



Colliers

 **FOR SALE**

**Asking Price:  
\$4,250,000**

**Power plant facility totaling 28,500 SF of GBA on 4.5 acres**

**4358 Highway 373  
Columbus, MS**



# 4358 Highway 373 Columbus, MS

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# EXECUTIVE SUMMARY

## Project History

The site located at 4358 Highway 373 is an uncommissioned power plant facility totaling 28,500 SF of GBA on 4.5 acres in Columbus, Mississippi. The improvements consist of one 3-story building completed in 2005, as well as two 550,000-gallon liquid steel storage tanks and a concrete containment wall.

The site was originally developed to be the first TVA Regenesys 12MW energy-storage facility in the U.S. Construction was suspended in 2Q-2003, and the project was ultimately cancelled in 4Q-2003 after Regenesys's parent company was acquired by a German utility that elected to discontinue funding the technology. The original concept envisioned the property serving as a large-scale battery-storage facility due to its proximity to TVA transmission infrastructure and its location adjacent to Columbus Air Force base, a major user of dependable emergency power. The Columbus plant, which was to have been the first commercial-sized plant of its kind in the country, was to have employed 10 people and would have operated around the clock. The plant would have acted as a giant battery, storing up to 120 megawatt hours of energy to be used during times of high demand.

The site reportedly remained idle and was never placed into operation before being purchased by the current owner at a significant discount for use as a laydown and storage yard for an unrelated project.

## Key Features

- + Total Size: ±28,500 square feet of GBA on a ±4.5-acre site
- + Location: 4358 Highway 373, Columbus MS, positioned within the Golden Triangle, one of Mississippi's most established manufacturing and heavy-industrial corridors.
- + Infrastructure: Purpose-built for high-capacity power and industrial operations, with robust structural systems, large equipment bays, containment structures, and heavy-duty foundations suitable for advanced manufacturing, processing, or redevelopment.
- + Accessibility: Situated near U.S. Highways 82 and 45, with efficient access to regional logistics networks, Golden Triangle Regional Airport, and the Tennessee-Tombigbee Waterway.
- + Utilities and Capability: Configured to support substantial electrical and industrial loads typical of energy-related facilities. Existing utility tie-ins, mechanical spaces, and service pathways may offer cost savings for redevelopment or repurposing.

## Market Opportunity

Located within the Golden Triangle's growing base of steel production, aerospace, automotive components, and heavy manufacturing, the property offers a unique opportunity for users requiring significant power availability, industrial infrastructure, or specialized processing capability. Its proximity to major industrial employers, a skilled regional workforce, and key transportation corridors positions the site well for redevelopment into advanced manufacturing, industrial R&D, power-intensive operations, or specialized production. This facility is ready for immediate occupancy, offering an outstanding opportunity for companies seeking large-scale distribution space in a strategic location.

## Conclusion

This facility offers a rare combination of existing industrial infrastructure, strategic utility access, and prime positioning within a mature manufacturing region, making it an exceptional opportunity for companies seeking a high-capacity industrial site in the Southeast.

Address	4358 Highway 373, Columbus MS
County	Lowdnes County
Parcel ID	32W010000105
Market	Starkville-Columbus, MS
Current Use	Uncommissioned power plant
Gross Building Area	±28,500 SF
Acreage	±4.5 acres
Year Built	2005
Building	(1) 3-story building
Warehouse / Office	27,366 SF warehouse 1,134 SF office (4%)
Basic Construction	Concrete tilt-up
Foundation	Poured concrete slab
Framing	Structural steel with masonry and concrete encasement
Clear Height	40'
Lighting	Fluorescent
Other Improvements	(2) 550,000-gallon liquid steel storage tanks
Security	Video surveillance and alarm system
Fire Protection	Sprinkler system and smoke alarms
Parking	Aggregate rock surface



