

LAND FOR SALE

Columbus, MS

350+/- Acres
INDUSTRIAL SUBMARKET



Property Highlights

- +/-350 acres available
- Close proximity/direct access to highway
- Located near Columbus-Lowndes County Airport
- Opportunity to build distribution facility/warehouse up to 2 msf
- Strong water supply with 16" line
- Transmission & distribution
- Located in the Golden Triangle region, offering prime development potential
 - Multi-modal destination with water, rail, road and air
 - Most robust and redundant power in North MS (through TVA)



Asking Price
\$25,000/Acre

Property Area
350+/- Acres

Jeb Fields, SIOR, Dual Designation
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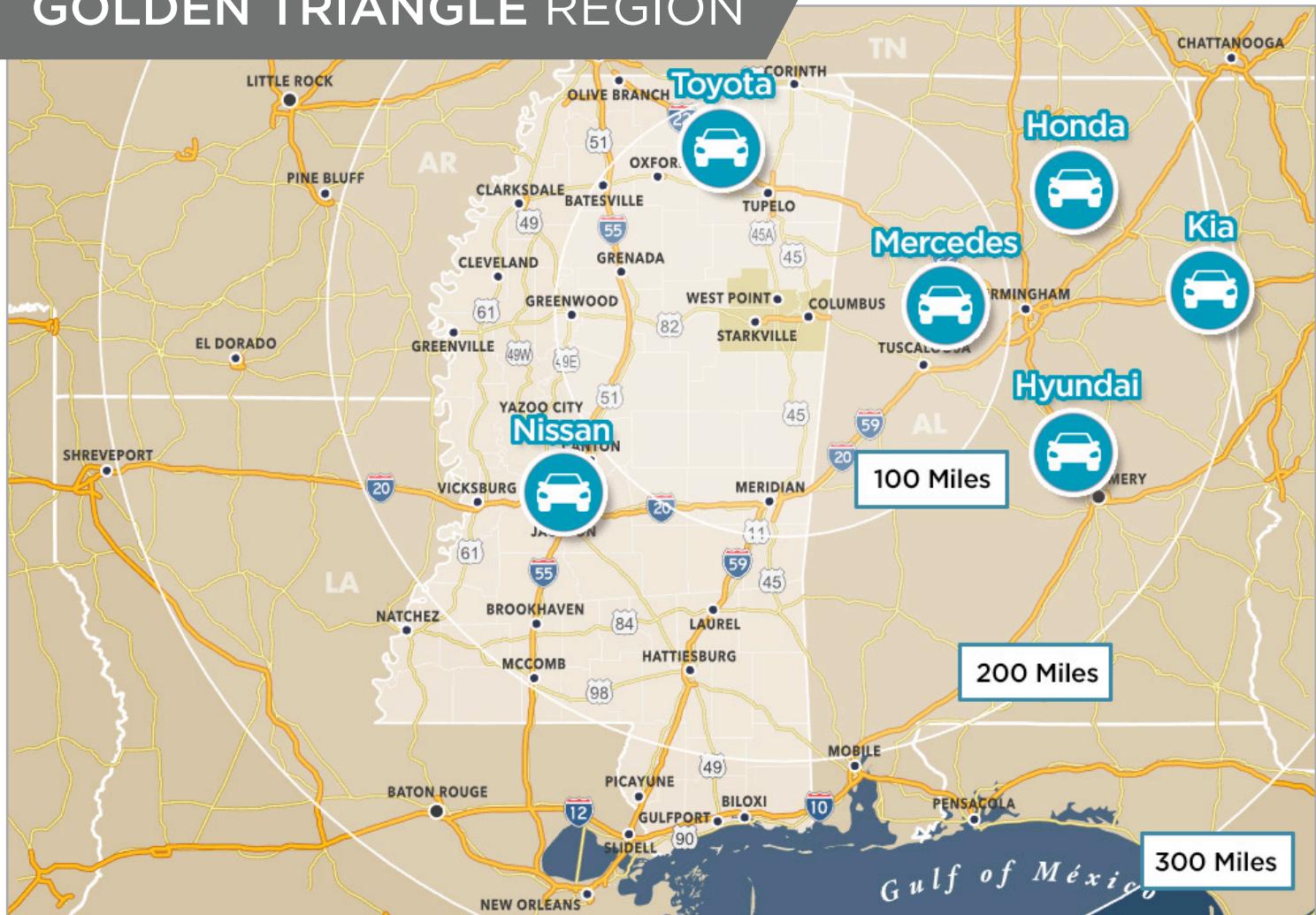
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GOLDEN TRIANGLE REGION



