FOR SALE

INDUSTRIAL WAREHOUSE FACILITY

1333 Belfast Ave Columbus, GA 31904

OFFERING SUMMARY

Sale Price:	$3,550,000
Building Size:	76,518 SF
Lot Size:	4 Acres
Year Built:	1966
Zoning:	LMI

PROPERTY OVERVIEW

Commercial warehouse space centrally located within an established industrial park, offering convenient access to I-185 and seamless connectivity to Atlanta and other major distribution hubs.

The property is equipped with power capacity suitable for heavy electrical loads and features efficient 30' x 36' column spacing throughout the warehouse. Over 8,000 SF of the warehouse is conditioned. It includes 6,104 SF of office space designed to support operational needs, along with clear ceiling heights ranging from 15 to 20 feet. With its strong power infrastructure, efficient building design, and flexible mix of warehouse and office space, the property is well-suited for a wide range of industrial users.

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KENNON & PARKER

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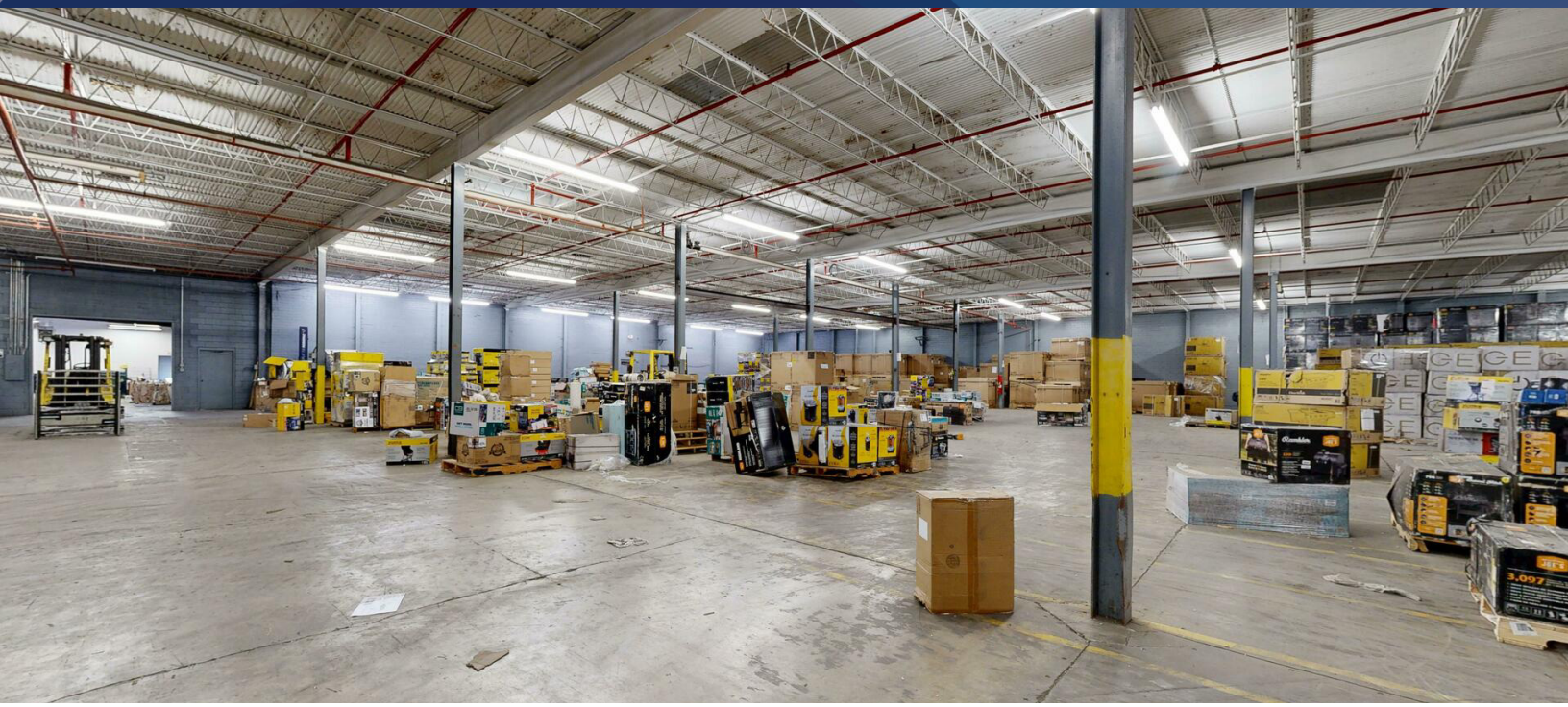

PROPERTY HIGHLIGHTS

- 4 loading docks for efficient freight handling
- 1 drive-in door for flexible access
- 3,000 amp / 277–480V, 3-phase power — suitable for heavy electrical loads and industrial users
- 8,200 SF of warehouse conditioned
- Column spacing: 30' x 36'
- 6,104 SF of office space for administrative, managerial, or operational needs
- Ceiling height: 15' to 20' clear
- Functional layout supporting high-throughput warehouse workflows
- Positioned within an established industrial park with strong regional access