# INVESTMENT HIGHLIGHTS



## VALUE

Well below replacement cost



## ACCESS

Located in Mississippi's Golden Triangle, Columbus provides excellent regional connectivity



## MULTI-USE INDUSTRIAL

Potential for redevelopment or specialty-use conversion



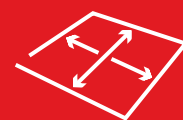
## MARKET SYNERGY

Columbus is an advantageous setting for users requiring heavy-equipment operations or significant power



## POWER INFRASTRUCTURE

Robust structural systems are conducive to manufacturing or specialized industrial operations



## SITE FUNCTIONALITY

Efficient layout with ample yard area for laydown, staging, and equipment maneuverability



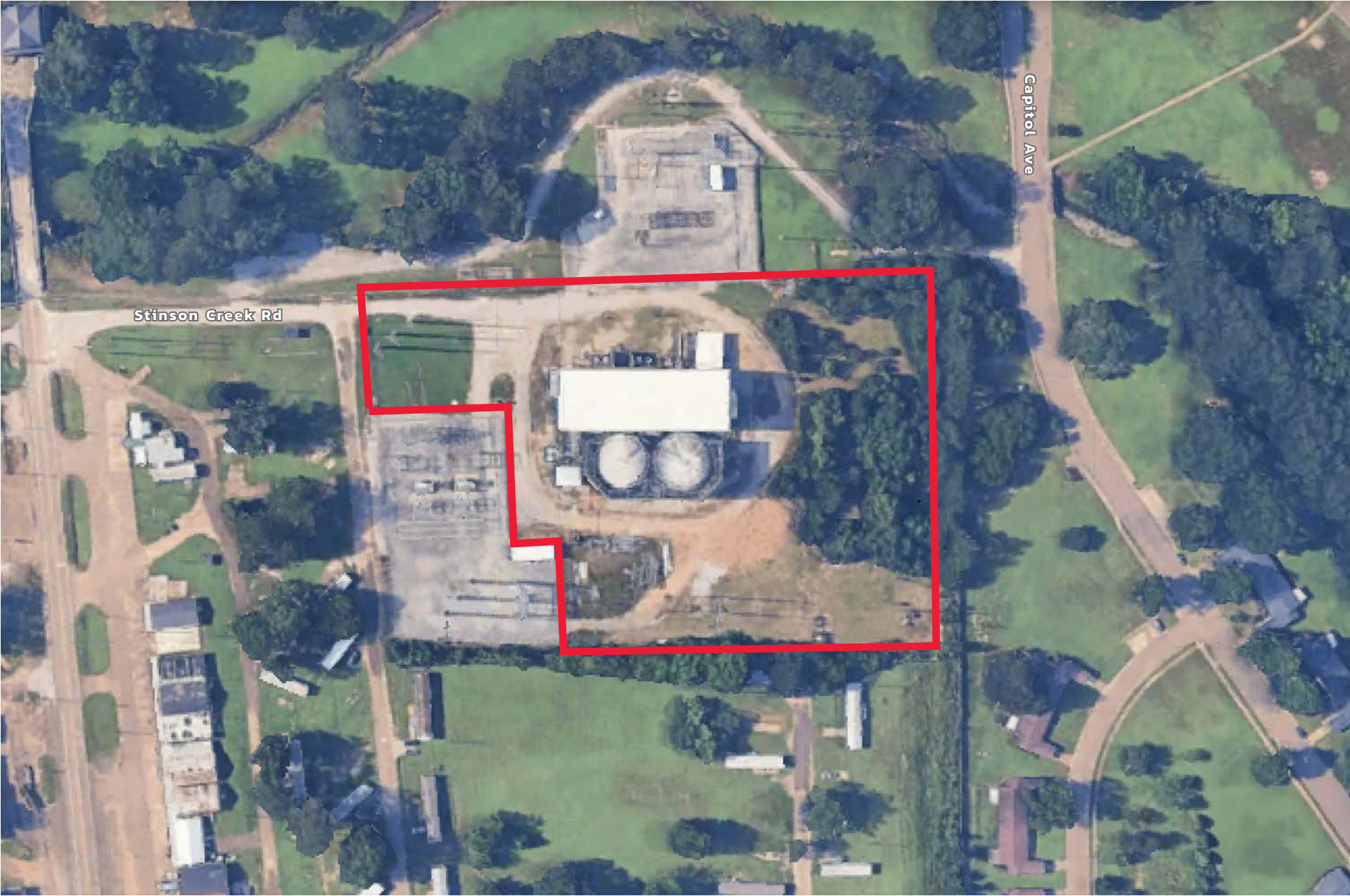
## THE LOCATION

Located in Mississippi's Golden Triangle industrial region, Columbus offers a strategic location for heavy industry and power-intensive operations. With direct access to U.S. Highway 82 and U.S. 45, the area connects efficiently to Birmingham, Memphis, and Gulf Coast industrial markets, while Golden Triangle Regional Airport supports corporate and cargo activity.

Columbus is anchored by a robust manufacturing and energy ecosystem, with a skilled industrial workforce and longstanding infrastructure supporting steel production, aerospace, automotive, and advanced manufacturing. Proximity to the Tennessee-Tombigbee Waterway, regional utilities, and established industrial services makes Columbus an advantageous setting for users requiring significant power, processing capacity, or heavy-equipment operations.



