

INDUSTRIAL PROPERTY FOR SALE

# 221 FABRITEK DR

Columbus, MS 39702

**SCOTT FARMER**

Broker/Owner  
C. 662.341.5205  
scott@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:	\$1,399,500.00
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:	\$19.02
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 \$19.02 SF. GREAT OPPORTUNITY!**

for more information contact:

**Scott Farmer**  
 Broker/Owner  
 C. 662.341.5205  
 scott@farmercommercialproperties.com

Farmer Commercial Properties 101 S Lafayette Street, Starkville, MS 39759 farmercommercialproperties.com

# COLUMBUS, MS 39702



for more information contact:

**Scott Farmer**

**Broker/Owner**

**C. 662.341.5205**

**scott@farmercommercialproperties.com**

**Farmer Commercial Properties 101 S Lafayette Street , Starkville, MS 39759 farmercommercialproperties.com**

# COLUMBUS, MS 39702



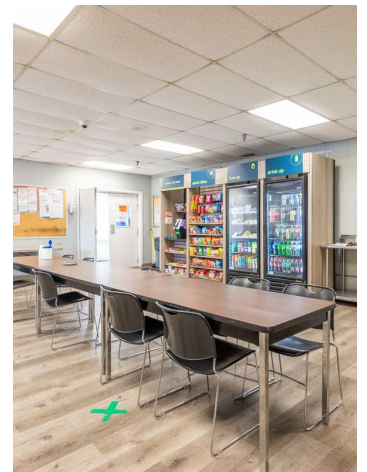
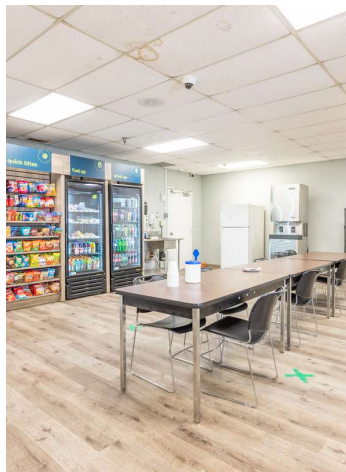
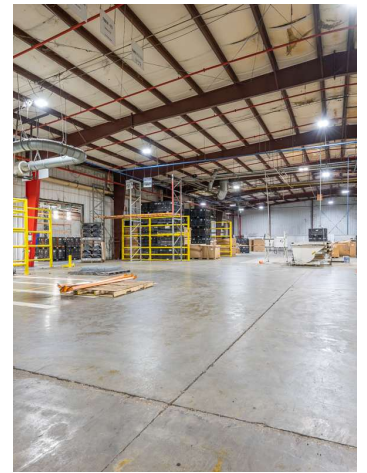
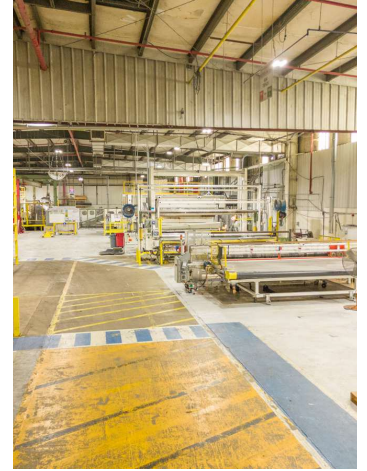
for more information contact:

**Scott Farmer**  
Broker/Owner  
C. 662.341.5205

[scott@farmercommercialproperties.com](mailto:scott@farmercommercialproperties.com)

Farmer Commercial Properties 101 S Lafayette Street, Starkville, MS 39759 [farmercommercialproperties.com](http://farmercommercialproperties.com)

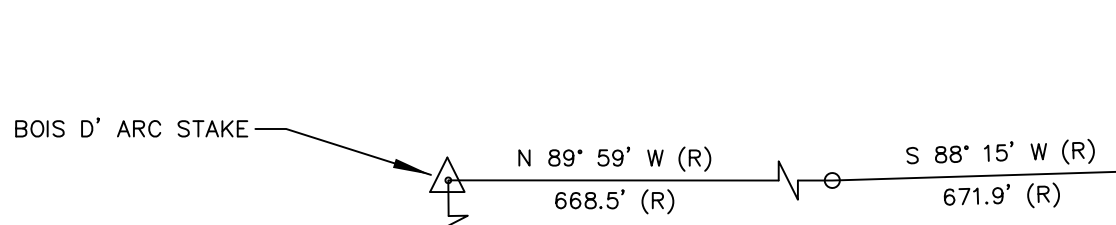
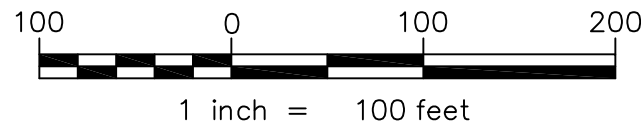
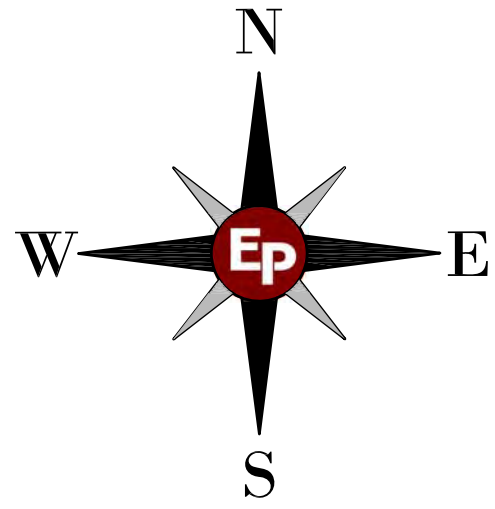
# COLUMBUS, MS 39702