Region Highlights

- Located in the Golden Triangle Industrial area - the “triangle” is formed by the cities of Columbus, Starkville, and West Point
- Centrally located for access to the automotive corridor
- The three counties are home to a population of over 128,000 and 500,000 workers are within 60 miles of the region
- Focus regionally on workforce training programs through training centers and local universities
- Successful economic development region - GTR has attracted \$5.9 billion in capital investment since 2008

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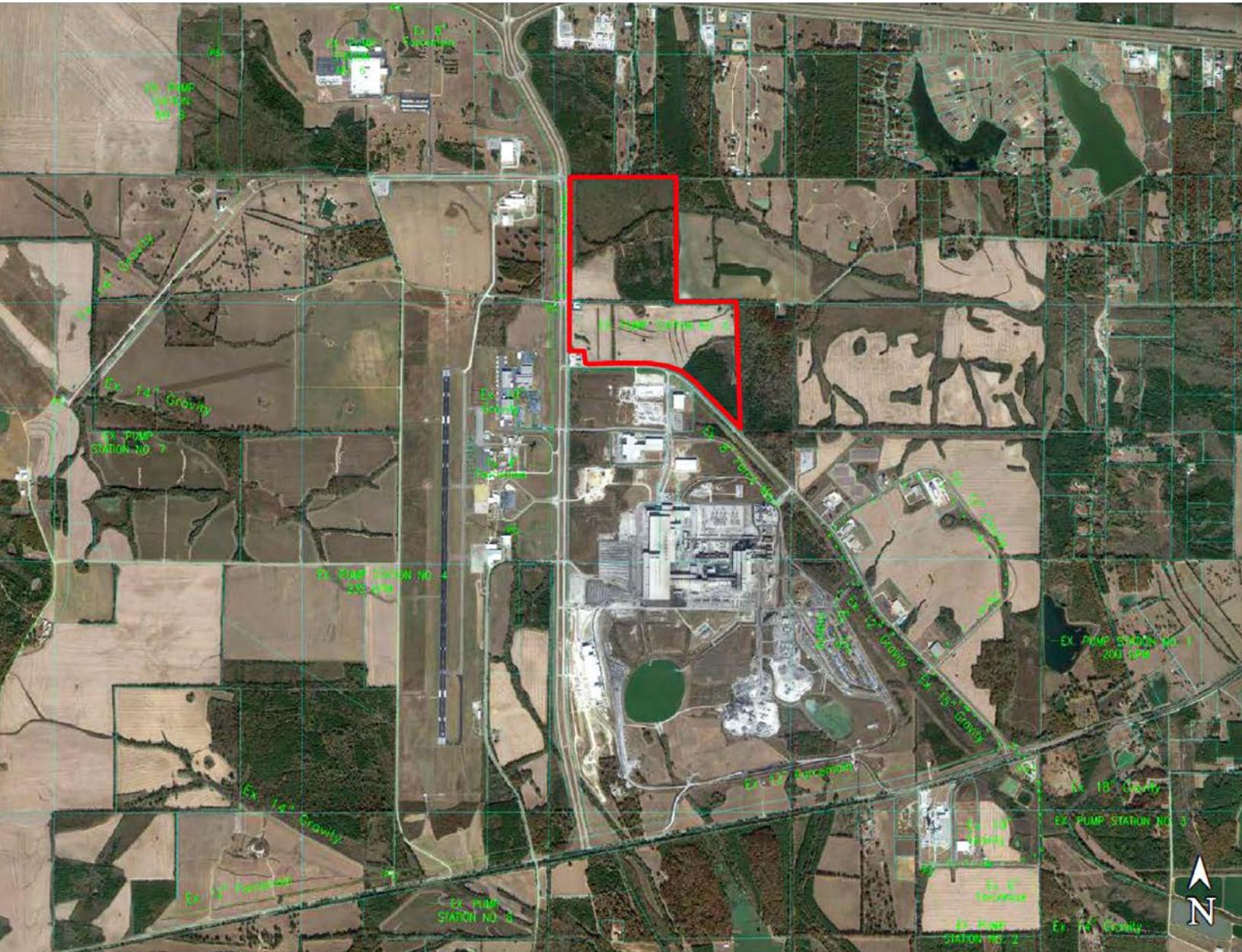
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 CUSHMAN & WAKEFIELD |  COMMERCIAL ADVISORS |  EGS

