

INDUSTRIAL PROPERTY FOR LEASE

221 FABRITEK

221 Fabritek Dr, Columbus, MS 39702

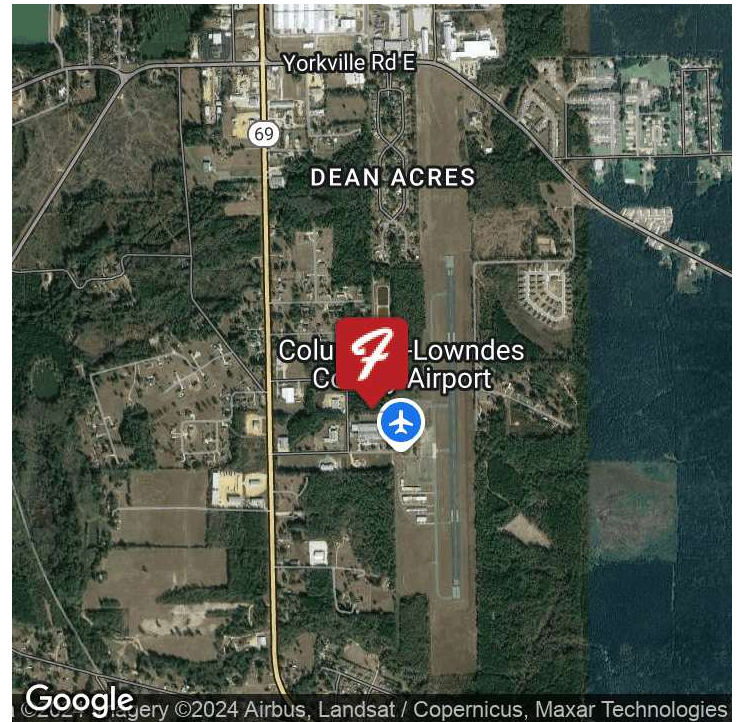
SCOTT FARMER

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

221 FABRITEK DR, COLUMBUS, MS 39702



OFFERING SUMMARY

Lease Rate:	\$3.50 SF/month (NNN)
Building Size:	73,570 SF
Available SF:	73,570 SF
Lot Size:	5.6 Acres
Year Built:	1978
Zoning:	I-2

PROPERTY OVERVIEW

Directions - Columbus, MS to Main Street Exit, to Alabama Street, to Hwy 69, right on Hwy 69 South, left on Fabritek Drive, property on left.

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 \$3.50 SF NNN. Great opportunity!

PROPERTY HIGHLIGHTS

RE TAXES: \$0.18 PSF (EST.)
INSURANCE: TBD
CAM: \$0.10 PSF (EST.)

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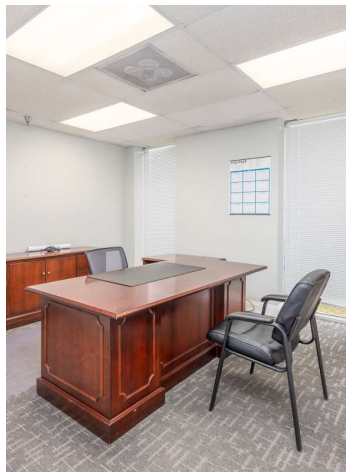
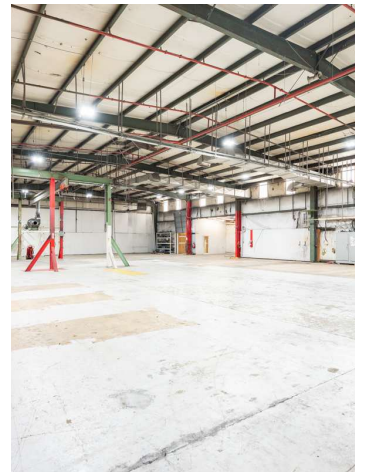
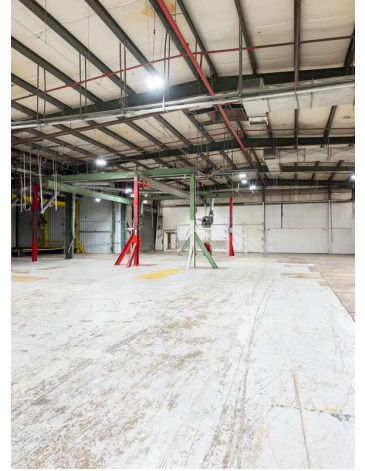
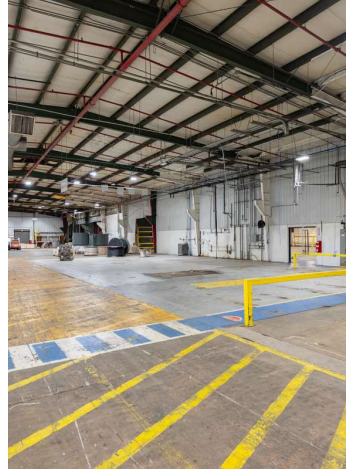
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A Schematic Drawing (NOT A SURVEY) For A 5.6 Acre (+/-) Parcel

