

## A NEW LEASE ON LIFE

# Parts of Borden plant undergoing renovation

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The new local owners of the former Borden Milk plant in downtown Starkville plan to convert presently unused portions of it into professional office and retail space.

The property's northeast corner will contain a new courtyard area and an entrance from South Montgomery Street, said Jeremy Tabor, president of Tabor Construction.

"We plan to have a nice, landscaped entrance on the east end, where it will give a new face to South Montgomery," Tabor said.

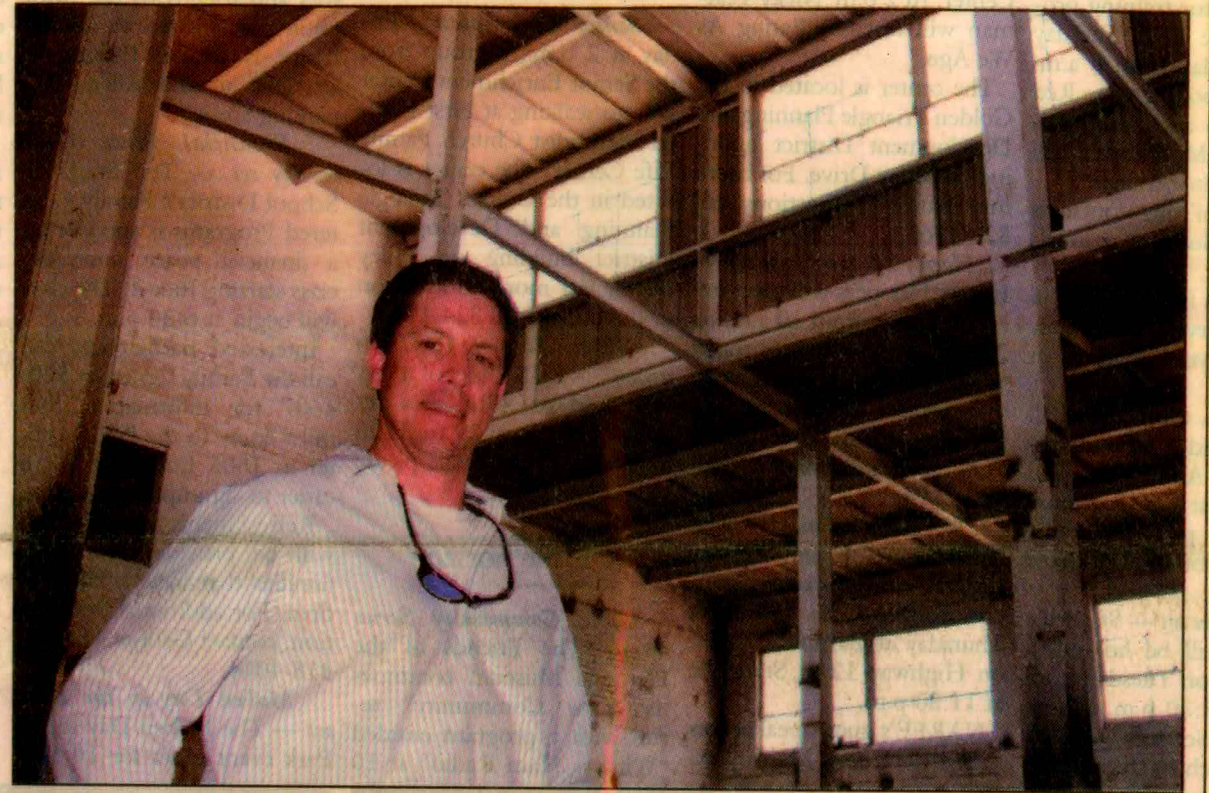
The building's three main sections over its approximate overall 40,000 square foot are the Boiler Room, the Cannery and the Warehouse. The building's overall name will be Central Station. "We're trying to identify some history with the logo," he said.

In the Boiler Room, Tabor plans to leave original roof trusses and exposed bolts and some of the exposed brick walls.

"I think that's a big part of what we're doing here. We're trying to incorporate some of the historical construction with some modern finishes," said Tabor, who is developing the property with Dan Curran of Louisville.

Modern finishes would be some steel-framed mezzanines, which would offer glass-wall partitions for office space, he said.

The Boiler Room, where boilers used in the milk production process were housed,



Paul Sims/SDN

Left, the new owners of the former Borden milk plant in downtown Starkville plan to convert much of the facility's currently unused portions to professional office and retail space. Above, Jeremy Tabor, president of Tabor Construction, stands in what will be known as the Atrium, one area intended for office space.

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# Plant

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has about 5,000 square feet of space.

The Cannery is the facility's central section, with the bottom 10,000 square feet as climate-controlled storage. Plans are to use the segment's upper section for professional office space. Tabor says the new owners plan on placing a centralized lobby in the building's center. The lobby will include a display of artifacts and memorabilia from the original plant "as our tribute to the community," Tabor said, and it will include a new elevator and fire escape to serve the second floor.

The eastern portion of the upstairs will be referred to as the Atrium, which Tabor says is "quite a unique space with a lot of light exposure from more than 20 window fixtures and exposed steel framing."

The western side of the upper floor will be called Dry Storage, which is where the original plant kept its dry goods, he said. In the Dry Storage area, Tabor plans to strip and refinish the original tongue-and-groove flooring and stripping down the section's 18 cypress columns to the original wood.

Tabor says plans are to leave the existing 1-by-6 wood ceiling in place "as a character feature for the space," he said and the existing brick exterior

walls will remain.

The building's western side will be known as the Warehouse, with an approximate 14,000 square feet. It includes the existing climate-controlled business, Tabor said. The climate-controlled storage business is known as Central Station Storage.

About 20,000 square feet in the building will include rentable space, while the remaining approximate 20,000 square feet is climate-controlled. The rentable space includes a potential 5,000 square feet in an as-yet constructed second floor on the building's east end.

On the exterior, the owners plan a new color scheme to give each section its own identity, Tabor said.

"Generally, our goal is to have a group of tenants, whether they are retail or professional where they can build some synergy with each other and be within walking distance of downtown," he said.

The site will have approximately 110 total parking spaces. The property currently has about 45 parking spaces, Tabor said.

Tabor plans to move the offices for Tabor Construction and Tabor Management LLC to the former Borden plant.

Regarding a time frame on finishing the work, Tabor said project officials plan to have work complete and tenants occupying the building by Jan. 1, 2010. For information, call Tabor at 324-0506.