# PROPERTY AERIAL

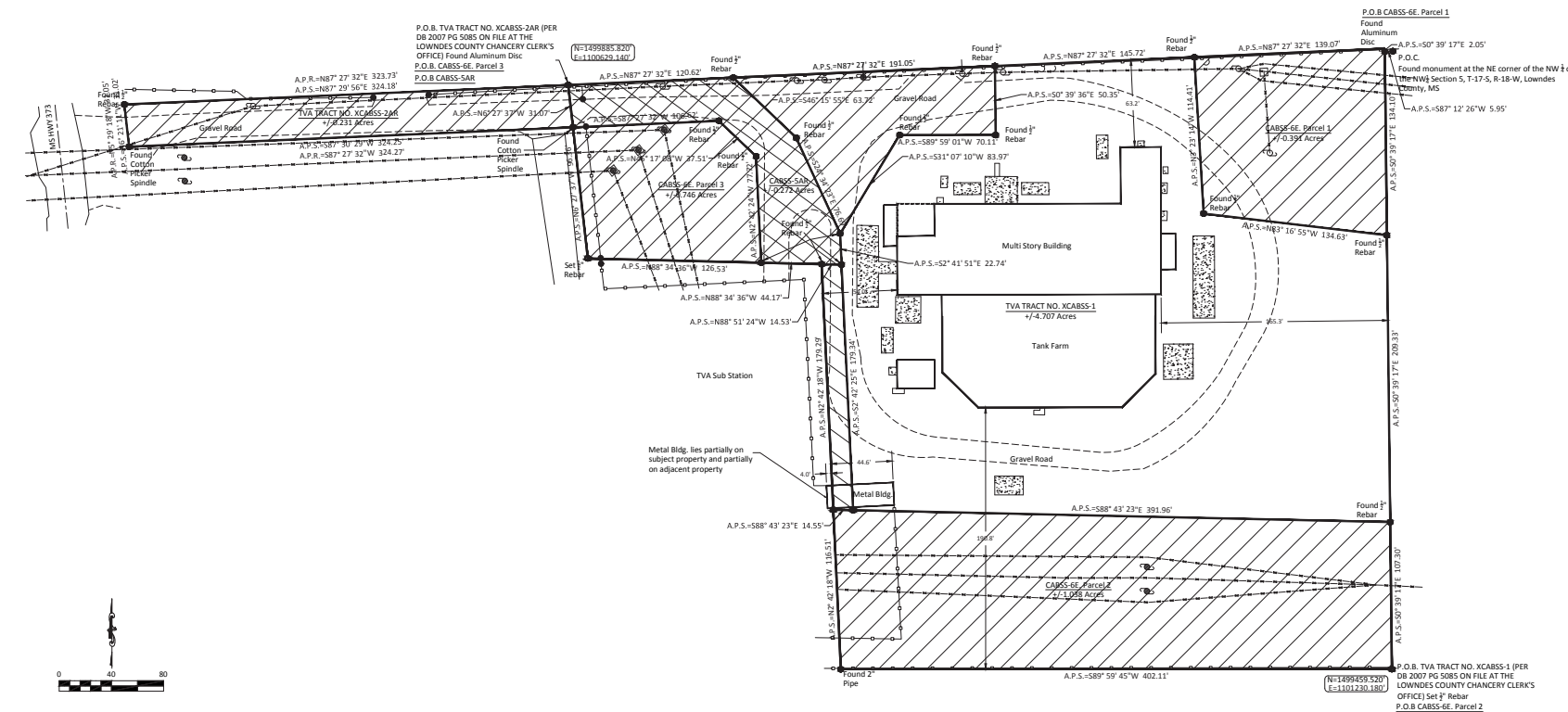


