



1522 Veterans Pkwy

Columbus, Georgia 31901

Property Highlights

- +/- 6,000 SF industrial warehouse space
- Climatized flex space
- Two roll-up drive-in doors for easy access and loading
- Convenient central location with strong visibility
- Ideal for light industrial, service, or storage uses

Property Overview

Located along the highly visible Veterans Parkway corridor, this +/- 6,000 SF air-conditioned industrial warehouse offers an excellent opportunity for a variety of light industrial, service, or storage uses. Situated on +/- 0.49 acres, the property features two roll-up drive-in doors for easy loading and unloading, as well as a private office area to support daily operations. The functional layout, climate control, and convenient access make this a great choice for businesses seeking warehouse space in a central Columbus location.

Offering Summary

Lease Rate:	\$4,500.00 per month (MG)
Building Size:	+/- 6,000 SF
Lot Size:	+/- 0.49 Acres

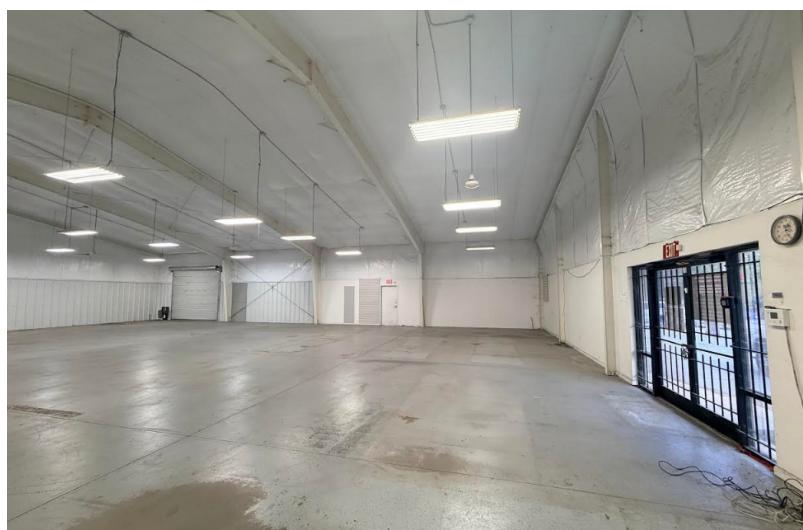
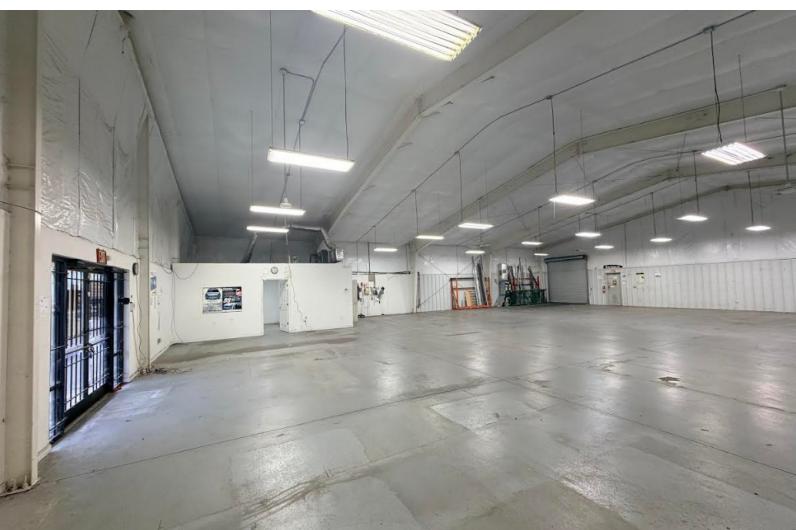
Demographics 1 Mile 3 Miles 5 Miles

Total Households	3,350	27,915	59,312
Total Population	7,327	64,347	142,622
Average HH Income	\$45,228	\$61,719	\$65,783