for more information contact:

**Scott Farmer**  
Broker/Owner  
C. 662.341.5205  
scott@farmercommercialproperties.com

Farmer Commercial Properties 101 S Lafayette Street, Starkville, MS 39759 farmercommercialproperties.com



- LEGEND**
- FOUND IRON PIN OR AS SHOWN
  - SET 1/2" REBAR SURVEY POINT
  - FENCE CORNER
  - CHAIN LINK FENCE
  - x- WIRE FENCE
  - (M) MEASURED
  - (R) RECORD

**TRACT 1  
BOUNDARY DESCRIPTION**

A TRACT OF LAND BEING LOCATED IN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 18 WEST, CITY OF COLUMBUS, LOWNDES COUNTY, MISSISSIPPI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 26; RUN THENCE SOUTH 88 DEGREES 15 MINUTES WEST A DISTANCE OF 671.9 FEET TO A POINT; RUN THENCE NORTH 89 DEGREES 59 MINUTES WEST A DISTANCE OF 668.5 FEET TO A BOIS D'ARC STAKE; RUN THENCE SOUTH 00 DEGREES 31 MINUTES EAST, ALONG AN EXISTING FENCE, A DISTANCE OF 647.5 FEET TO A POINT; RUN THENCE SOUTH 00 DEGREES 23 MINUTES EAST, ALONG AN EXISTING FENCE, A DISTANCE OF 418.5 FEET TO AN IRON PIPE; RUN THENCE WEST, ALONG AN EXISTING FENCE, A DISTANCE OF 1295.0 FEET TO AN IRON PIPE ON THE EAST RIGHT-OF-WAY OF MISSISSIPPI HIGHWAY 69; RUN THENCE SOUTH 00 DEGREES 50 MINUTES WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 722.6 FEET TO A POINT; RUN THENCE SOUTH 02 DEGREES 15 MINUTES EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 150.7 FEET TO A POINT; RUN THENCE NORTH 89 DEGREES 00 MINUTES EAST A DISTANCE OF 989.0 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF DATCO INDUSTRIAL DRIVE BEING 39.4 FEET FROM CENTERLINE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT:

RUN THENCE NORTH 01 DEGREES 18 MINUTES WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 500.0 FEET TO AN IRON PIN; RUN THENCE NORTH 88 DEGREES 43 MINUTES EAST A DISTANCE OF 560.0 FEET TO AN IRON PIN; RUN THENCE SOUTH 01 DEGREES 17 MINUTES EAST A DISTANCE OF 501.4 FEET TO A POINT; RUN THENCE SOUTH 88 DEGREES 52 MINUTES WEST, ALONG THE PROJECTION OF AN EXISTING FENCE, A DISTANCE OF 559.7 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.4 ACRES, MORE OR LESS.

**TRACT 2  
BOUNDARY DESCRIPTION**

A TRACT OF LAND BEING LOCATED IN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 18 WEST, CITY OF COLUMBUS, LOWNDES COUNTY, MISSISSIPPI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 26; RUN THENCE SOUTH 88 DEGREES 15 MINUTES WEST A DISTANCE OF 671.9 FEET TO A POINT; RUN THENCE NORTH 89 DEGREES 59 MINUTES WEST A DISTANCE OF 668.5 FEET TO A BOIS D'ARC STAKE; RUN THENCE SOUTH 00 DEGREES 31 MINUTES EAST, ALONG AN EXISTING FENCE, A DISTANCE OF 647.5 FEET TO A POINT; RUN THENCE SOUTH 00 DEGREES 23 MINUTES EAST, ALONG AN EXISTING FENCE, A DISTANCE OF 418.5 FEET TO AN IRON PIPE; RUN THENCE WEST, ALONG AN EXISTING FENCE, A DISTANCE OF 1295.0 FEET TO AN IRON PIPE ON THE EAST RIGHT-OF-WAY OF MISSISSIPPI HIGHWAY 69; RUN THENCE SOUTH 00 DEGREES 50 MINUTES WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 722.6 FEET TO A POINT; RUN THENCE SOUTH 02 DEGREES 15 MINUTES EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 150.7 FEET TO A POINT; RUN THENCE NORTH 89 DEGREES 00 MINUTES EAST A DISTANCE OF 989.0 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF DATCO INDUSTRIAL DRIVE BEING 39.4 FEET FROM CENTERLINE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT:

