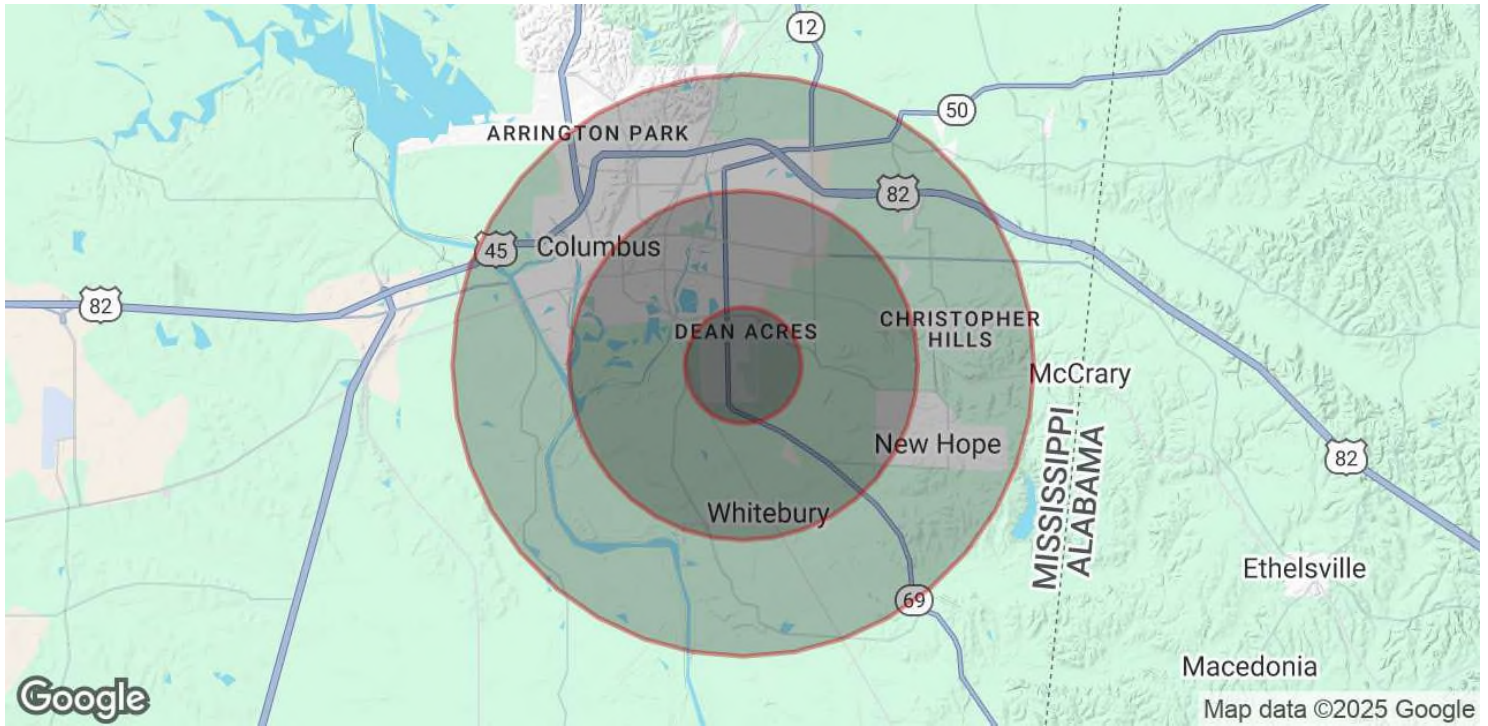
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,228	17,439	31,140
Average Age	38.2	34.4	37.3
Average Age (Male)	33.6	33.3	35.6
Average Age (Female)	41.2	36.8	39.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	491	7,142	14,216
# of Persons per HH	2.5	2.4	2.2
Average HH Income	\$45,721	\$42,279	\$45,230
Average House Value	\$137,870	\$105,938	\$124,549

* Demographic data derived from 2020 ACS - US Census

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