For More Information

Rem Brady

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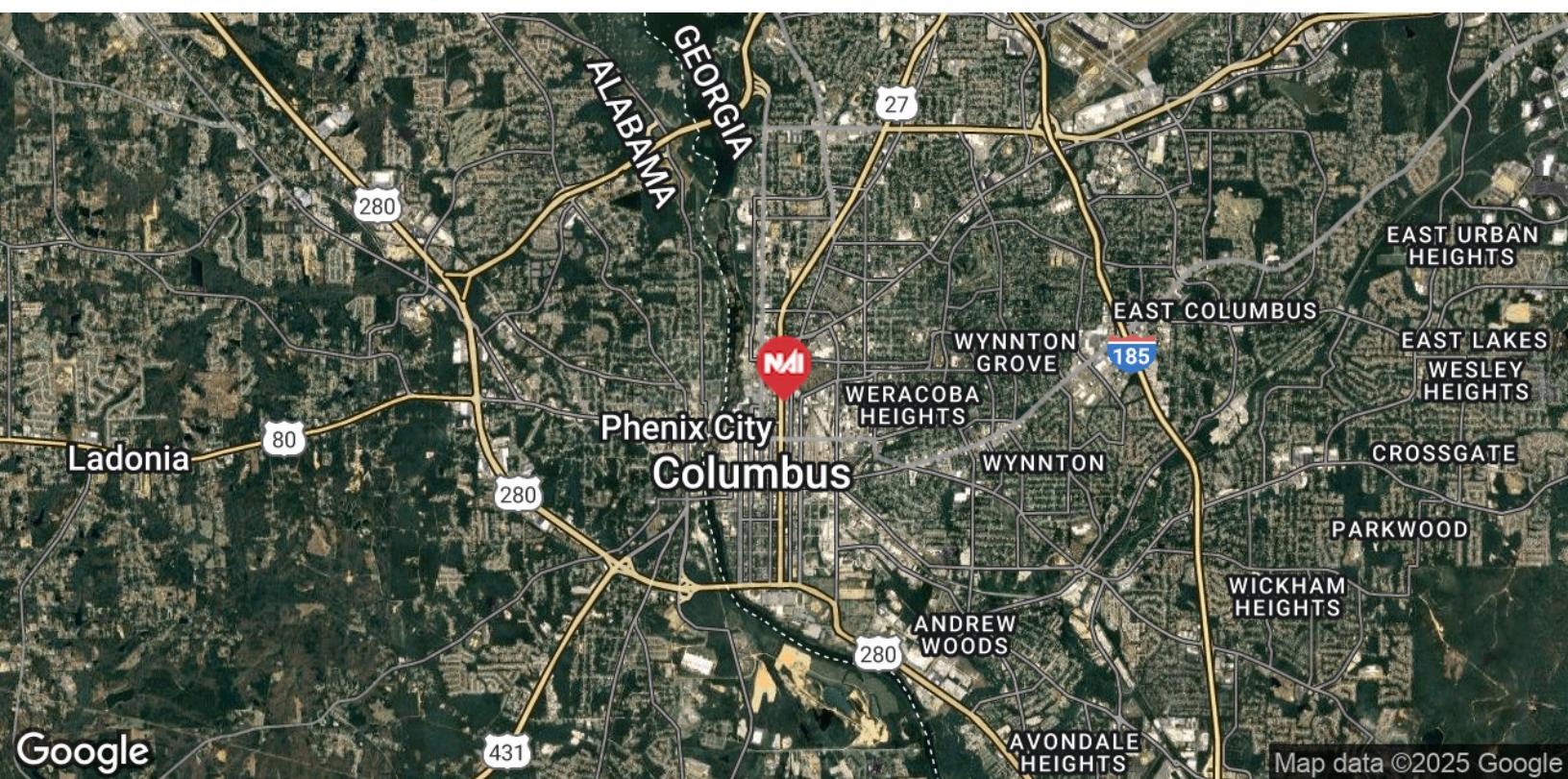
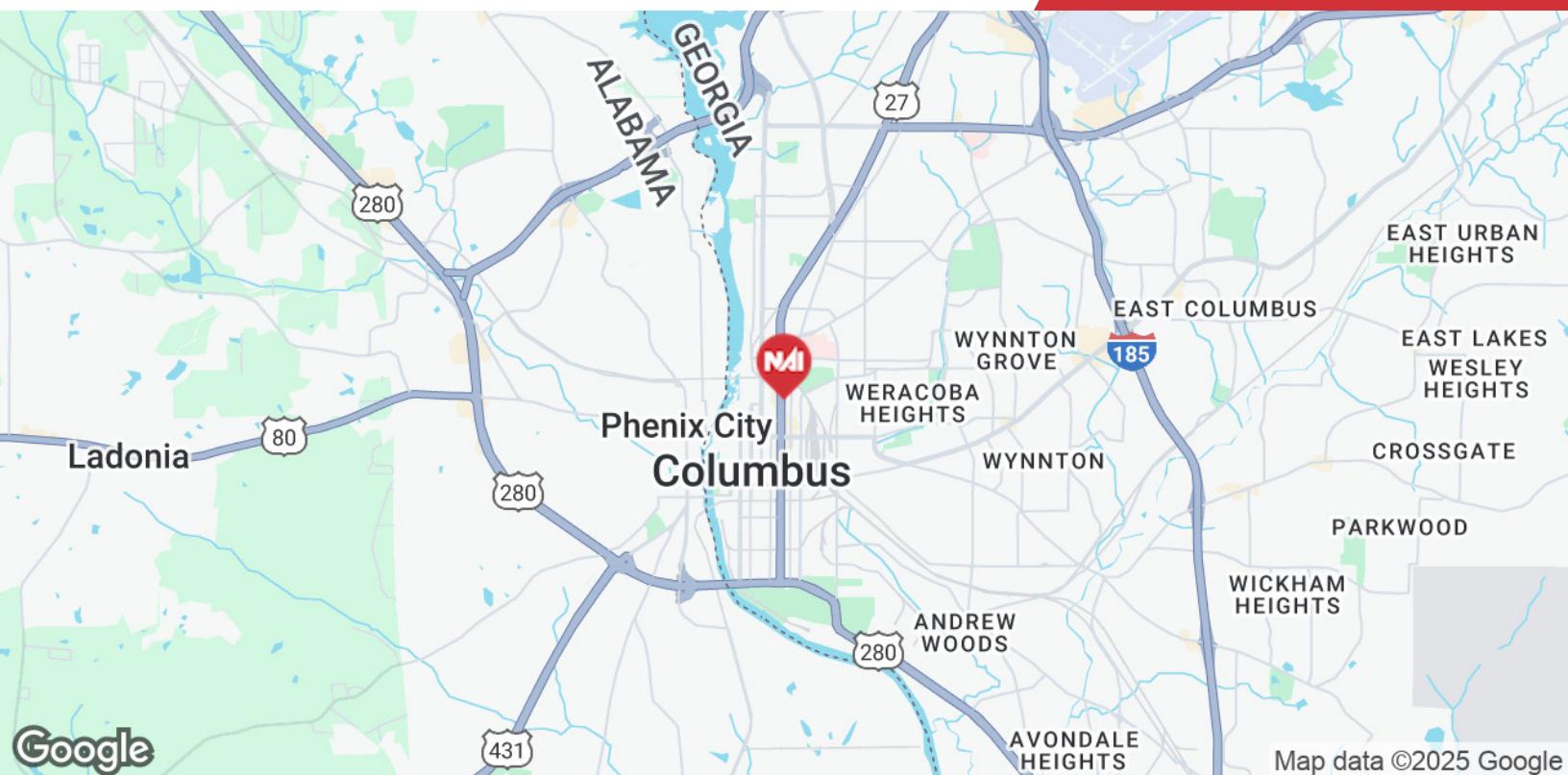
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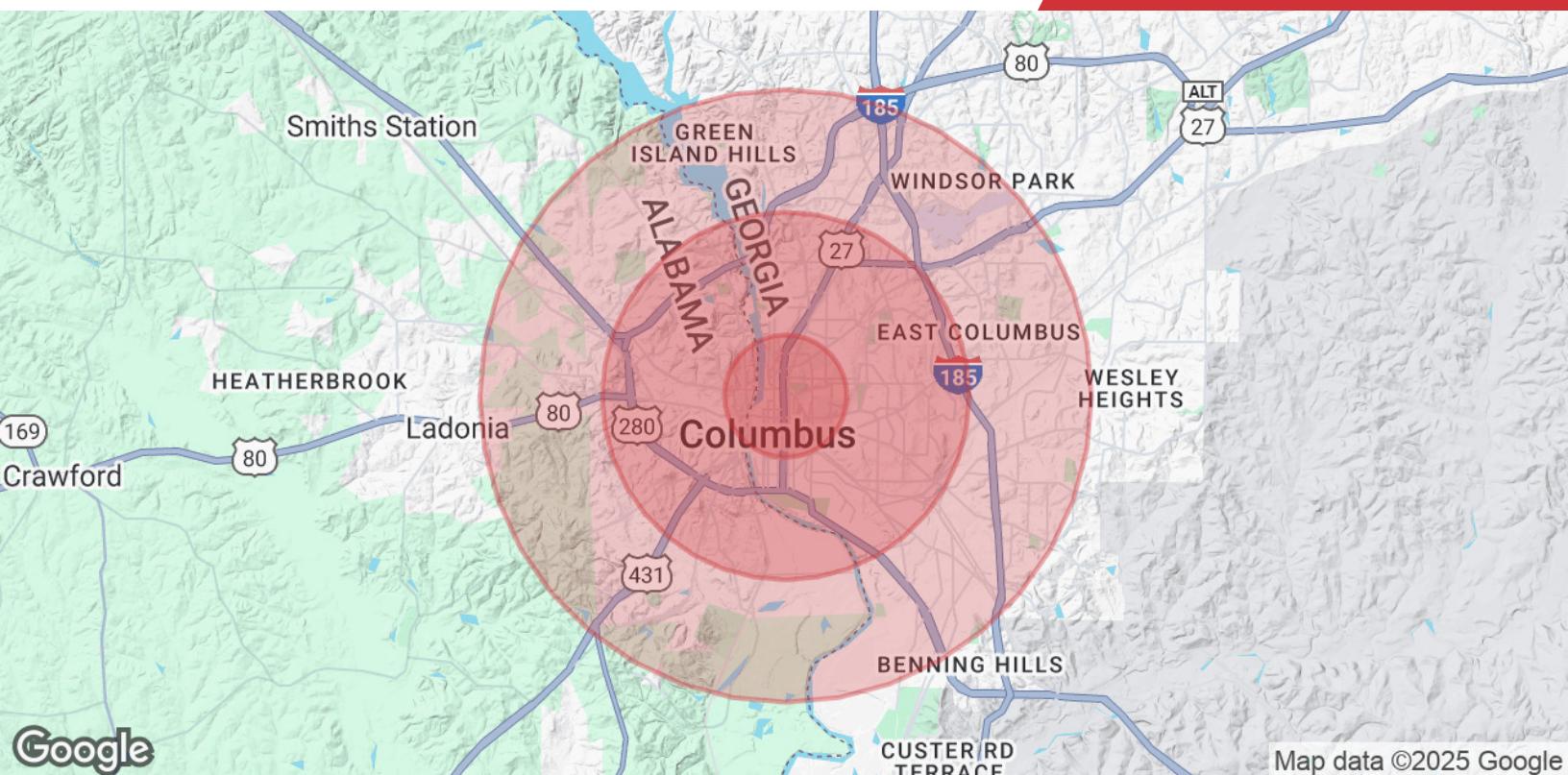
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Population

	1 Mile	3 Miles	5 Miles
Total Population	7,327	64,347	142,622
Average Age	38	39	39
Average Age (Male)	37	37	37
Average Age (Female)	39	40	40

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,350	27,915	59,312
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$45,228	\$61,719	\$65,783
Average House Value	\$181,736	\$196,872	\$208,223

Demographics data derived from AlphaMap

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