# AREA AERIAL

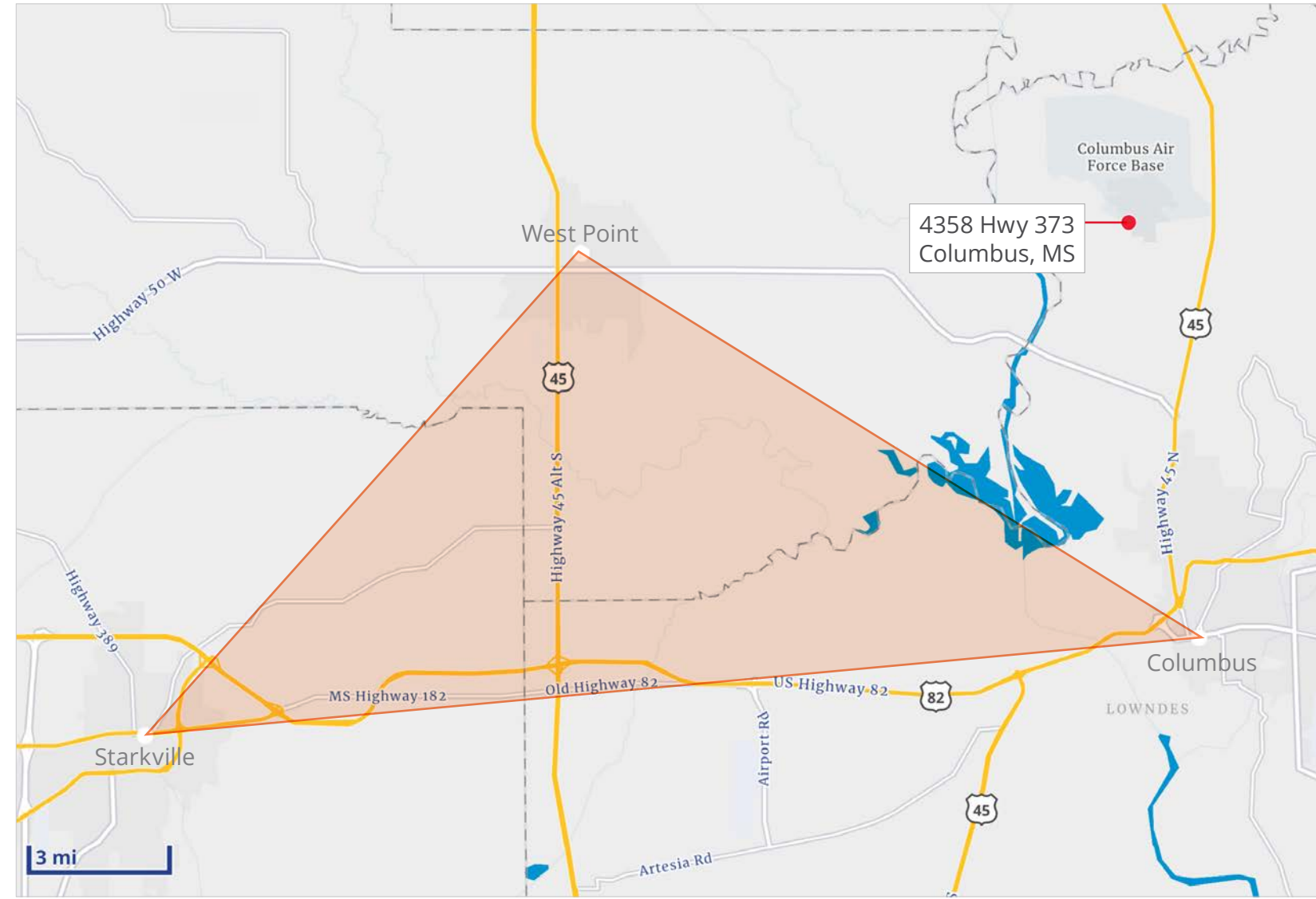




# SITE PLAN



