

WAREHOUSE BUILDING FOR LEASE

248 CHUBBY DR

248 Chubby Drive, Columbus, MS 39705

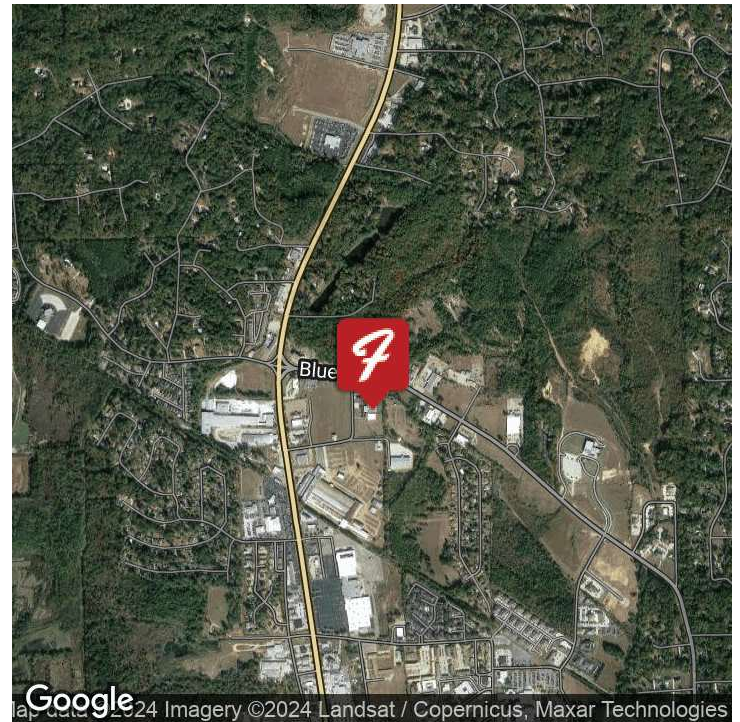
SCOTT FARMER

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FARMER COMMERCIAL PROPERTIES
O. 662.268.8025
101 S Lafayette Street
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OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	24,633 SF
Available SF:	24,633 SF
Lot Size:	2.27 Acres
Number of Units:	1
Year Built:	1960
Zoning:	C-3 Commercial

PROPERTY OVERVIEW

Columbus, MS. 248 Chubby Lane. Multiple use and very versatile warehouse featuring 24,633 SF. This warehouse opportunity located just off Hwy 45 N and Bluecutt Road features approximately 19,000 SF of warehouse space with 2 large roll-up doors, along with approximately 28-30 foot of center eave height. Other features include 48x90 showroom, 4 bathrooms, 3 offices, and plenty of storage. This lease space is situated on 2.27 +/- acres with plenty of parking and excellent ingress/egress. An additional fenced area of 1.97 +/- acres can also be available for an added use and lease.

Directions. Columbus, MS to Hwy 45 N, right on Chubby Rd, located on the right.

PROPERTY HIGHLIGHTS

RE TAXES: \$0.39 SF (EST.)

INSURANCE: \$0.61 SF (EST.)

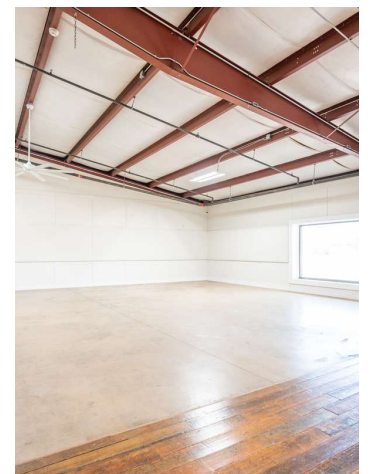
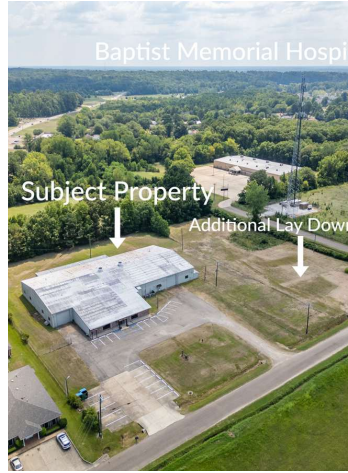
CAM: \$0.10 SF (EST.)