Located in the South 1/2 of the Southeast 1/4 of Section 26
Township 18 South, Range 18 West,
Huntsville Meridian, Lowndes County, Mississippi



Scale In U.S. Survey Feet

1" = 100'



NOTES:

1. Lines represented on this drawing are record lines or scaled from existing maps.
2. This drawing does not constitute a survey of the property depicted
3. Aerial image overlay is approximate and is depicted for general reference only.
4. Dimensions depicted were taken either directly from the deed for the property or scaled from existing documents.

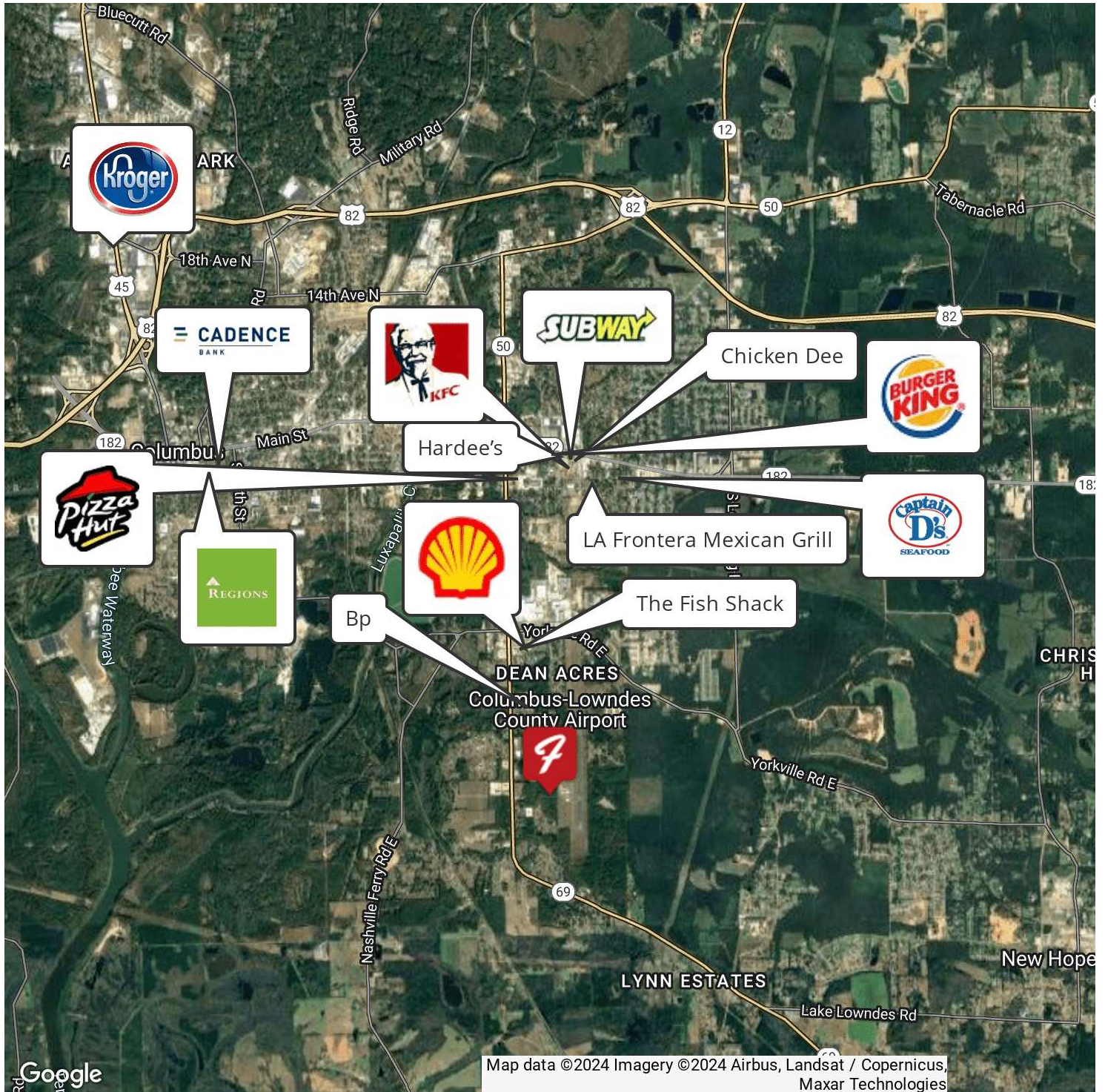
Sheet 1 of 1

PROJECT NO.: 24-058
 PROJECT NAME: Janesville LLC Schematic
 CLIENT: Farmer Commercial Properties
 101 S Lafayette Street Ste 31
 Starkville, MS, 39759
 DRAWING: HuntsvilleT18sR18w.dwg
 DRAWING DATE: 2024-05-24-F
 DRAWING SCALE: 1"=100'
 DRAFTED BY: PEB
 CHECKED BY: WBD
 FIELD WORK BEGUN: N/A
 FIELD WORK FINISHED: N/A
 FIELD CREW: N/A