# AREA MAP

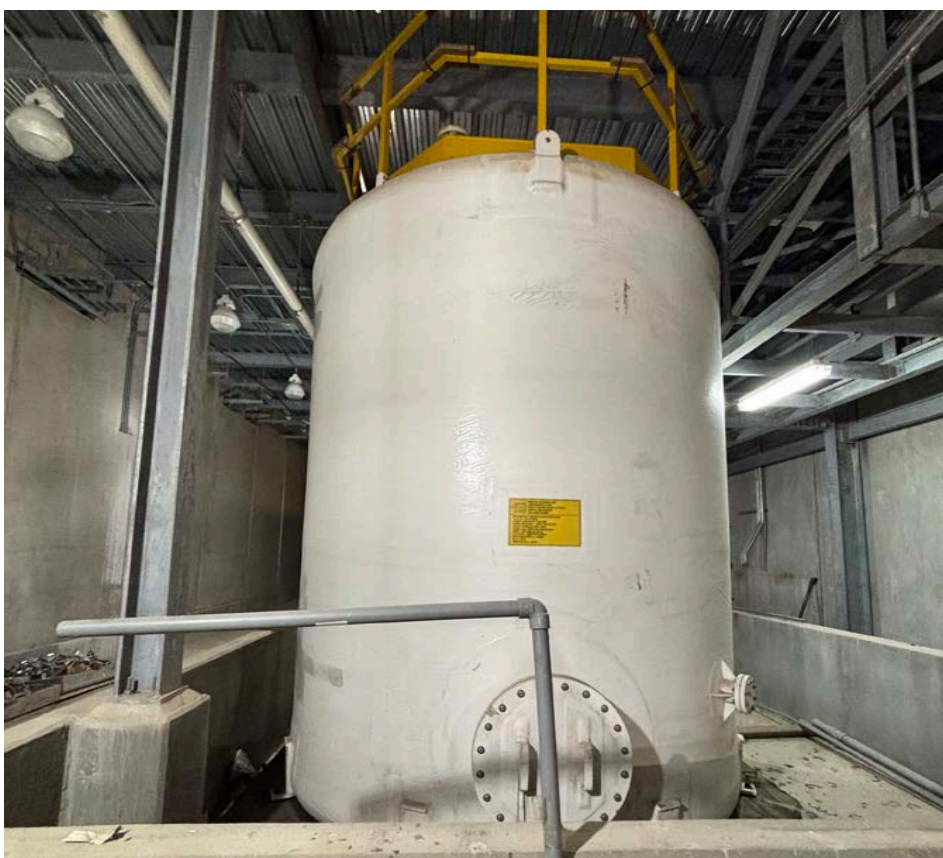
