

For More Information:

CHRIS WINDERS

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Industrial Property For Sale

1610 Waterworks Rd, Columbus, MS 39701

WATERWORKS WAREHOUSE



324 Troy Street
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OFFERING SUMMARY

Sale Price: \$595,000

Price / SF: \$20.10

Lot Size: 4.8 Acres

Year Built: 1940

Building Size: 29,600 SF

PROPERTY OVERVIEW

This 29,600 SF sprinklered corrugated metal industrial building with a new roof (5 years) is situated on 4.8 acres and is well-suited for warehousing, distribution, and a variety of light industrial operations. The facility features eight (8) 8' x 8' van-height loading doors, one (1) dock-high door equipped with leveler, and three (3) additional 8' x 8' roll up doors that are currently not accessible.

The warehouse is illuminated by a combination of LED, and fluorescent lighting. Ceiling heights range from 14' to 23'9" in Section 1, 16' to 35' in Section 2, and 15' to 22' in Section 3, providing flexibility for a variety of storage and operational requirements.

The east side of the property includes a large concrete pad with direct access to the building, ideal for trailer staging, additional parking, equipment storage, or outdoor storage. Additional lot is available for sale.

LOCATION OVERVIEW

Located in an established industrial corridor of Columbus, Mississippi, the property offers convenient access to major transportation routes. Waterworks Road provides connectivity to State HWY 50 (0.4 miles), State HWY 82 (1.5 miles), State HWY 12 (1.5 miles), and connection to State HWY 45 (5.5 miles),.