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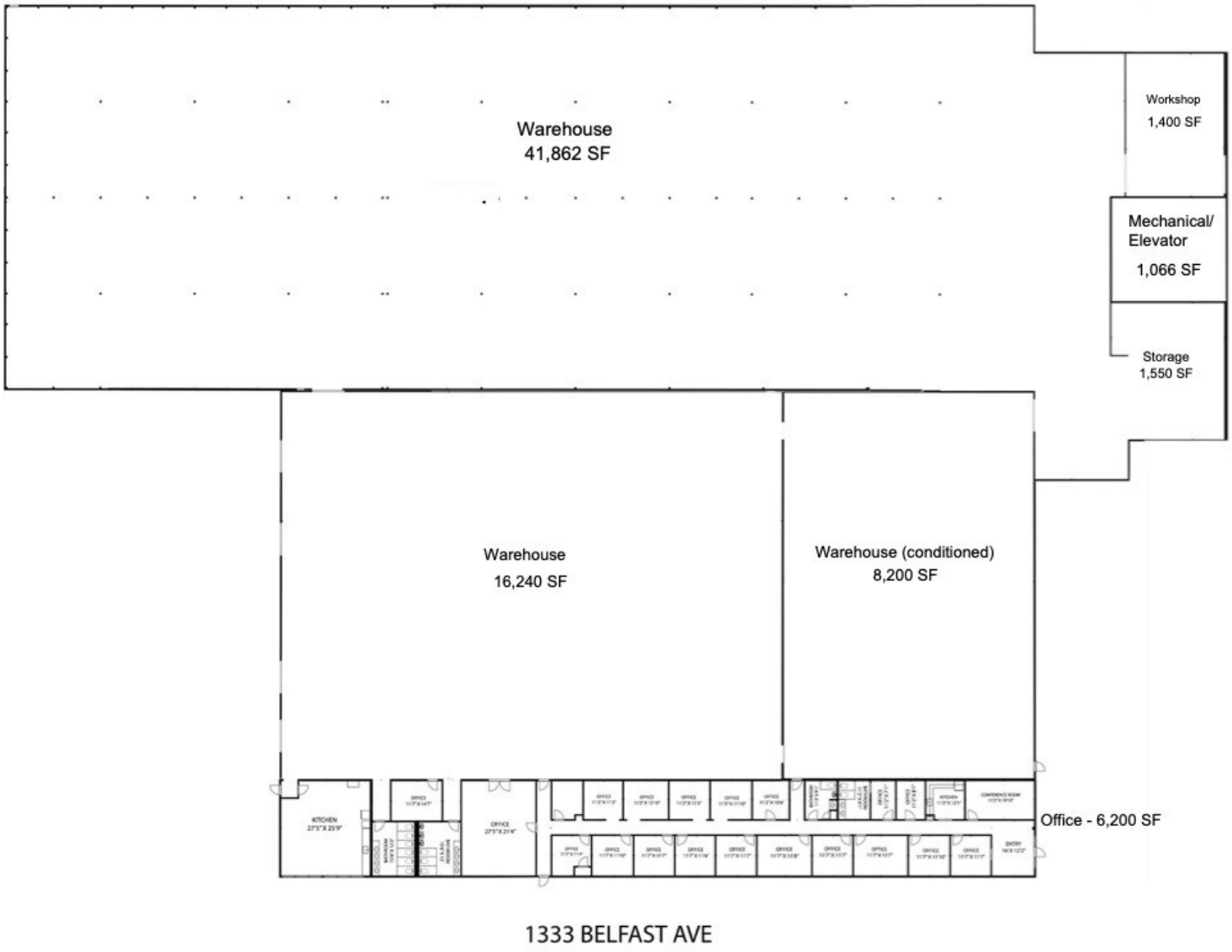

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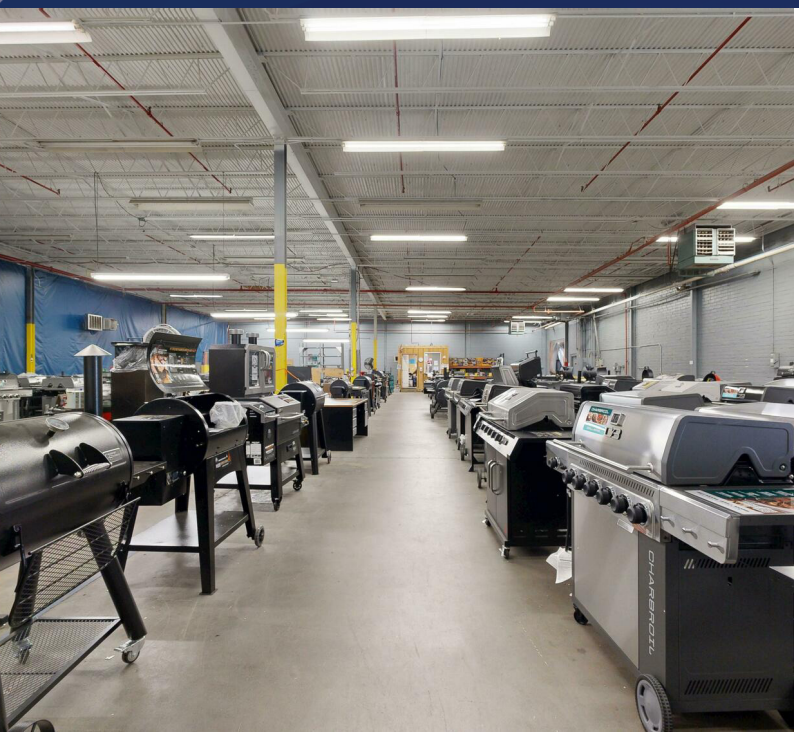