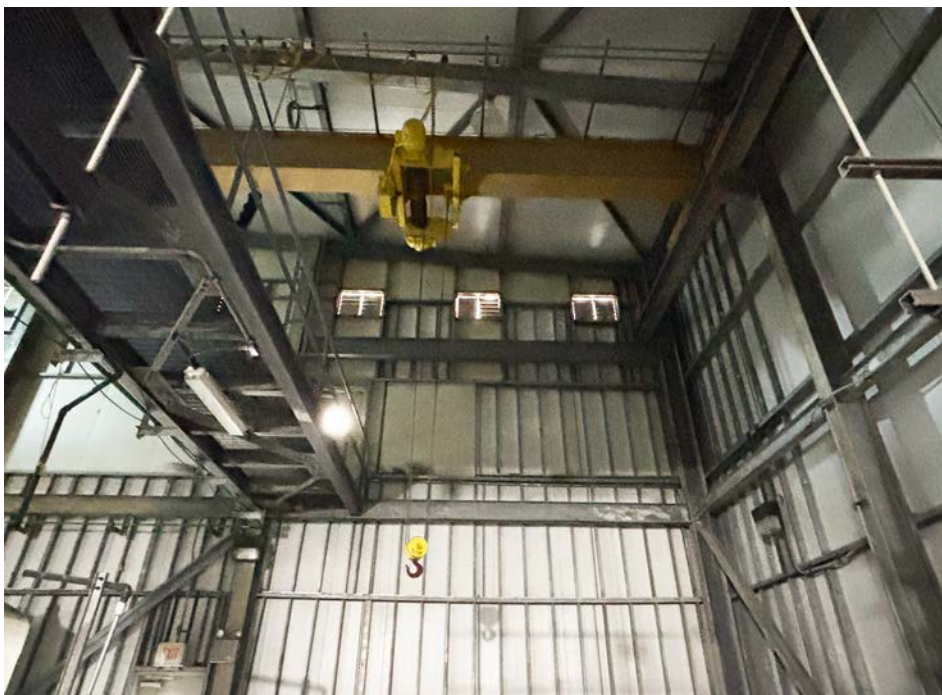
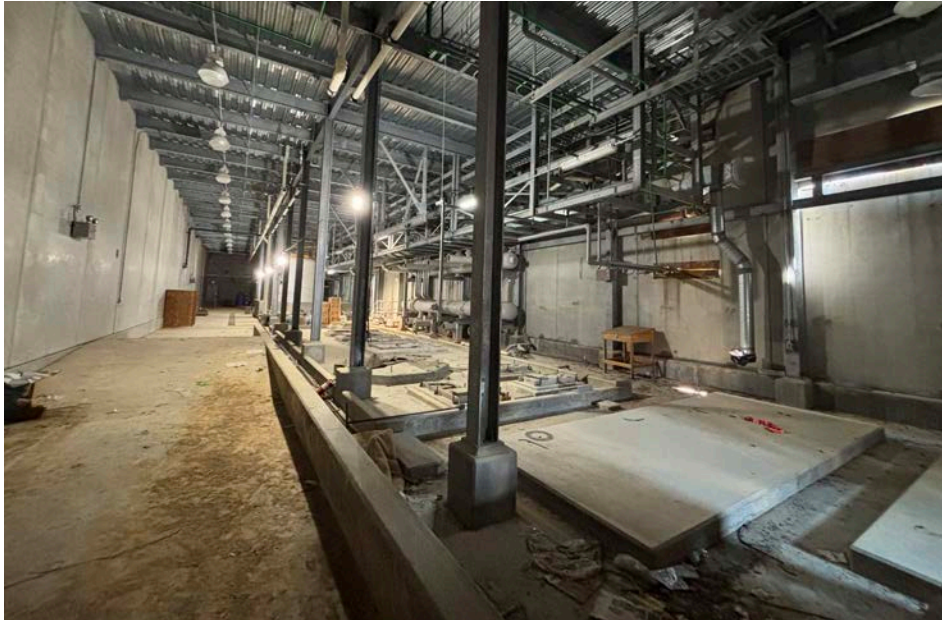


