

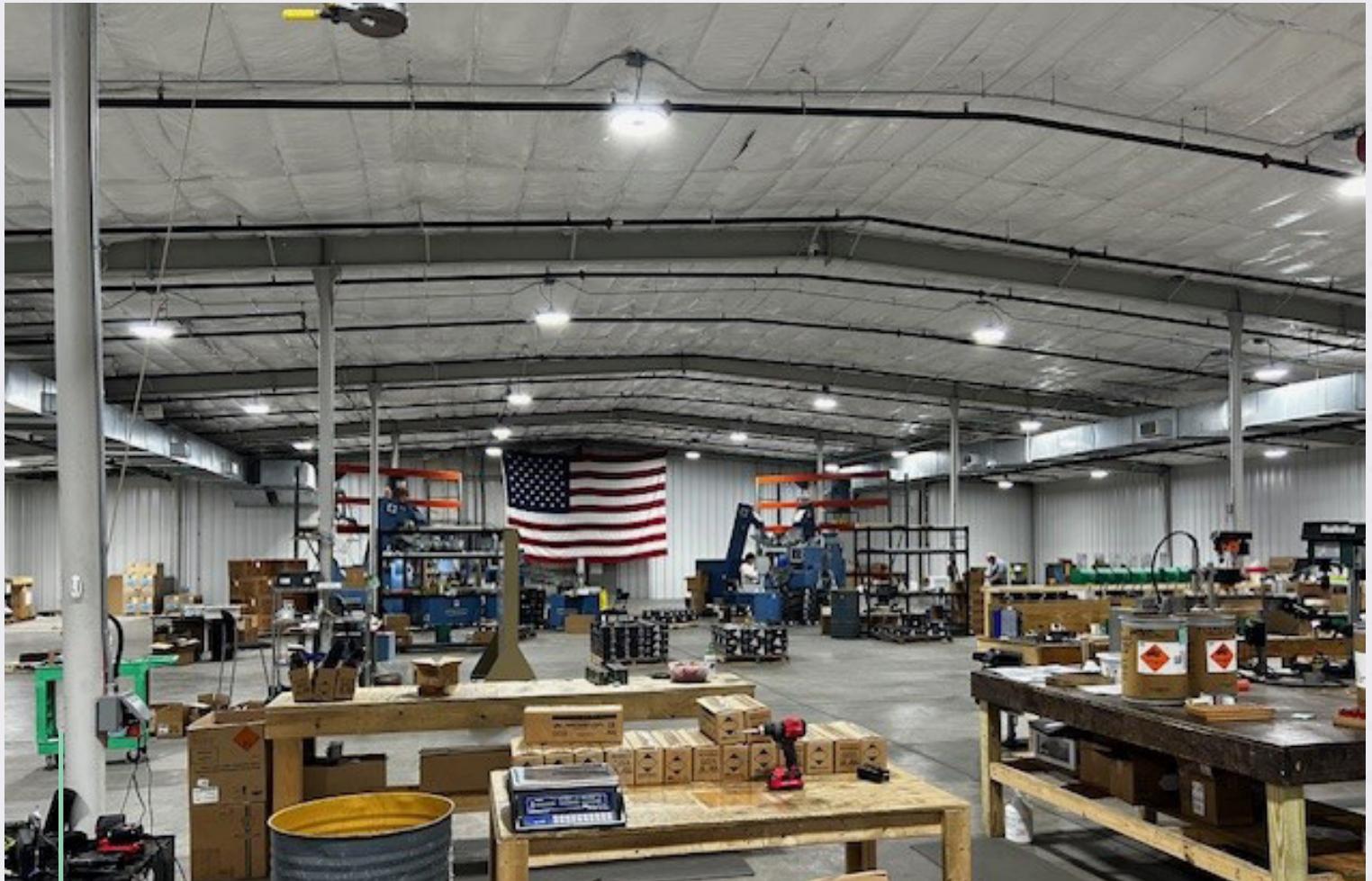
**CBRE**

# 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

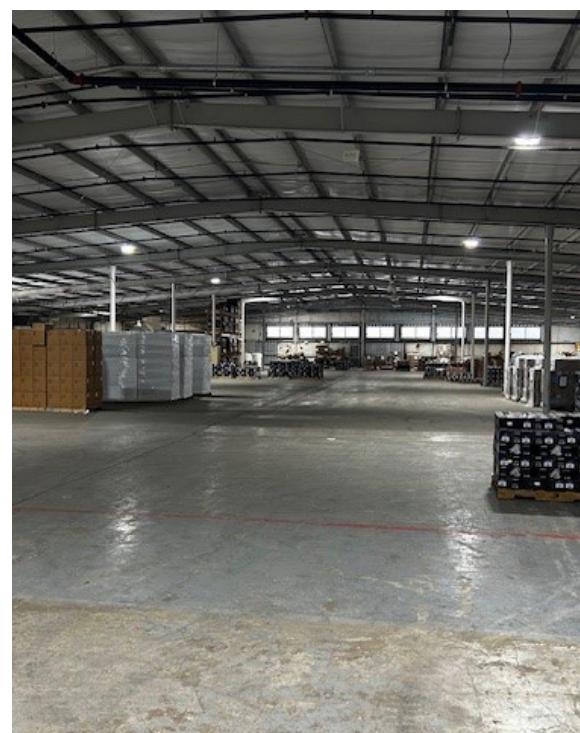
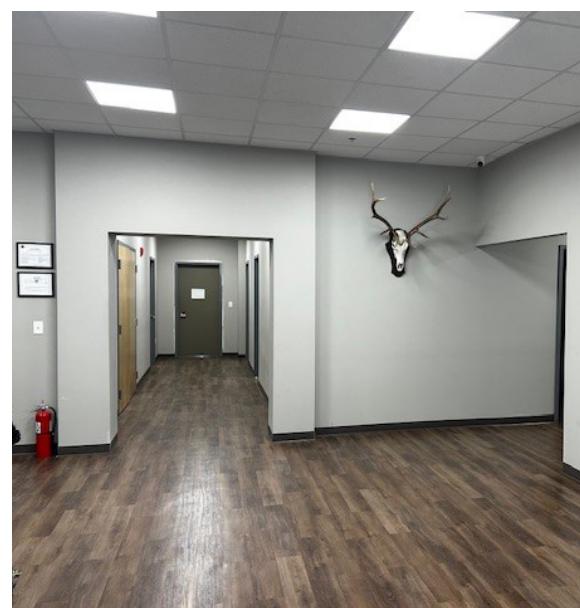