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SEWER MAP



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COMMERCIAL ADVISORS



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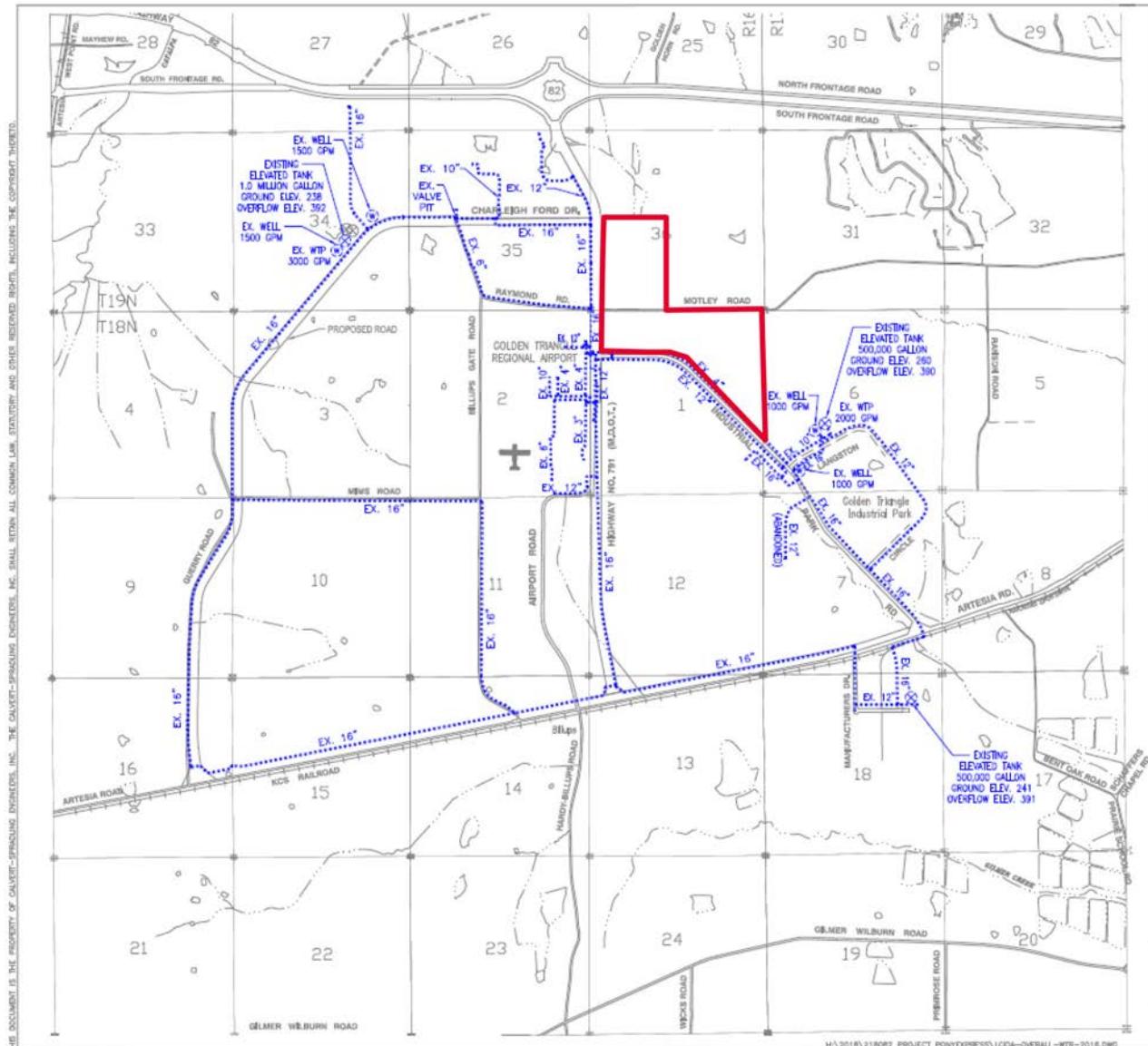
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UTILITIES



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