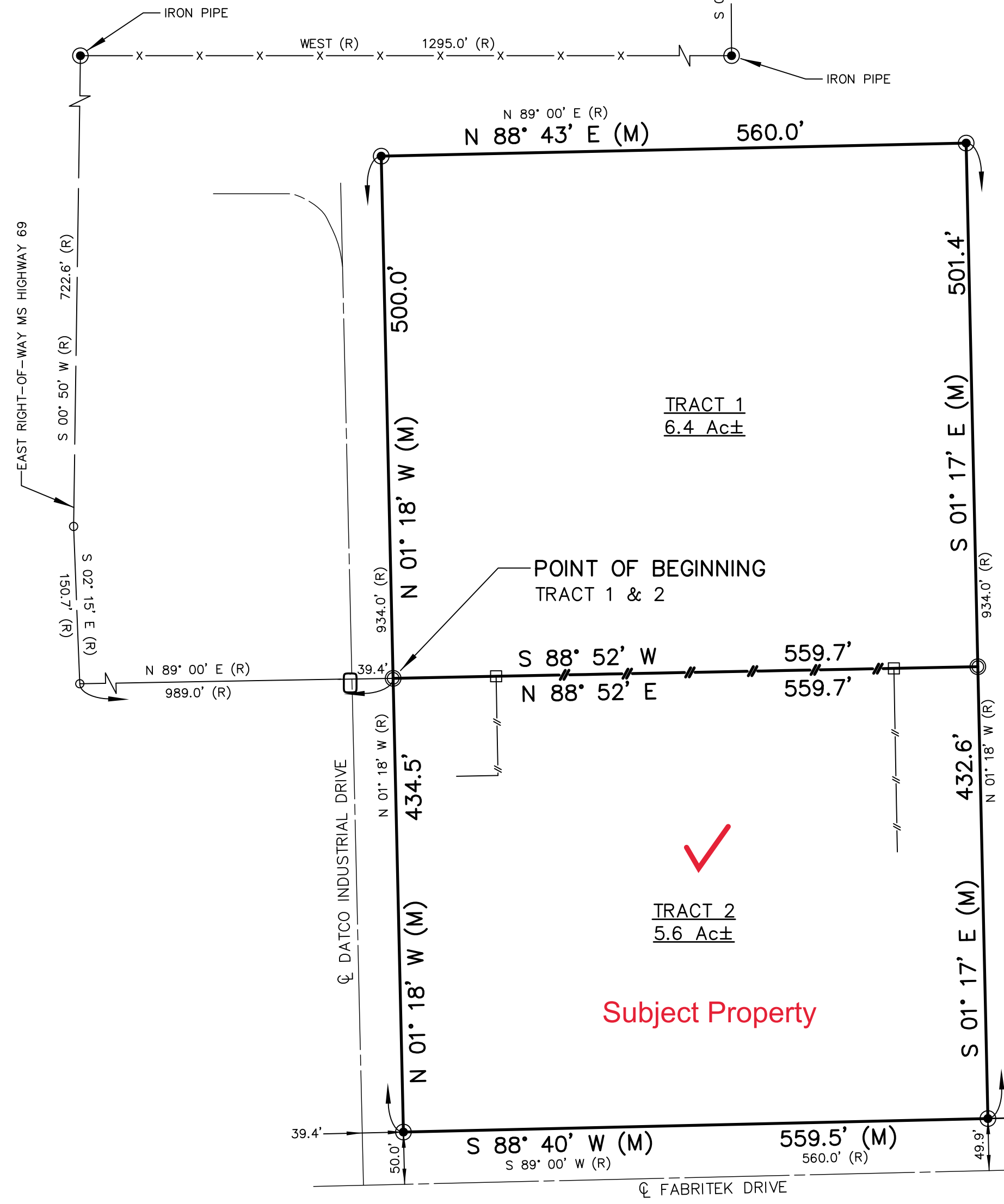
RUN THENCE NORTH 88 DEGREES 52 MINUTES EAST, ALONG THE PROJECTION OF AN EXISTING FENCE, A DISTANCE OF 559.7 FEET TO A POINT; RUN THENCE SOUTH 01 DEGREES 17 MINUTES EAST A DISTANCE OF 432.6 FEET TO AN IRON PIN ON THE NORTH RIGHT-OF-WAY OF FABRITEK DRIVE BEING 49.9 FEET FROM CENTERLINE; RUN THENCE SOUTH 88 DEGREES 40 MINUTES WEST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 559.5 FEET TO AN IRON PIN BEING 50.0 FEET FROM CENTERLINE INTERSECTING THE SAID EAST RIGHT-OF-WAY OF DATCO INDUSTRIAL DRIVE BEING 39.4 FEET FROM CENTERLINE; RUN THENCE NORTH 01 DEGREES 18 MINUTES WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 434.5 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.6 ACRES, MORE OR LESS.

