

LAND FOR SALE

Columbus, MS



CUSHMAN & WAKEFIELD



COMMERCIAL ADVISORS



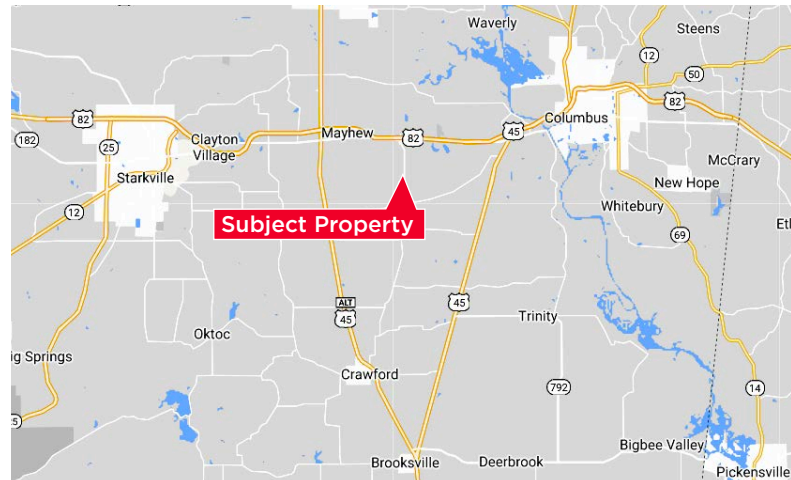
350+/- Acres

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

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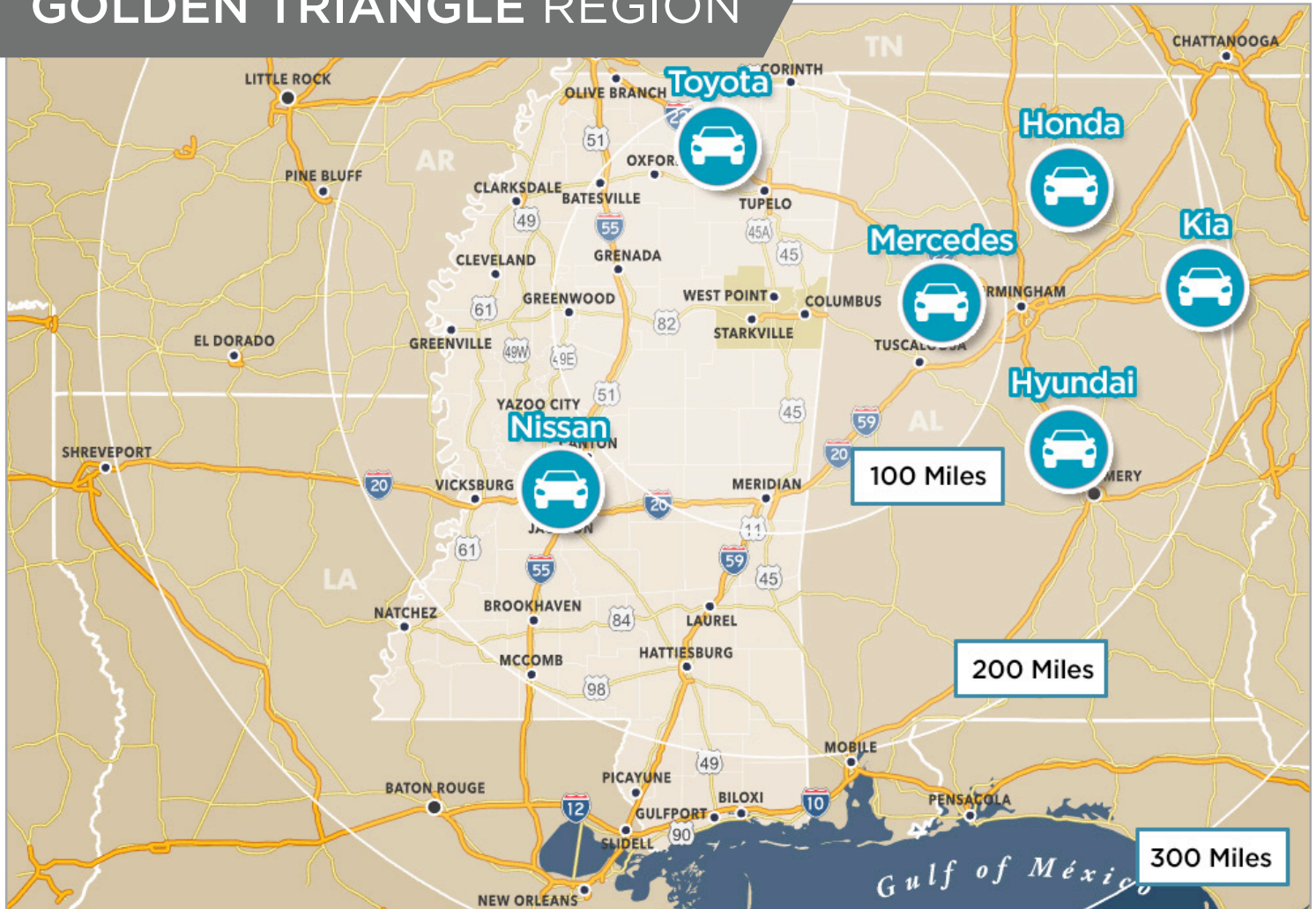
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350+/- Acres