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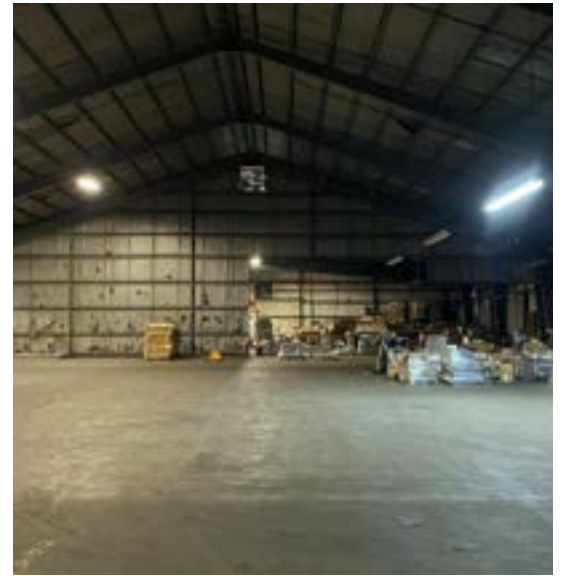
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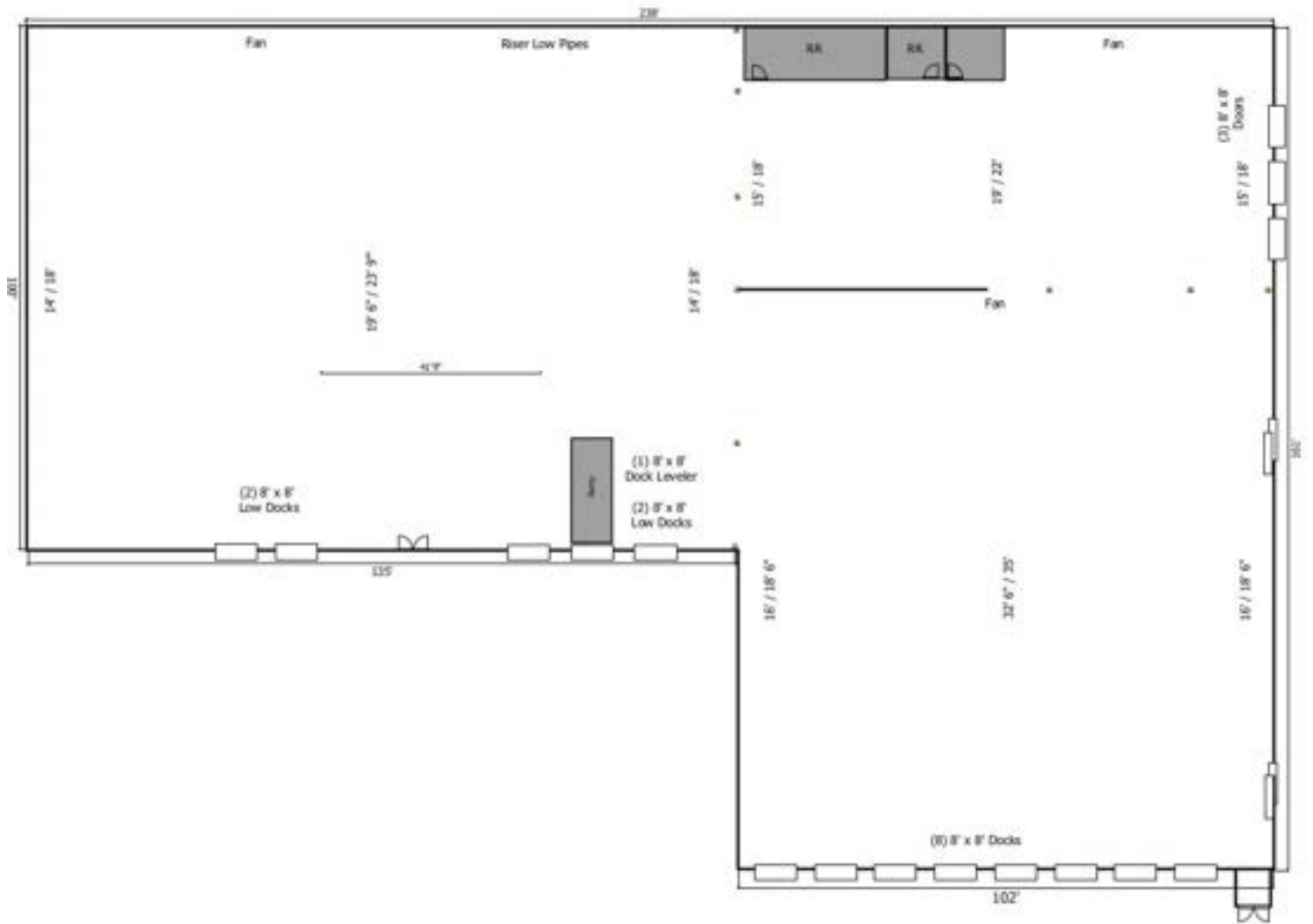