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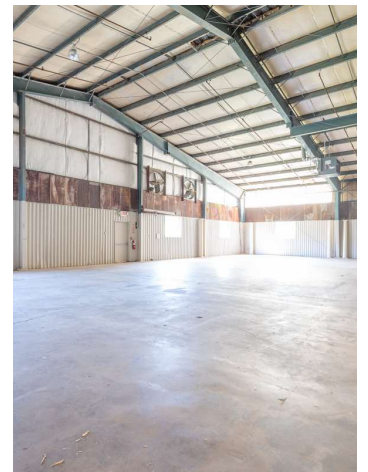
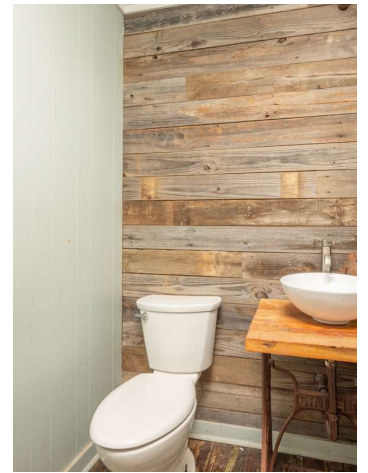
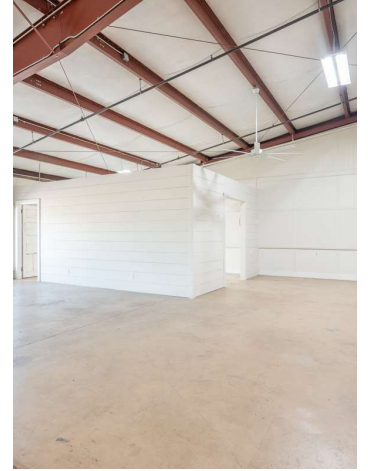
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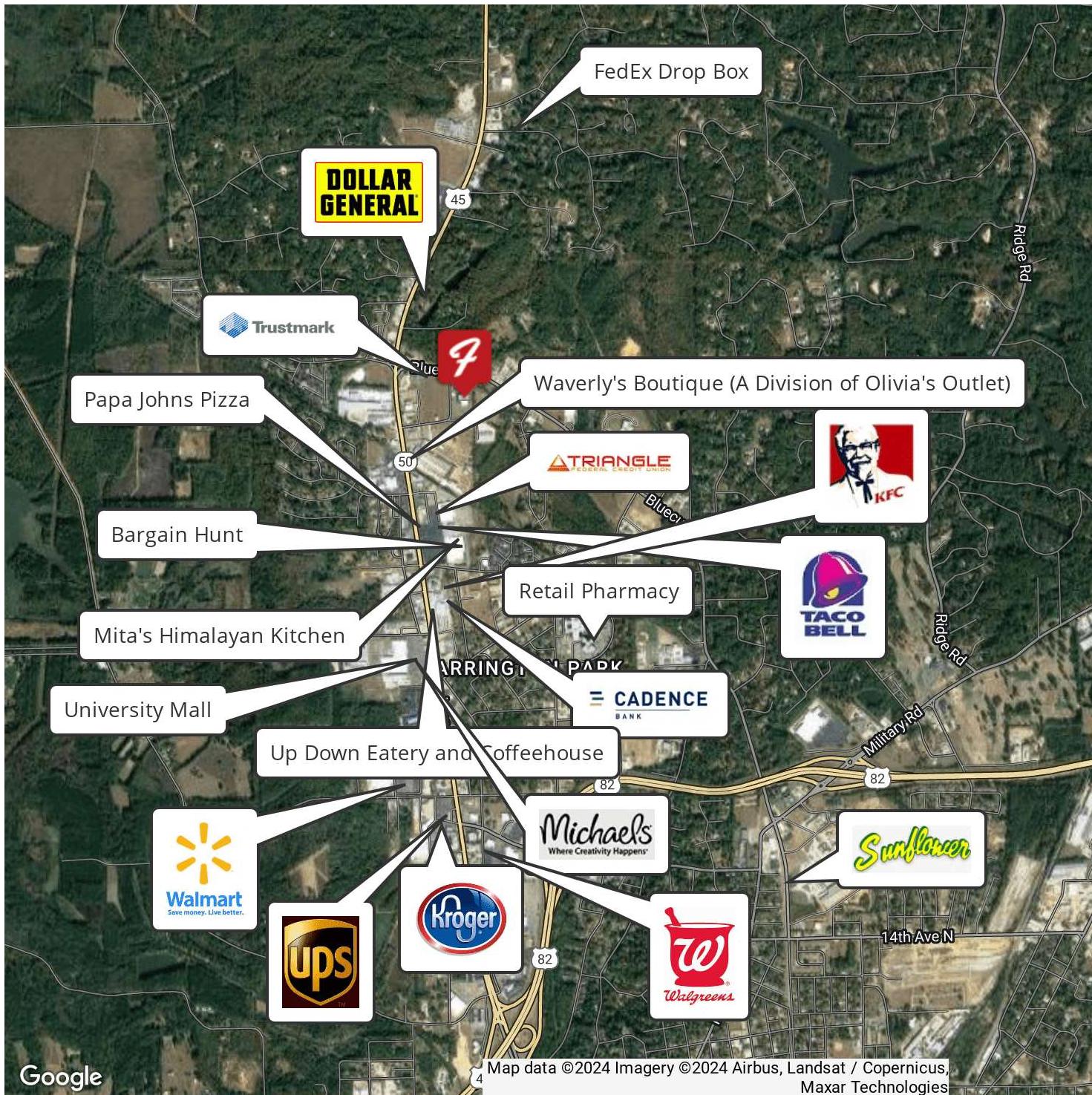