INDUSTRIAL SUBMARKET

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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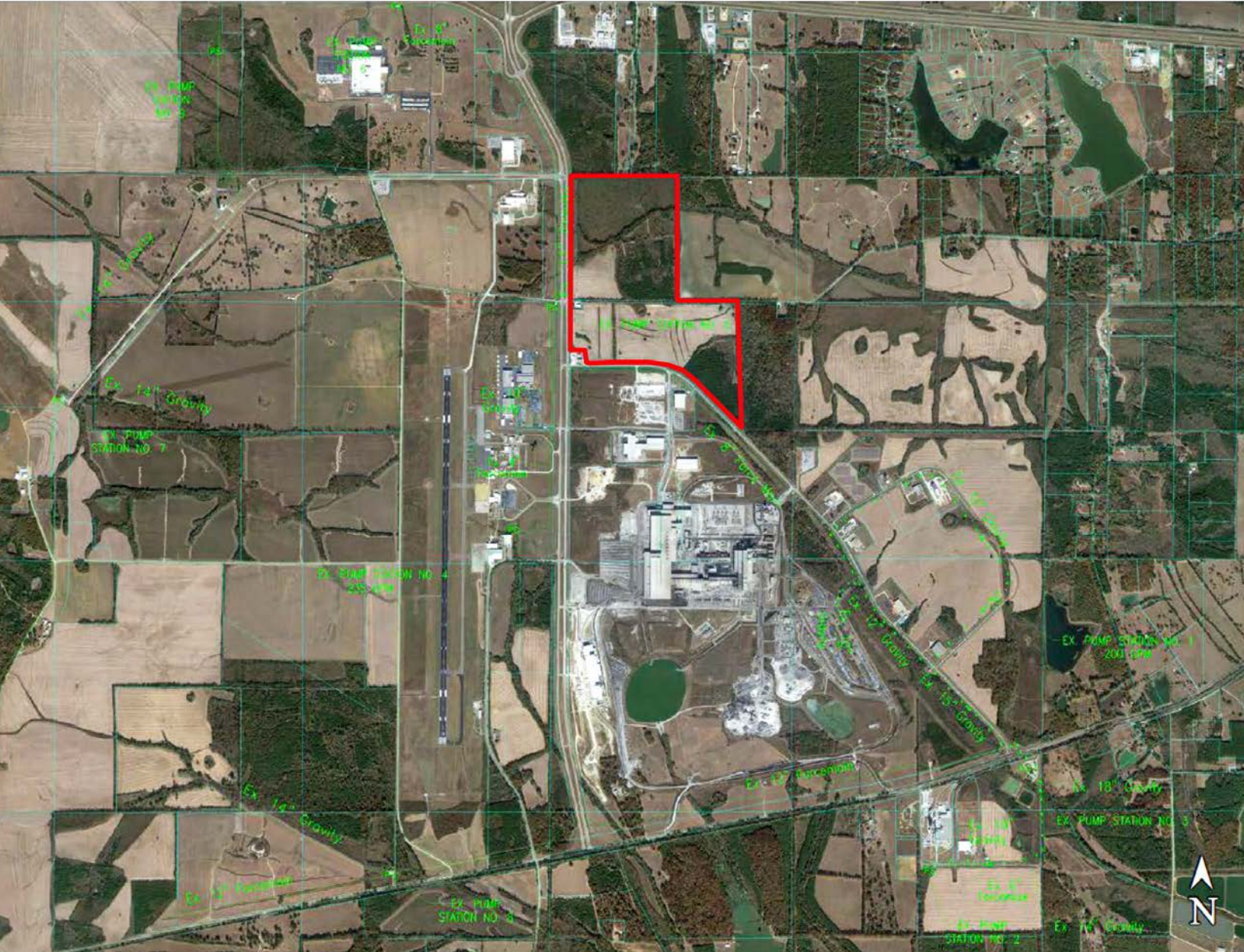
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SEWER MAP