**NOTES:**

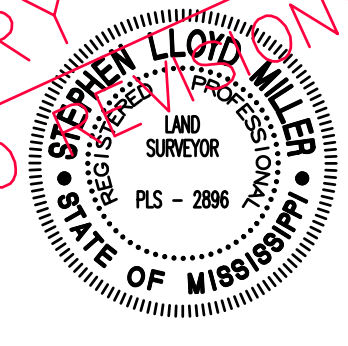
1. BASIS OF BEARINGS & NORTH ARROW IS BY GPS GRID NORTH
2. SURVEY CLASSIFICATION: CLASS 'C' SURVEY.
3. REFERENCE MATERIAL:

DEED BOOK 2019, PAGE 5210 AS FILED IN THE CHANCERY RECORDS OF LOWNDES COUNTY, MISSISSIPPI.

WE, ENGINEERING PLUS, INC., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY SHOWN HEREON AND THAT THIS PLAT REPRESENTS A TRUE AND ACCURATE COPY OF SAID SURVEY TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF.



PRELIMINARY PLAT  
SUBJECT TO REVISIONS



**Engineering Plus**

Planning • Surveying • Testing • Landscape Design  
1724-B 23rd Ave. Meridian, Mississippi 39301 (601) 693-4234  
3662 Jefferson Street Macon, Mississippi 39341 (662) 726-1074  
Email: engplus@engineeringplus.com

DATE OF FIELD SURVEY: 3/29/2024  
DATE OF OFFICE WORK: 4/24/2024

NOTE: THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHT-OF-WAY OR BUILDING RESTRICTION LINES NOT SHOWN HEREON.

NO.	DATE	REVISION	DESCRIPTION	BY

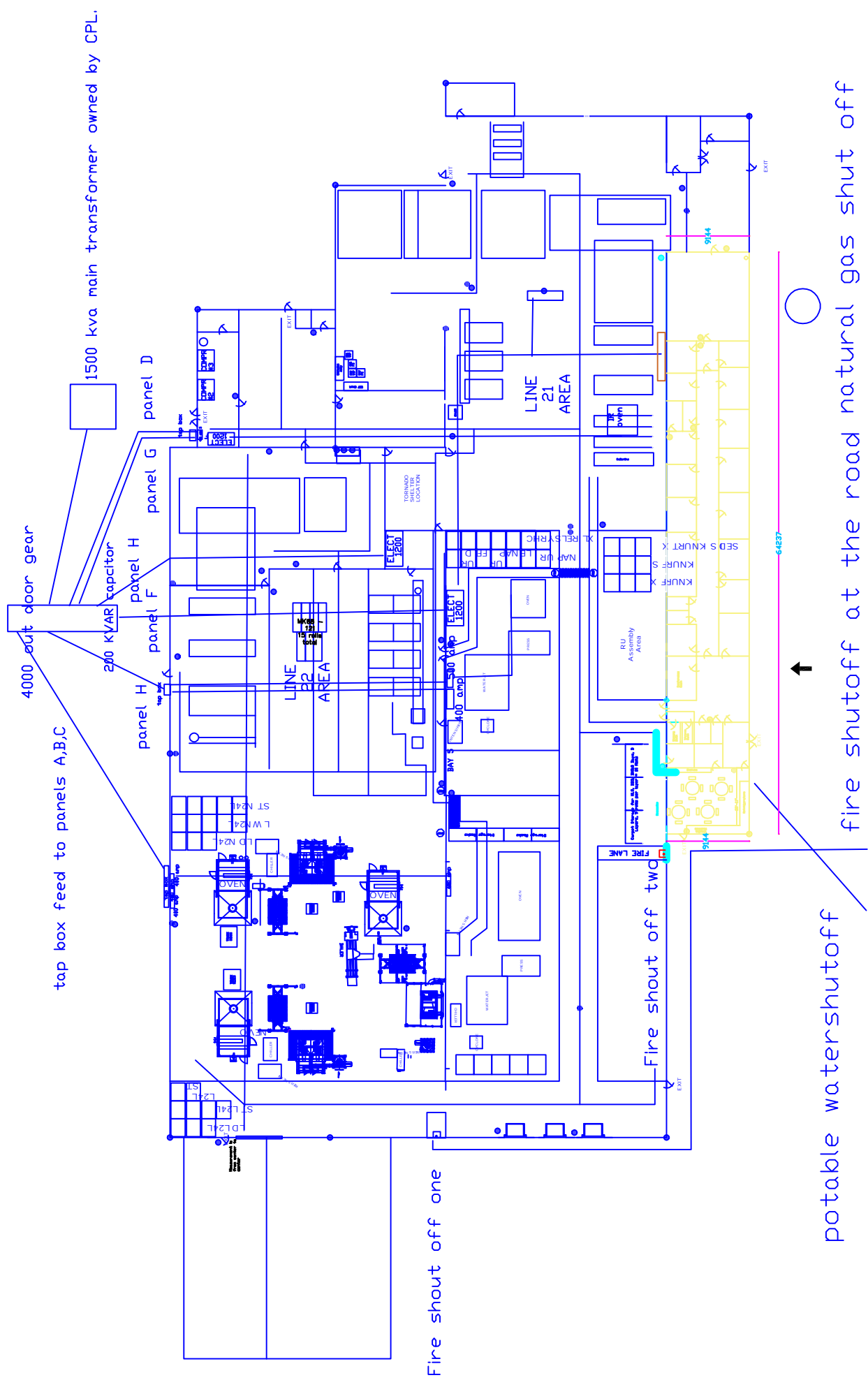
SURVEY OF PART OF  
S 1/2, SE 1/4,  
SECTION 26, T-18S, R-18W,  
CITY OF COLUMBUS,  
NOXUBEE COUNTY, MISSISSIPPI