662-769-0383, DBLANDSURVEYSMS@GMAIL.COM
 36 CHOCTAW ROAD, STARKVILLE, MS 39759
 BOUNDARIES» LAND SUBDIVISION» LOT SURVEYS ALTA/NSPS SURVEYS»
 TOPOGRAPHIC SURVEYS» CONSTRUCTION STAKING» ELEVATION CERTIFICATES

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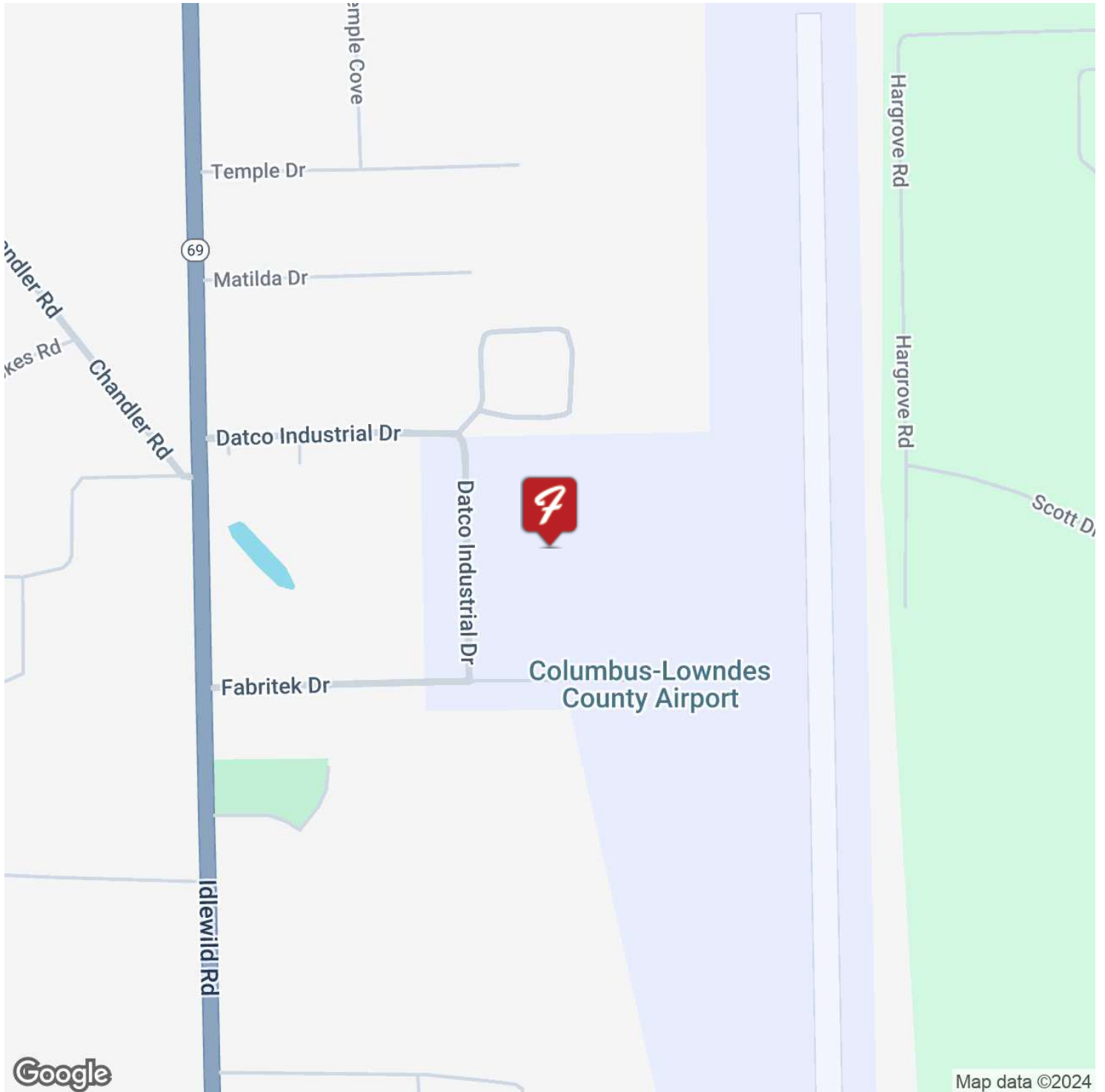


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