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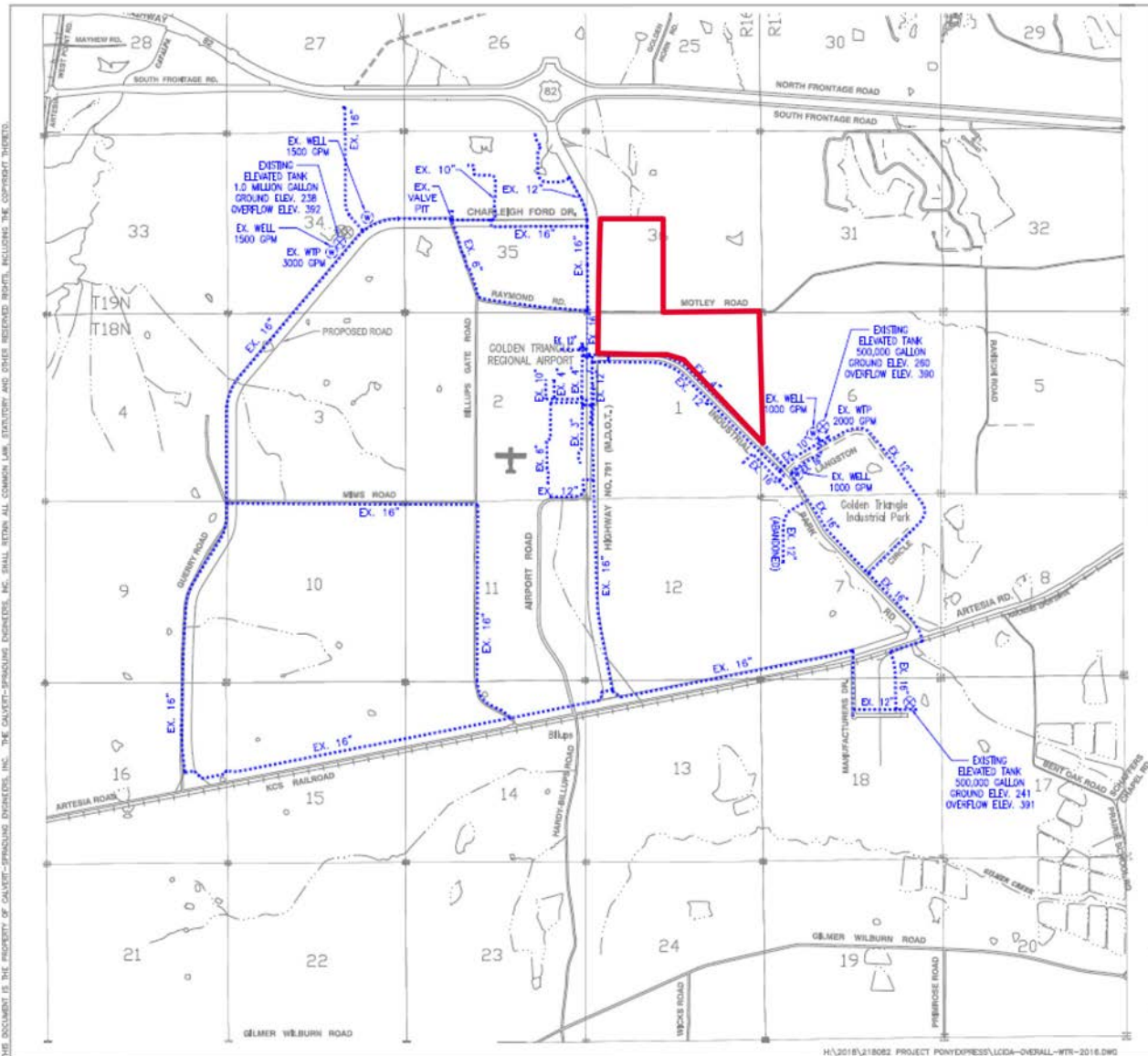
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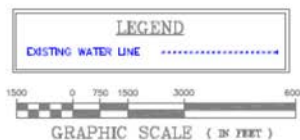
350+/- Acres

INDUSTRIAL SUBMARKET

UTILITIES



Water = 16" Line



| | |
|---|------------------------------------|
| CALVERT - SPRADLING ENGINEERS, INC. Consulting Engineers P. O. Box 1078 • P.O. Box 1078 West Point, Mississippi 39073 | OVERALL WATER SYSTEM LAYOUT |
| LOWNDEN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY LOWNDEN COUNTY, MS | |
| DESIGNED/SUBMITTED BY: [Blank] DRAWN BY: [Blank] CHECKED BY: [Blank] DATE: 03-24-2018 | SHEET NO. 1 |

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