**Golden Triangle Region**  
Starkville-West Point-Columbus  
A Leading Manufacturing & Logistics Corridor

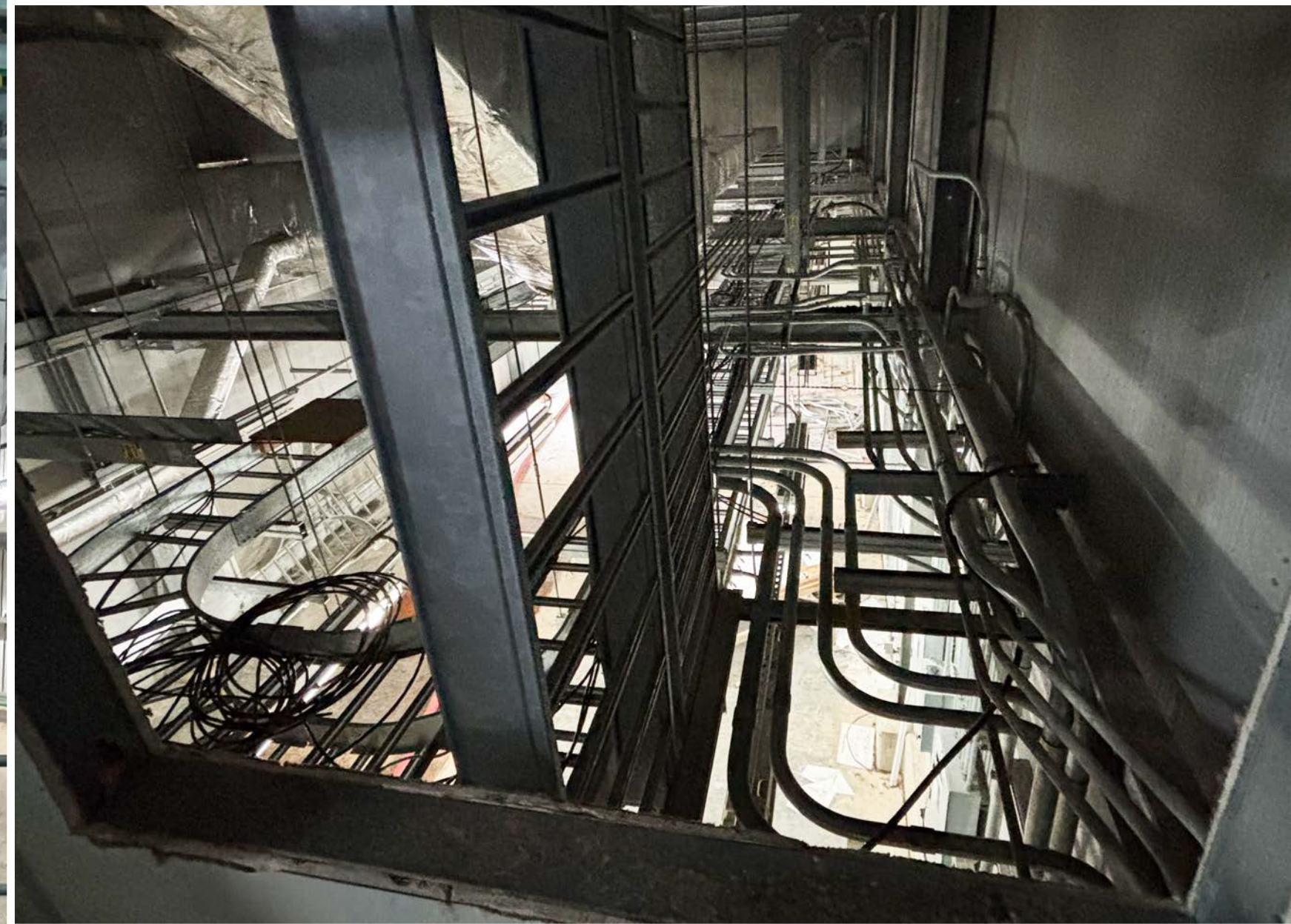


















# MARKET OVERVIEW



## EDUCATION

Columbus is supported by several higher-education institutions, the most prominent being Mississippi State University in nearby Starkville, which enrolls more than 23,000 students and serves as a major research and workforce engine for the region. Within the city, Mississippi University for Women (MUW) provides additional undergraduate and graduate programs.

## TRANSPORTATION

Access to and from Columbus is supported by a strong network of regional transportation corridors. The city is served by U.S. Highways 82 and 45, providing north-south and east-west connectivity to Birmingham, Tupelo, Memphis, and the Gulf Coast. These major routes integrate Columbus into the broader Golden Triangle manufacturing corridor and offer efficient access for trucking and freight movement. The city's location along the Tennessee-Tombigbee Waterway also provides additional flexibility for industrial users requiring both land- and water-based transportation options.

### Golden Triangle Regional Airport

Golden Triangle Regional Airport (GTR), located about 10 miles north of Columbus, offers commercial service via Delta Connection, along with corporate aviation, air cargo capabilities, and a Foreign Trade Zone that supports industrial users across the region.

### Railway

Columbus is served by Canadian Pacific Kansas City (CPKC) and Norfolk Southern, providing strong freight rail connectivity for manufacturers, metals producers, and bulk-material operators throughout the Golden Triangle.



## MAJOR EMPLOYERS

The Golden Triangle region benefits from a highly skilled industrial workforce, attracting major employers and supporting long-term economic growth. Local and state initiatives continue to strengthen opportunities in Advanced Manufacturing, Aerospace, Automotive, Metals, and Technology. The Columbus-Starkville-West Point area hosts nationally recognized companies, including Steel Dynamics, Airbus Helicopters, PACCAR, and Yokohama Tire, along with numerous suppliers and advanced manufacturing operations supporting the region's expanding industrial base.