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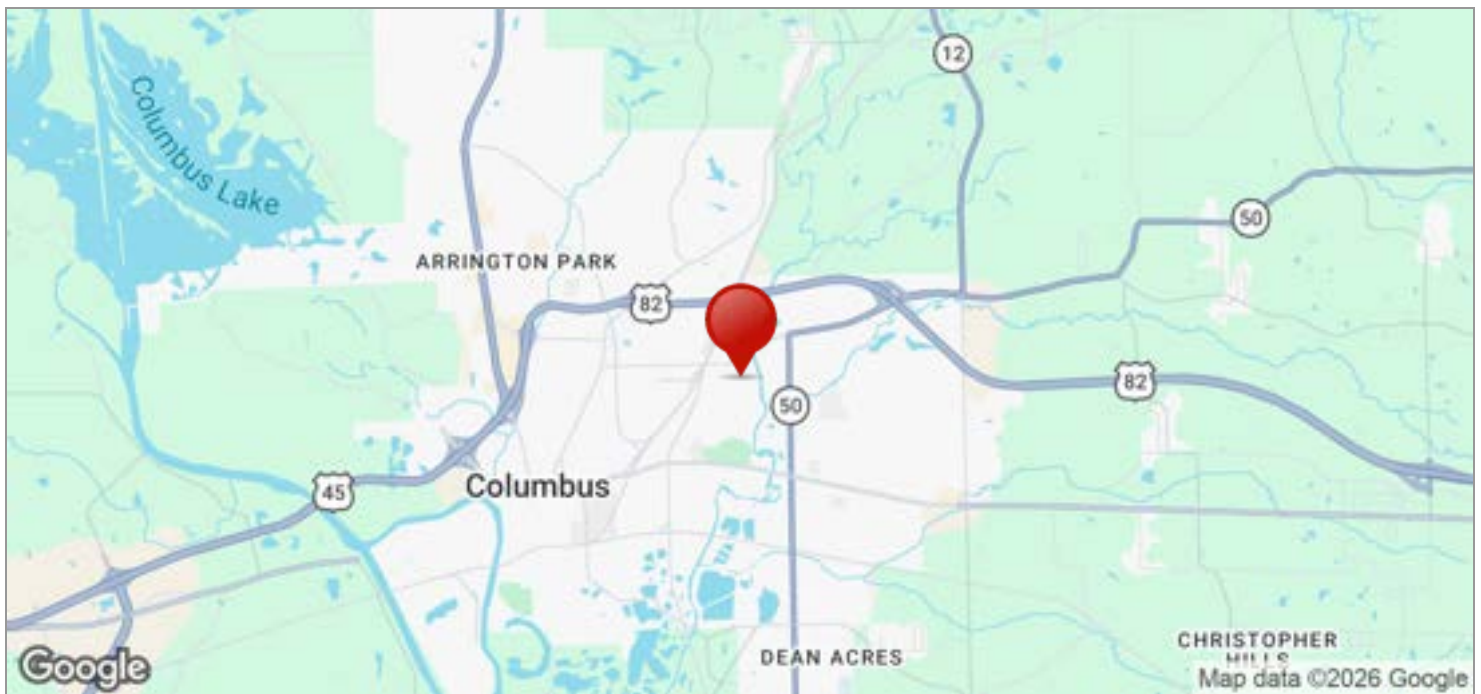
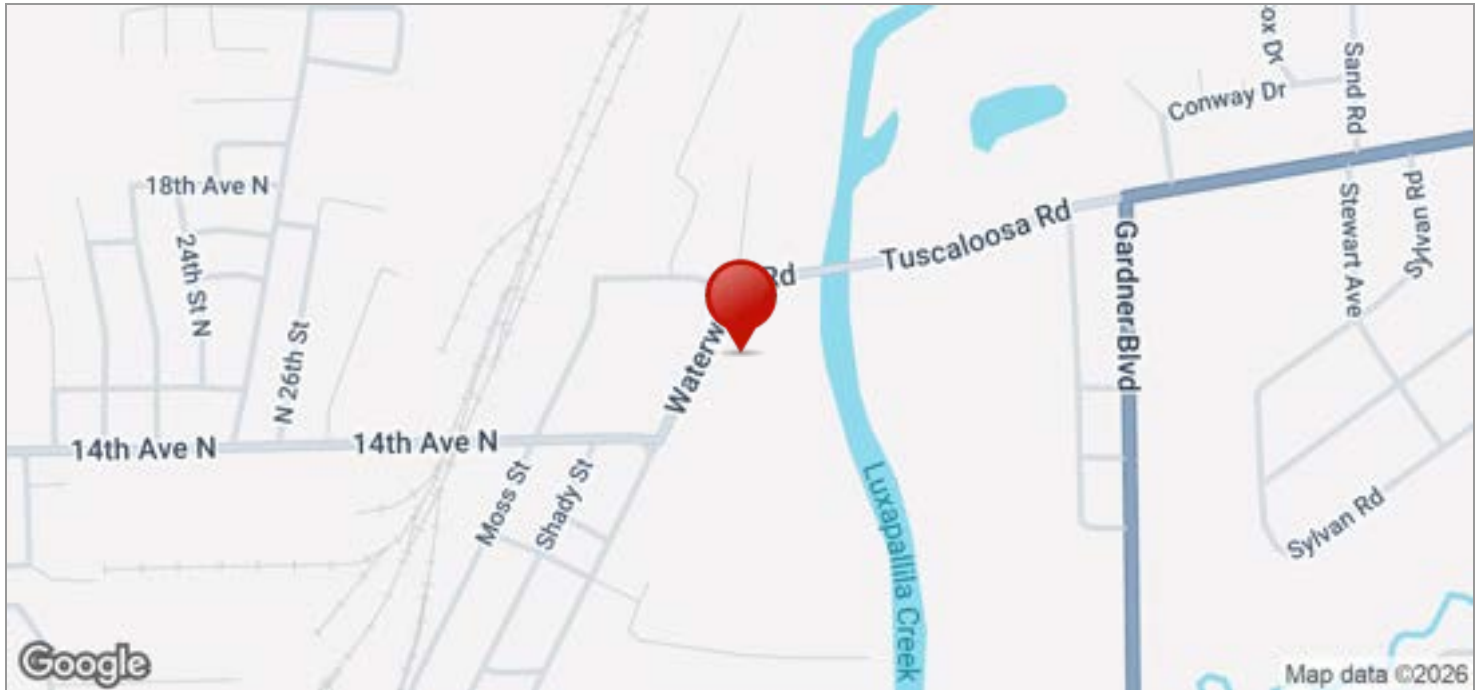
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