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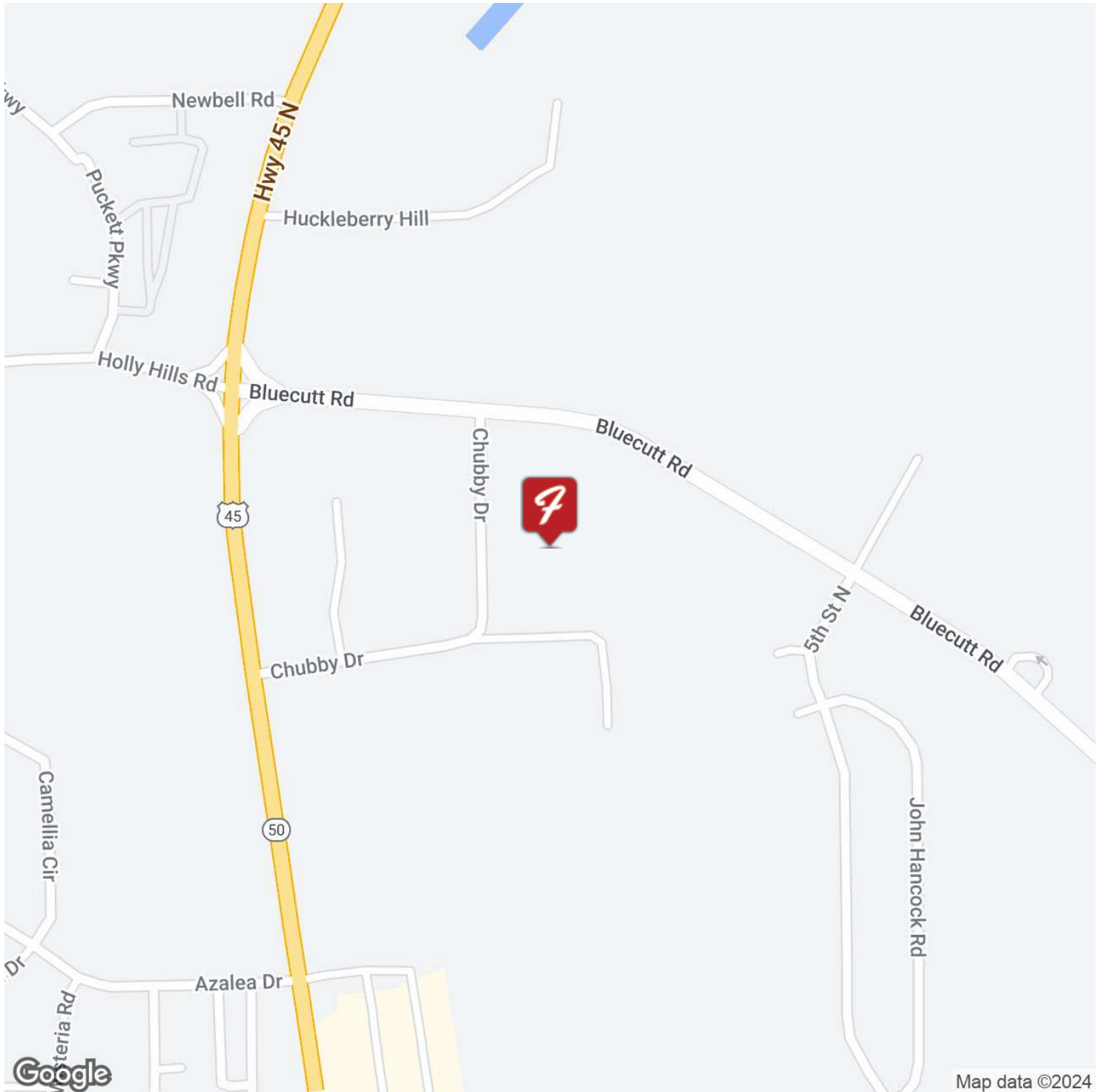
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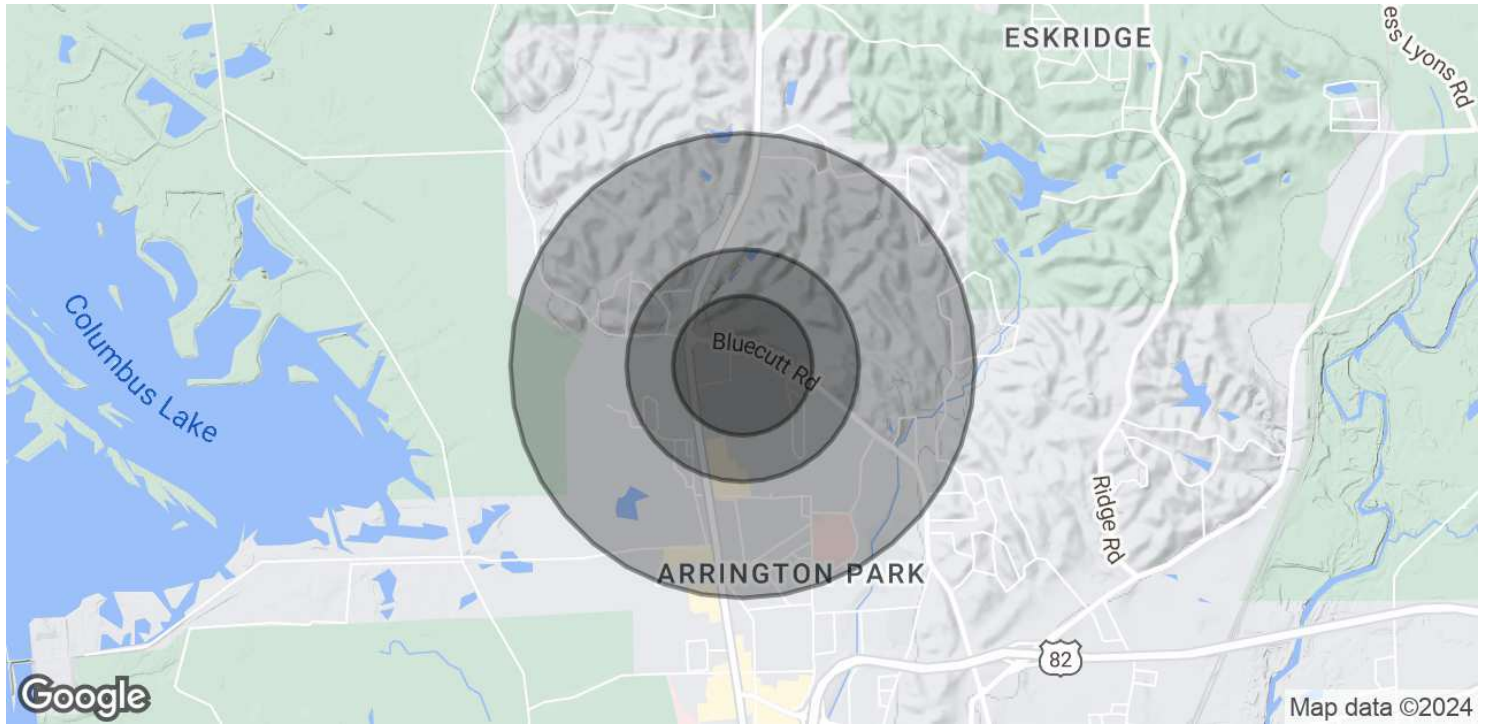


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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	159	1,090	3,114
Average Age	42	40	40
Average Age (Male)	41	39	39
Average Age (Female)	44	41	41
HOUSEHOLDS & INCOME			
Total Households	68	510	1,481
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$111,572	\$101,683	\$101,464
Average House Value	\$445,909	\$374,486	\$345,000

Demographics data derived from AlphaMap

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