Steel & Metals Manufacturing  
500 Employees



Engine Manufacturing  
600 Employees



Tire Manufacturing  
500 Employees



Aerospace Manufacturing  
300 Employees



Aviation & Support Services  
100 Employees



Healthcare & Medical Services  
1,200 Employees



Military / Pilot Training  
1,200 Employees



Higher Education  
5,900 Employees



Higher Education  
400 Employees



Aerosystems Manufacturing  
250 Employees

# INDUSTRIAL MARKET OVERVIEW

The Columbus and Golden Triangle region offers strong advantages for manufacturers and power-intensive users, supported by robust utility infrastructure, significant electrical capacity, and multimodal logistics options. With access to US Highway 82, US Highway 45, regional rail service, Golden Triangle Regional Airport, and the Tennessee-Tombigbee Waterway, the area provides efficient reach to major Southeastern industrial markets within a day's drive.

Columbus sits at the center of one of Mississippi's most established manufacturing corridors, home to leading employers in steel production, aerospace, automotive components, and heavy equipment manufacturing. This concentration of industry has created a skilled workforce adept in technical trades, engineering, and precision manufacturing. Institutions such as Mississippi State University and East Mississippi Community College further strengthen the regional labor pipeline through advanced manufacturing and engineering programs.

The presence of long-standing industrial operations has created a mature ecosystem of suppliers, contractors, and service providers equipped to support high-power, high-capacity production environments. This combination of location, logistics, workforce, and industrial infrastructure makes Columbus particularly attractive for companies seeking a proven market for heavy-power and advanced manufacturing operations.



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