PREPARED FOR GREENIDGE GENERATION		SHEET
DWG FILE: 23-357plat	DATE: AS SHOWN	1
JOB NO. 23-357	DRAWN BY: MEH	OF
DRAWING NO. EP24-027	CHECKED BY: SLM	1
	SCALE: AS SHOWN	

## Object

## Dimension

Parking lot door	14' H 12' W
3 dock doors	9' H 8' W
overhang door	16' H 12' W
shop to line 22 door	12' H 10' W
shop to back yard	8' H 10' W
To back yard	13' H 16' W
shop to compressor room	12' H 10' W
ceiling height	21'
overhang ceiling height	18'



tap box feed to panels A,B,C

4000 cwt door gear

1500 kva main transformer owned by CPL

200 KVAR capacitor

panel D

panel G

panel H

panel F

panel H

Fire shut off one

Fire shut off two

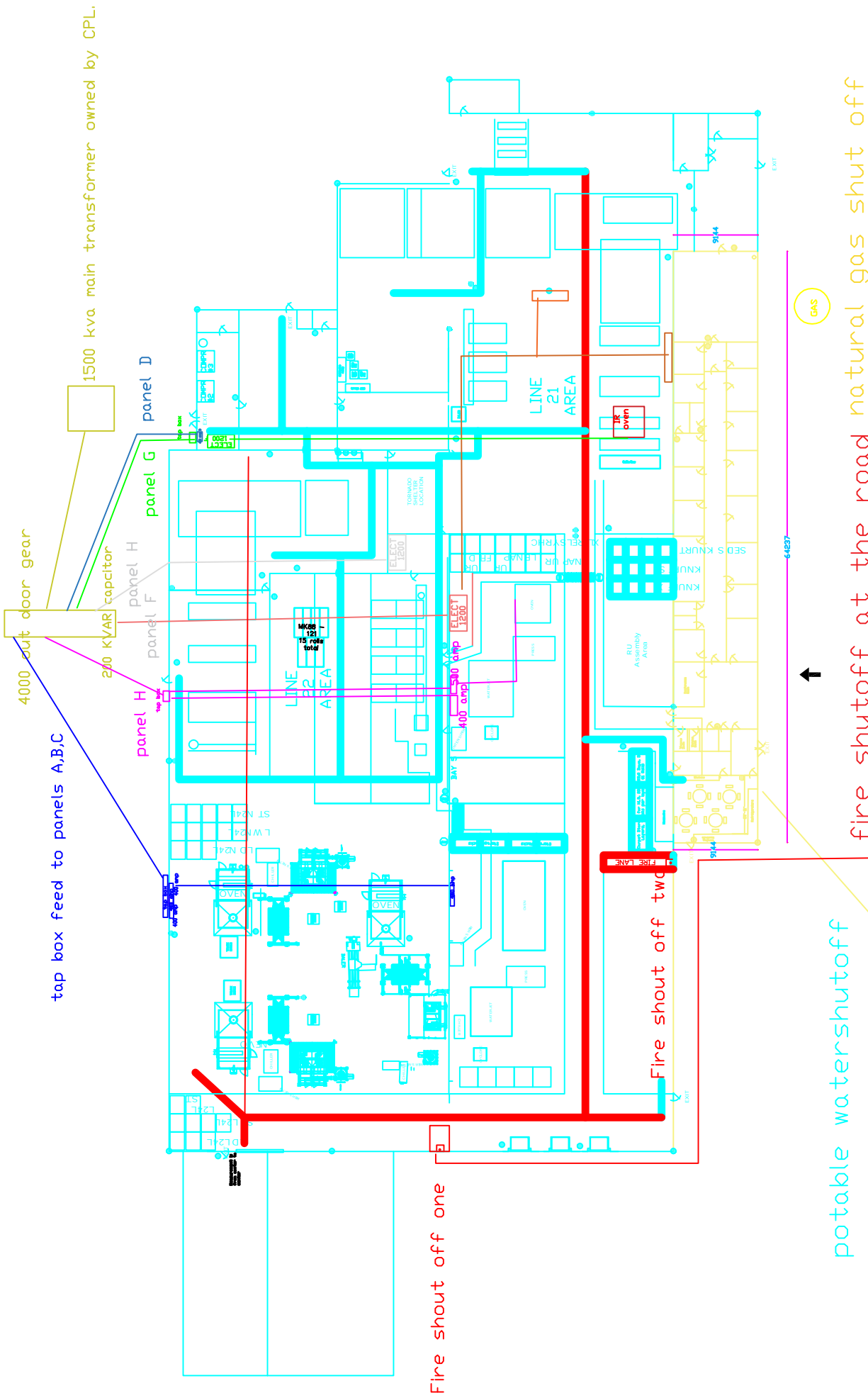
potable watershutoff

fire shutoff at the road natural gas shut off



64537





4000 volt door gear

tap box feed to panels A,B,C

