



FOR LEASE

Office/Warehouse/Manufacturing Space

Greater Columbus Industrial Hub

903 Fontaine Road, Phenix City, AL 36869
Columbus, Georgia MSA

129,798-334,667 SF | \$3.50 PSF/YR NNN

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Property Overview

Location	Greater Columbus Industrial Hub 903 Fontaine Road, Phenix City, AL 36869
Space Available	129,798-334,667 SF
Office	10,000 SF
Warehouse/Production	324,667
Ceiling Height	Up to 31'
Power	3-phase; 480/277 volts; 4,000 amps Potential for 18 MW per power company as of 2025, per reverification
Column Spacing	30'x 43'
Roof	TPO rubber membrane
Construction	Steel frame/heavy masonry construction
Dock Doors	22 dock high doors - 9'x 8'
Drive-In Doors	1 oversized drive-in door - 15'x 12'
Fire Suppression Sprinklers	100% coverage
IOS/Parking	Abundant in multiple areas across campus

38

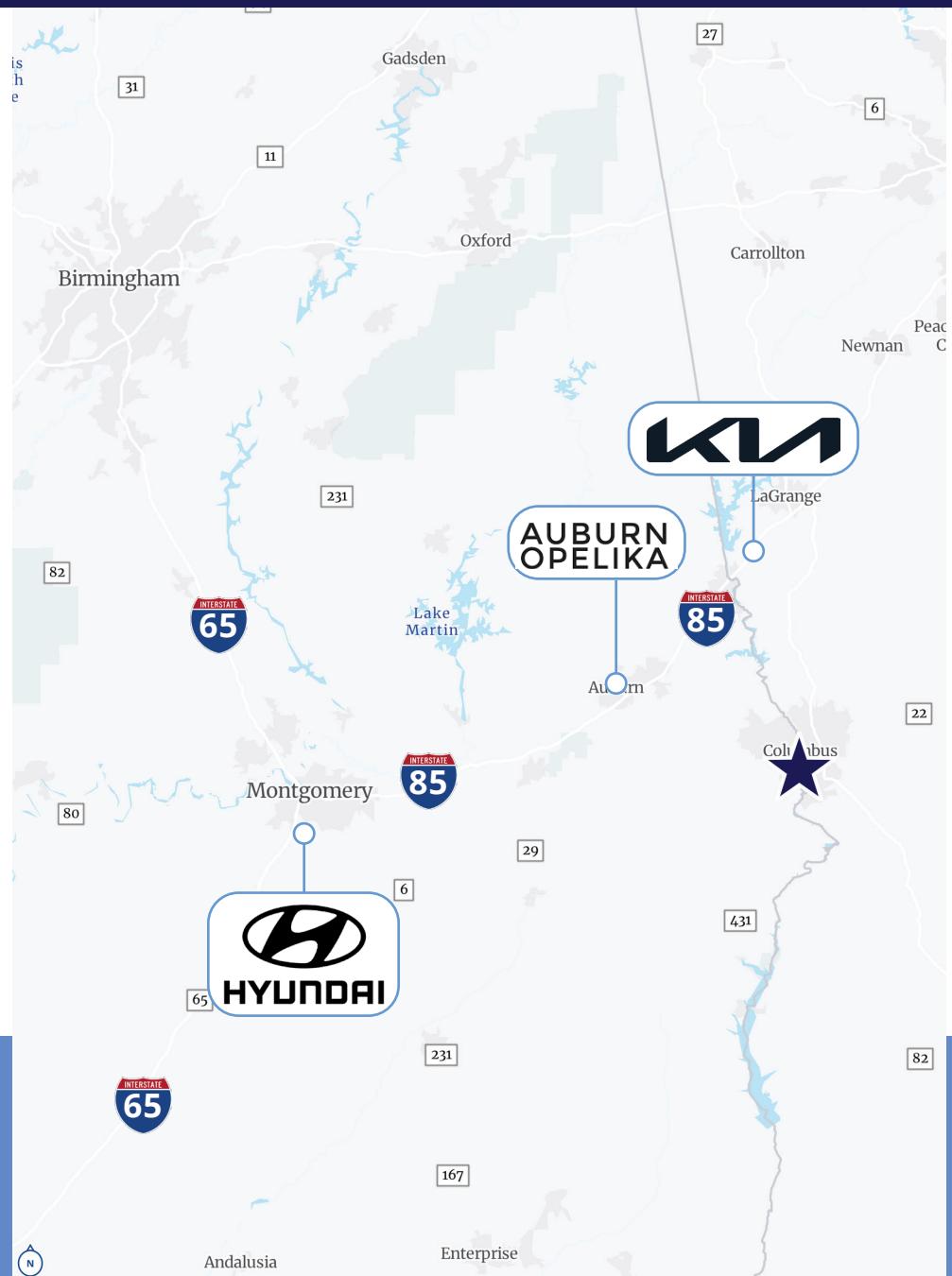
miles to
Auburn/Opelika

45

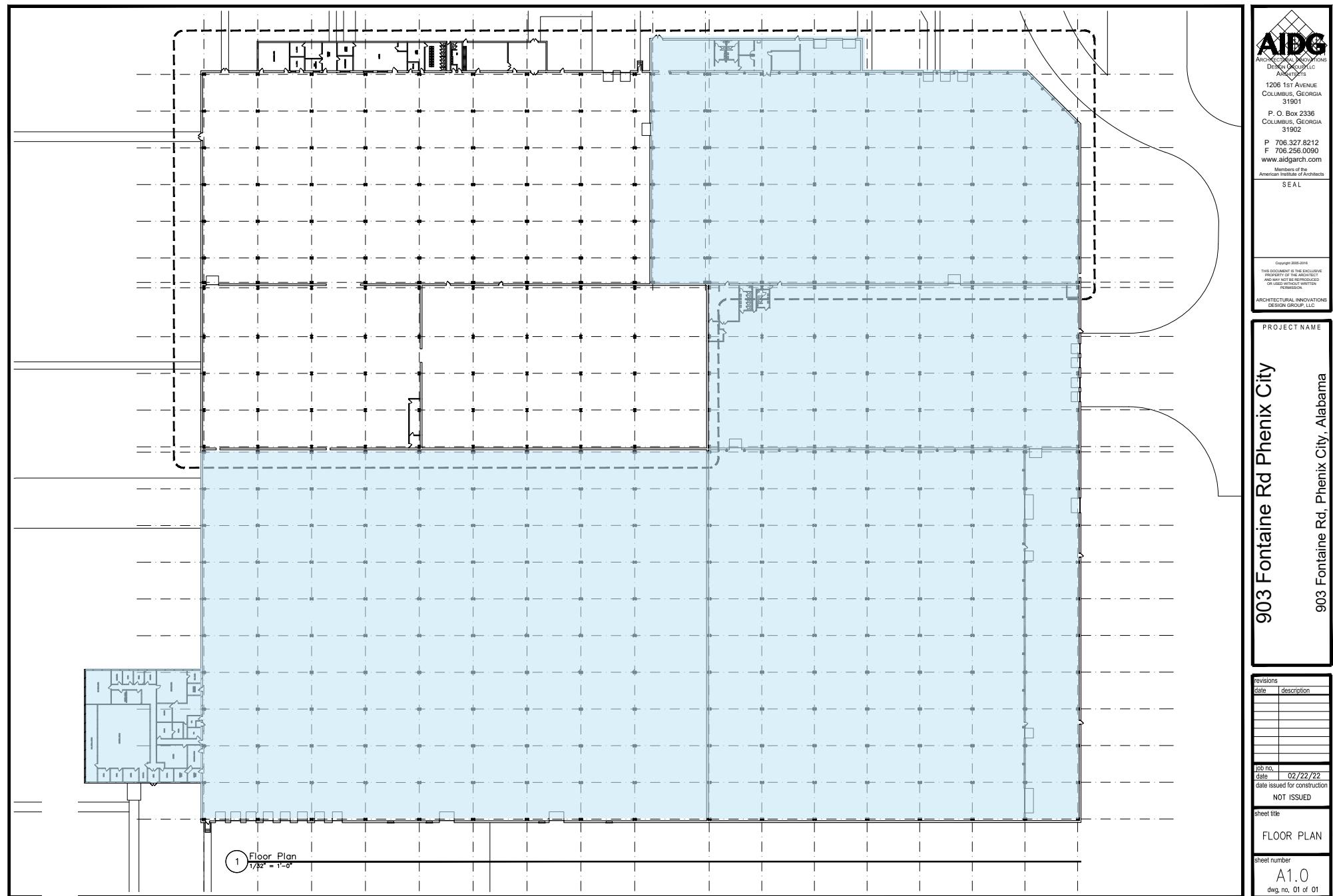
miles to
Kia Plant
(West Point, GA)

94

miles to
Hyundai Plant
(Montgomery, AL)



Site Plan



Market Overview | Columbus, GA MSA



324,100
Total Population



\$54,030
Median HHI



\$194,491
Median Home Value



8,010
Businesses

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