



River Mill Warehouse

3715 1st Avenue, Columbus GA 31904

Property Highlights

- Experienced owner, flexible lease terms
- Immediate access to J.R. Allen Parkway, Manchester Expressway, and I-185
- Convenient to downtown Columbus and Phenix City

Property Overview

+/-21,400 SF warehouse available Jan. 1, 2025. Features include LED lighting, fire sprinkler, 18' clear ceiling, offices and restrooms, 2 docks with levelers, motorized doors and weathercover, and 1 drive-in door. Flexible lease terms and owner will finish to suit. MROD zoning allows a broad range of warehouse, retail, and related uses.

1 block west of 2nd Avenue with immediate access to J.R. Allen Parkway/US 80, Manchester Expressway/GA 85, and I-185. Convenient to downtown Columbus and Phenix City.

Offering Summary

Lease Rate:	\$5.65/SF Mod. Gross
Building Size:	+/-400,735 SF
Available SF:	+/-21,400 SF
Lot Size:	+/-16.1 Acres

For More Information

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River Mill 4B office



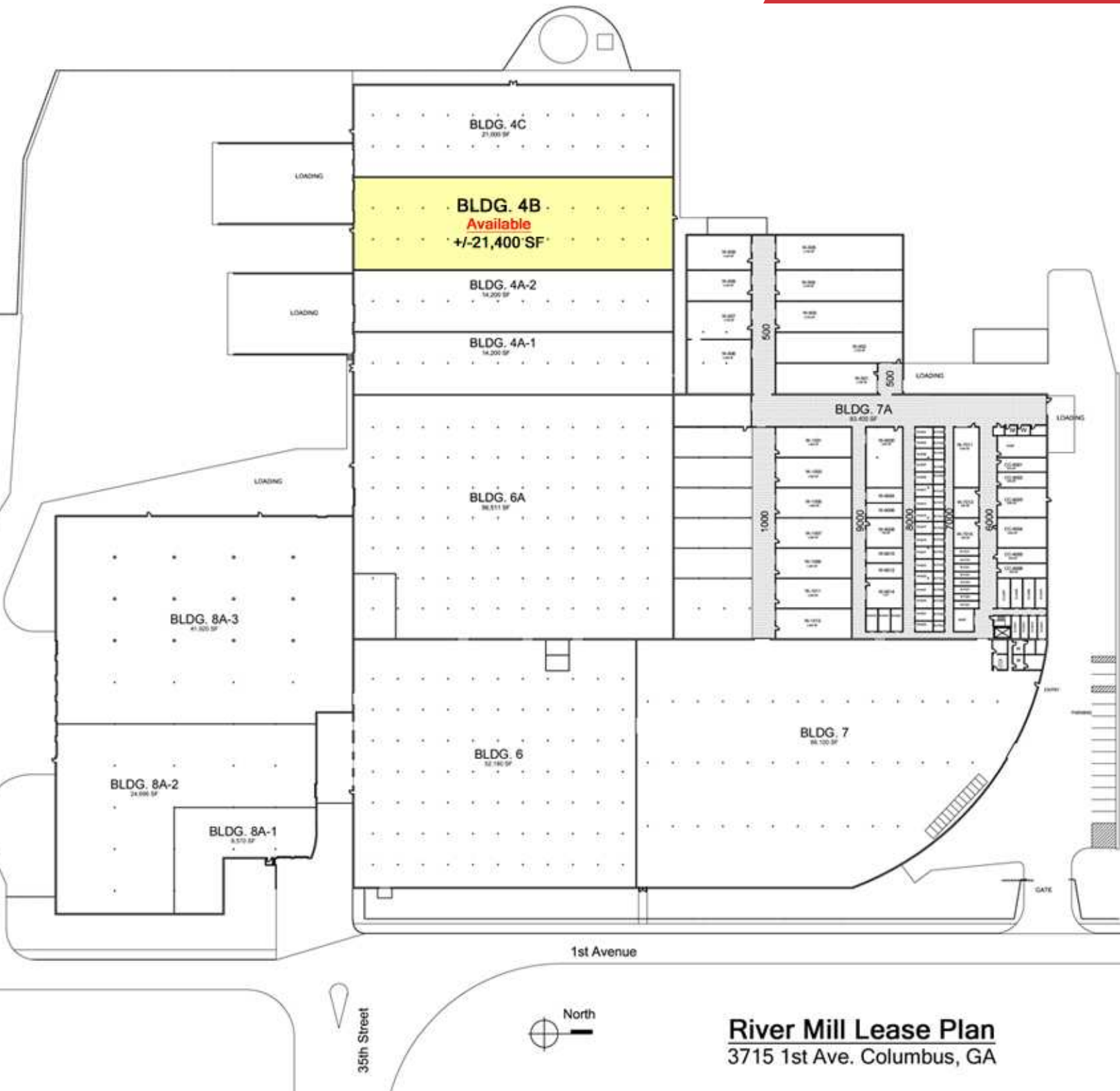
River Mill 4B office



River Mill 4B warehouse



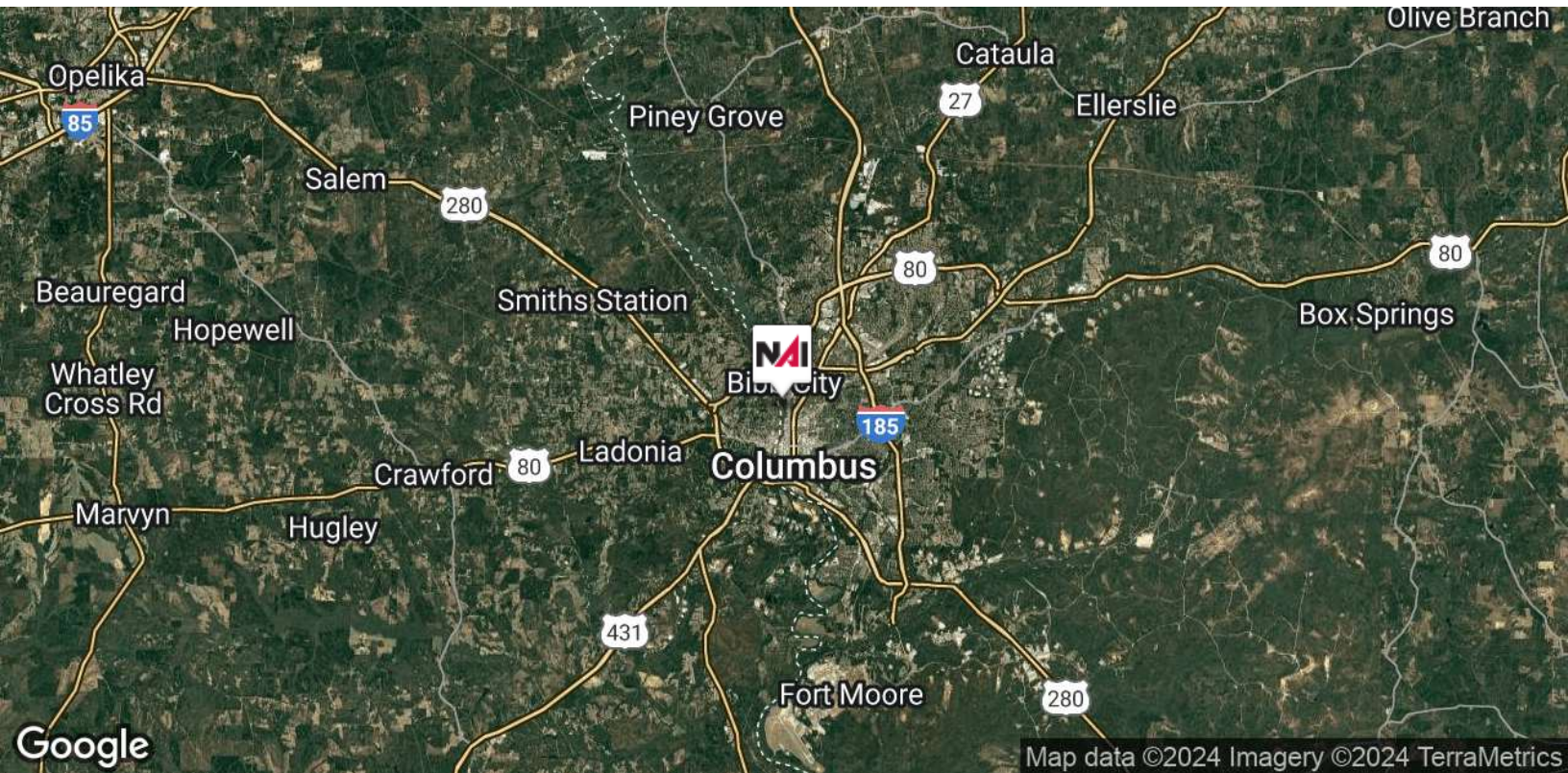
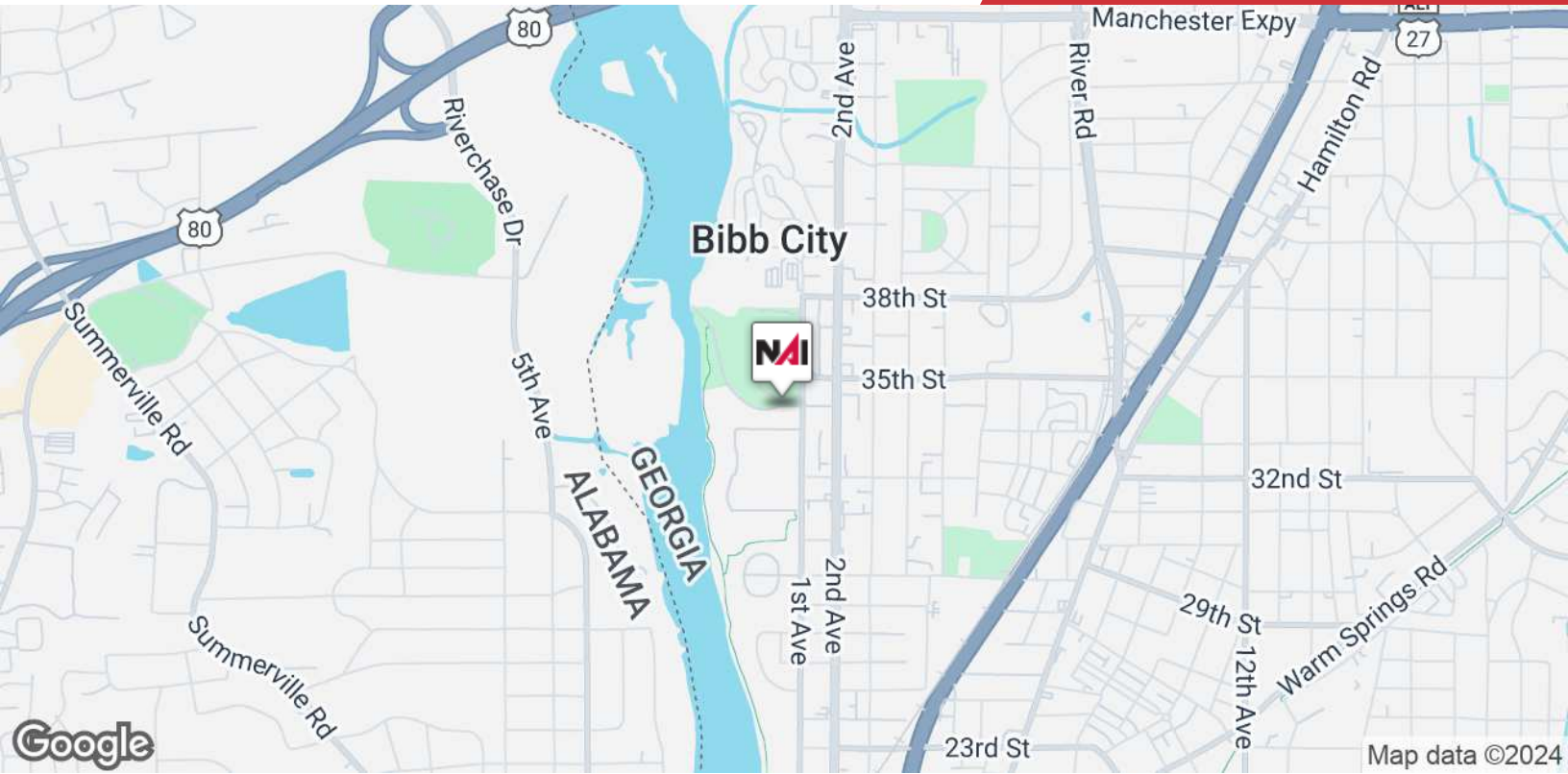
River Mill 4B warehouse