1500 kva main transformer owned by CPL

200 KVAR capacitor

panel H  
panel F  
panel G  
panel D

MK65 - 121  
15 pole total

400 amp

TK oven

RU Assembly Area

SED S KNURT

6-4837

Fire shut off two

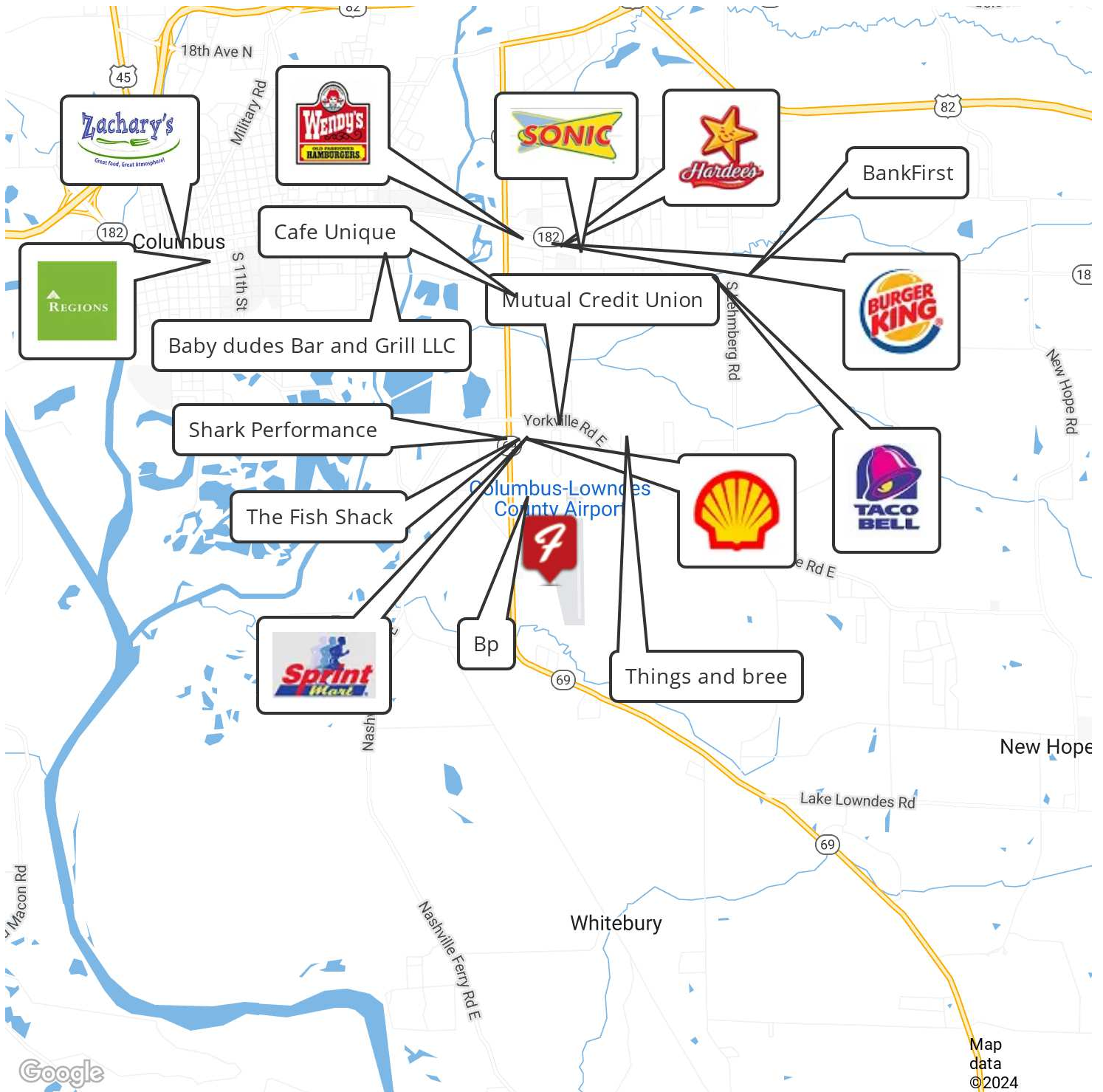
Fire shut off one

potable watershutoff

fire shutoff at the road natural gas shut off

CPL

# COLUMBUS, MS 39702

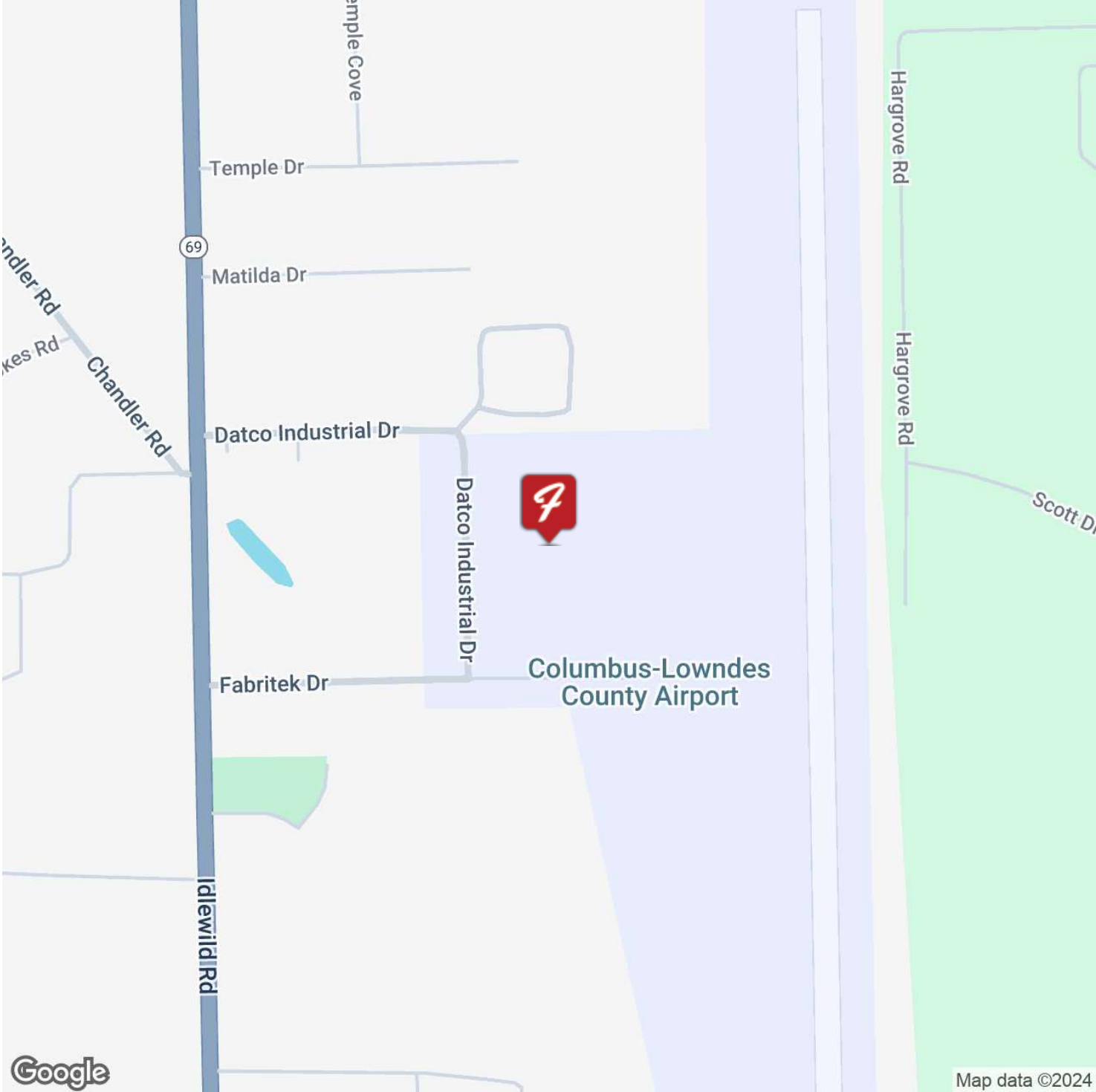


for more information contact:

