

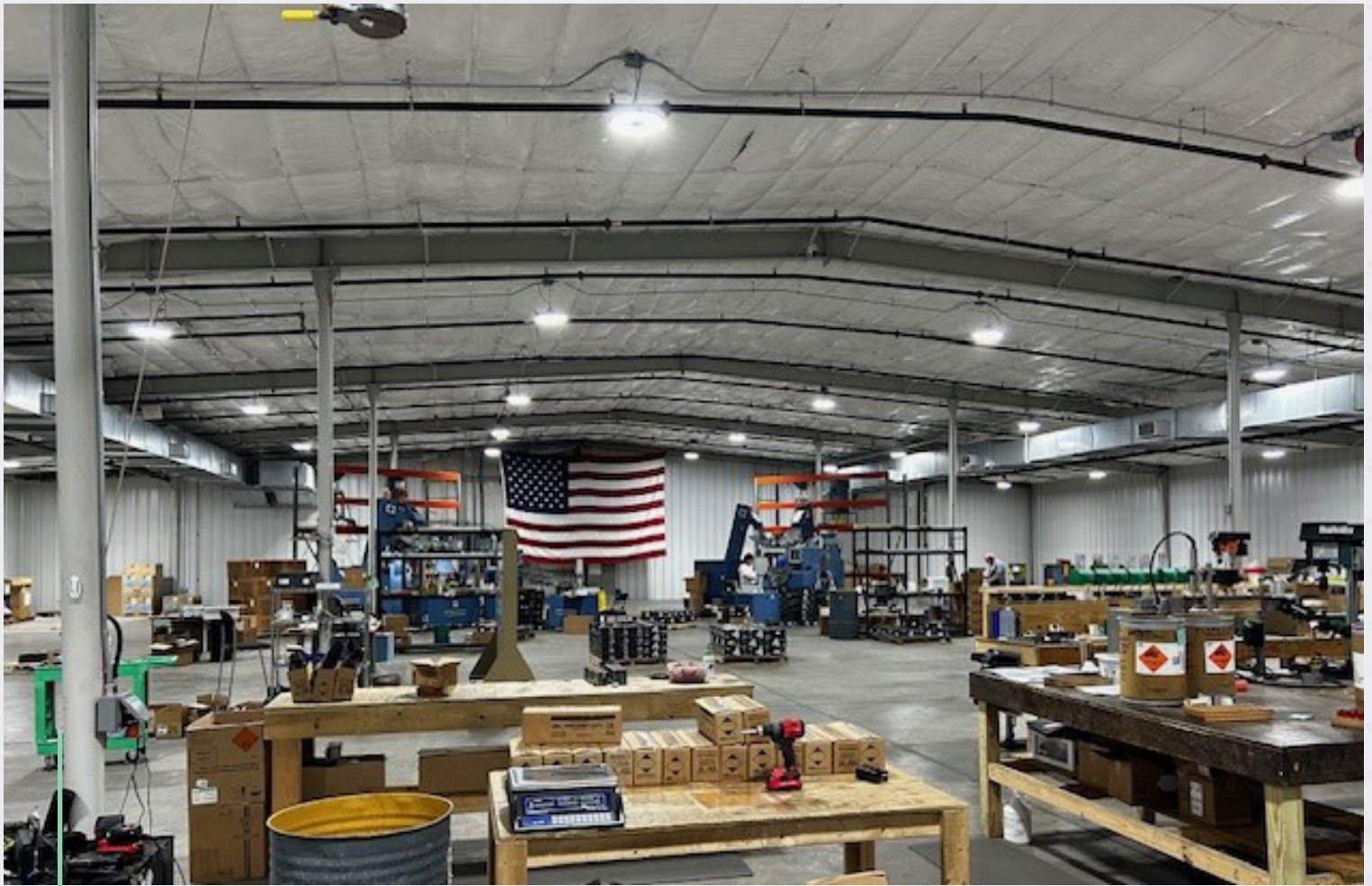
CBRE

**FLEXIBLE
SPACE,
STRATEGIC
LOCATION**

549
YORKVILLE PARK SQUARE RD.
COLUMBUS, MS 39702



**+/-130,000 SF INDUSTRIAL FACILITY
FOR SALE OR LEASE**



PROPERTY OVERVIEW

Located in Northern MS in the Golden Triangle area, 549 Yorkville Park Square is in the heart of Columbus's industrial corridor, and offers strategic proximity to key transportation routes, including Highway 69, Highway 82 and Highway 45, facilitating efficient regional and interstate access.

Exceptional opportunity for warehousing, distribution, or manufacturing operations, offering flexible space configurations ranging from approximately +/-33,600 SF to +/-130,000 SF. Situate within close proximity to port services, active rail spurs, an international airport, and Mississippi State University — all within a 25-minute radius.