River Mill Lease Plan
3715 1st Ave. Columbus, GA

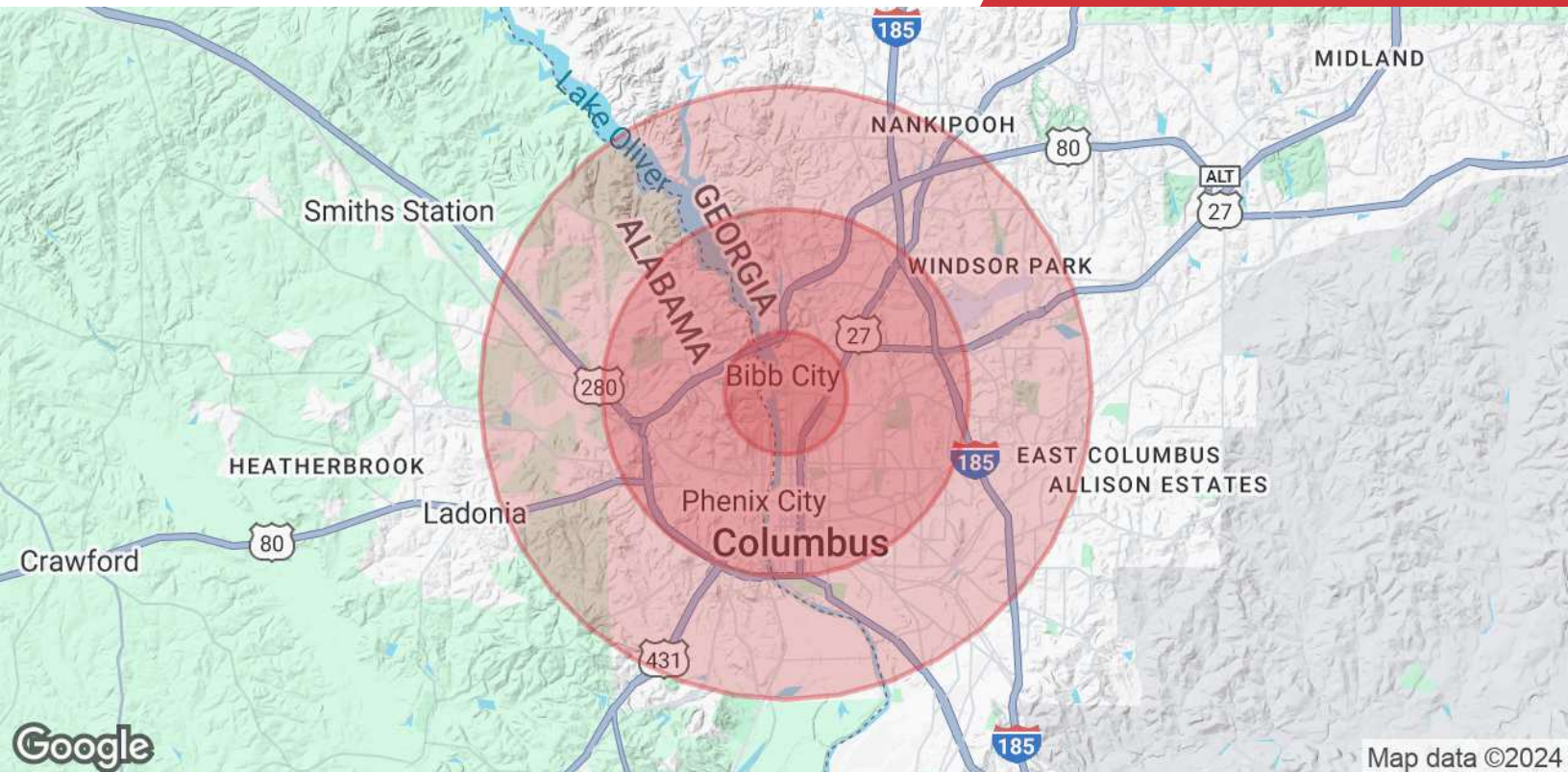
River Mill lease plan

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Population

	1 Mile	3 Miles	5 Miles
Total Population	8,197	56,715	119,794
Average Age	32.0	35.6	35.9
Average Age (Male)	30.6	33.8	34.0
Average Age (Female)	32.9	37.2	37.3

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,331	24,230	50,035
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$33,698	\$45,973	\$50,004
Average House Value	\$124,911	\$141,076	\$150,525

** Demographic data derived from 2020 ACS - US Census*