

INDUSTRIAL PROPERTY FOR SALE & LEASE

# 800 INDUSTRIAL CIRCLE

800 INDUSTRIAL CIRCLE, PHENIX CITY, AL 36869



## PROPERTY DESCRIPTION

Available for sale at \$419,000 or for lease at \$6.50 SF/Yr (NNN), 800 Industrial Circle offers 5,600 SF of renovated warehouse and office space within the Phenix City Industrial Park. The property features upgraded office finishes, updated warehouse electrical and LED lighting, and thirteen 6' x 8' roll-up doors with full concrete apron access on both sides. Door width expansion may be considered to support operational needs.

## LOCATION DESCRIPTION

Located within the Phenix City Industrial Park, 800 Industrial Circle sits in a proven industrial corridor serving both local and regional users. The surrounding area is well occupied by industrial and service-based businesses, supporting consistent weekday activity. Convenient access to Highway 280 and major transportation routes allows for efficient movement between Phenix City, Columbus, and surrounding markets.

- 5,600 SF warehouse and office building
- Updated warehouse electrical and LED lighting
- Thirteen (13) 6' x 8' roll-up doors
- Full concrete apron on both sides of the building

## OFFERING SUMMARY

Sale Price:	\$419,000
Lease Rate:	\$6.50 SF/yr (NNN)
Number of Units:	1
Available SF:	5,600 SF
Building Size:	5,600 SF

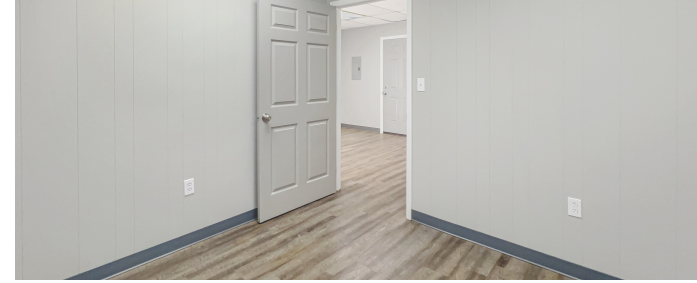
**RICHARD HENRY**

205.236.5396

info@rightspacecre.com



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**RS**  
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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