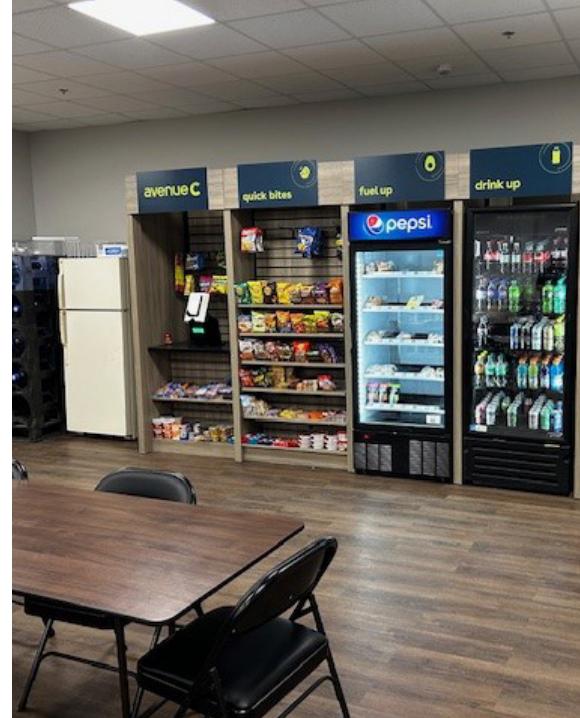
Dock Doors: 8

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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