**Scott Farmer**  
Broker/Owner  
C. 662.341.5205  
scott@farmercommercialproperties.com

Farmer Commercial Properties 101 S Lafayette Street , Starkville, MS 39759 farmercommercialproperties.com

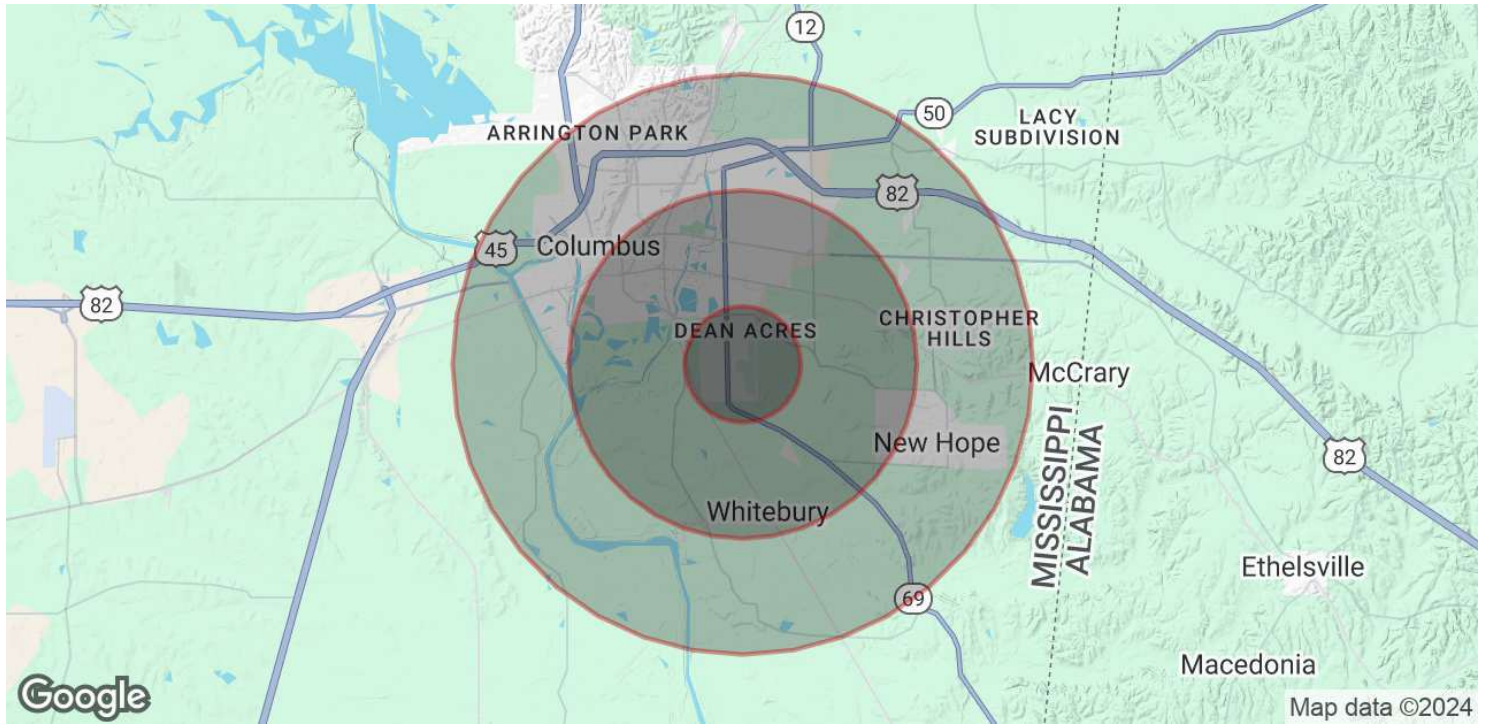
# COLUMBUS, MS 39702



for more information contact:

**Scott Farmer**  
Broker/Owner  
C. 662.341.5205  
scott@farmercommercialproperties.com

# COLUMBUS, MS 39702



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

for more information contact:

**Scott Farmer**  
**Broker/Owner**  
**C. 662.341.5205**  
**scott@farmercommercialproperties.com**

**Farmer Commercial Properties 101 S Lafayette Street , Starkville, MS 39759 farmercommercialproperties.com**