**LOCATED JUST
OFF HIGHWAY
69 - WITHIN
MINUTES FROM
THE ALABAMA
STATE LINE!**

BUILDING SPECIFICATIONS

Sale Price: Available Upon Request. Possible Sale/ Leaseback opportunity

Lease Rate (Modified Gross): Space 1 & 2: 57,850 SF: \$7.50 - \$8.50/SF
Space 3: 33,600: \$3.50 - \$4.50/SF
Space 4: 38,550: \$3.00 - \$3.50/SF

Space 1: +/-15,000 SF
Space 2: +/- 42,850
Combined: +/- 57,850 SF

- Currently occupied by APEX Ammunition

Space 3 +/-33,600 SF

- Dock High loading on front of building
- Sprinkler stub out in place and can add system throughout

Space 4 +/-38,550 SF

- Currently separated from space 3 but can be easily combined

Entire Site

Entire building can be leased and all spaces can be combined

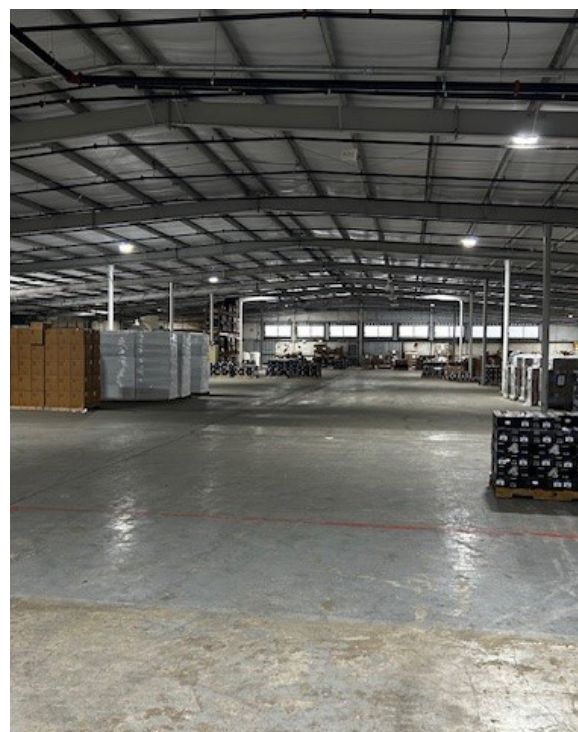
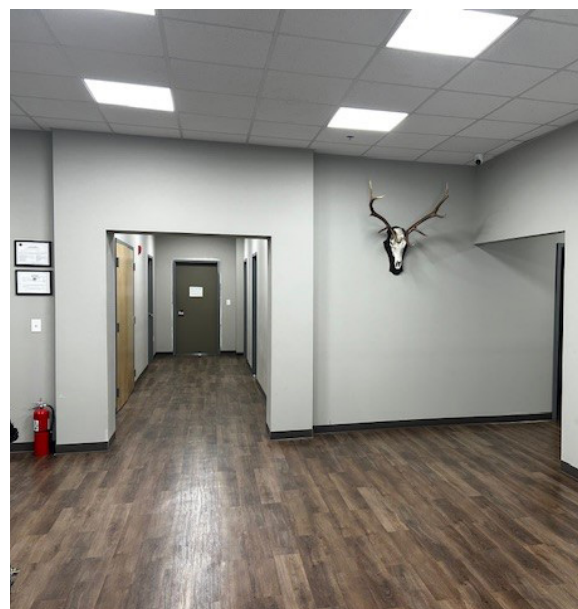
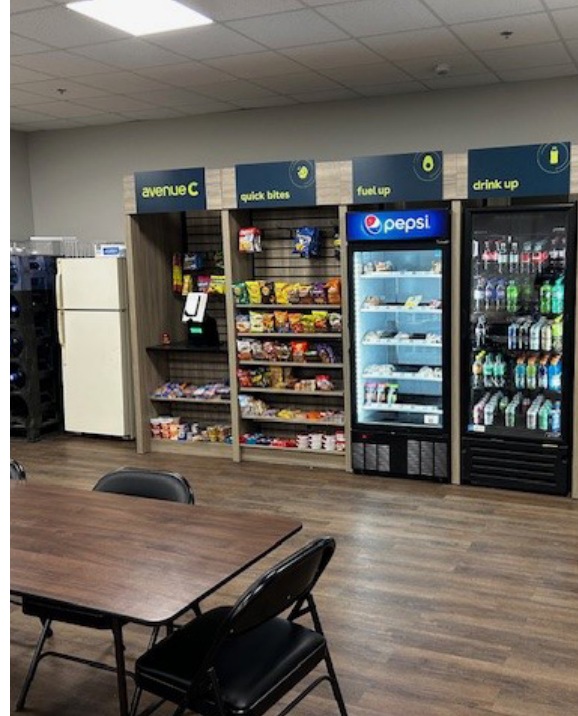
Dock Doors: 8

Grade Level: 1 - 2

Ceiling Heights: 19'10" - 28' - vary depending on area

3-Phase Power: Available

Site: +/- 21 Acres





HIGHLIGHTS



16 Minutes to the Mississippi/
Alabama State Line

16 Minutes to Baptist Memorial
Hospital - Golden Triangle



5 Minutes to the Columbus -
Lowndes County Airport

10 Minutes to Downtown
Columbus, MS

CONTACT

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