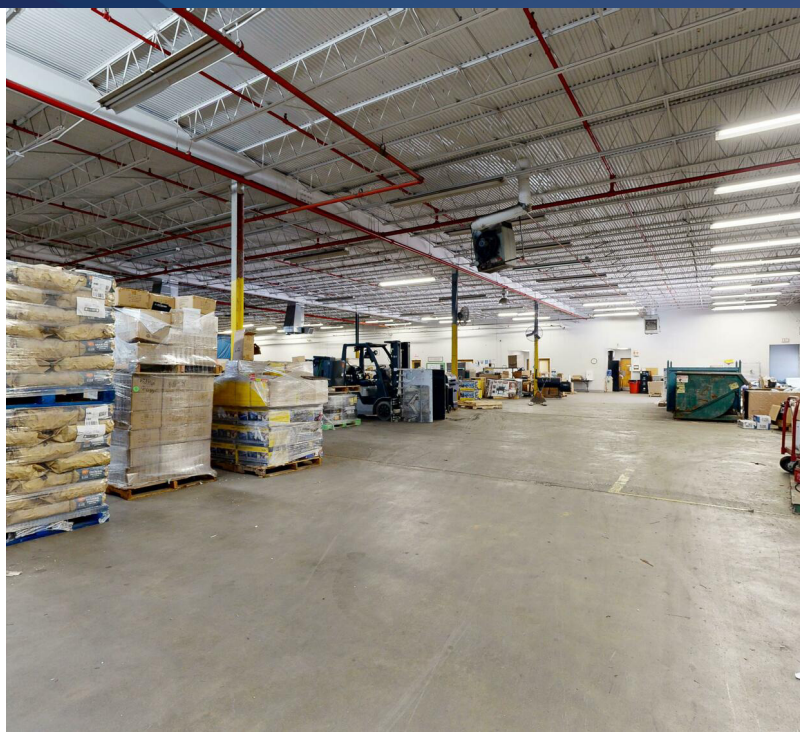

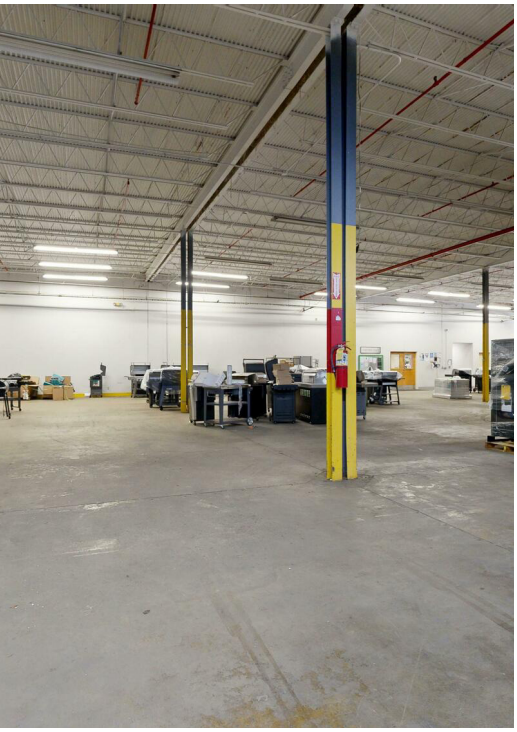

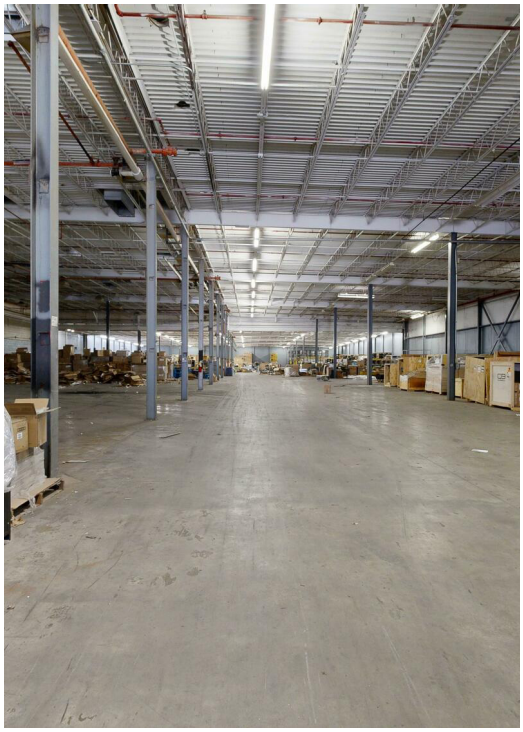

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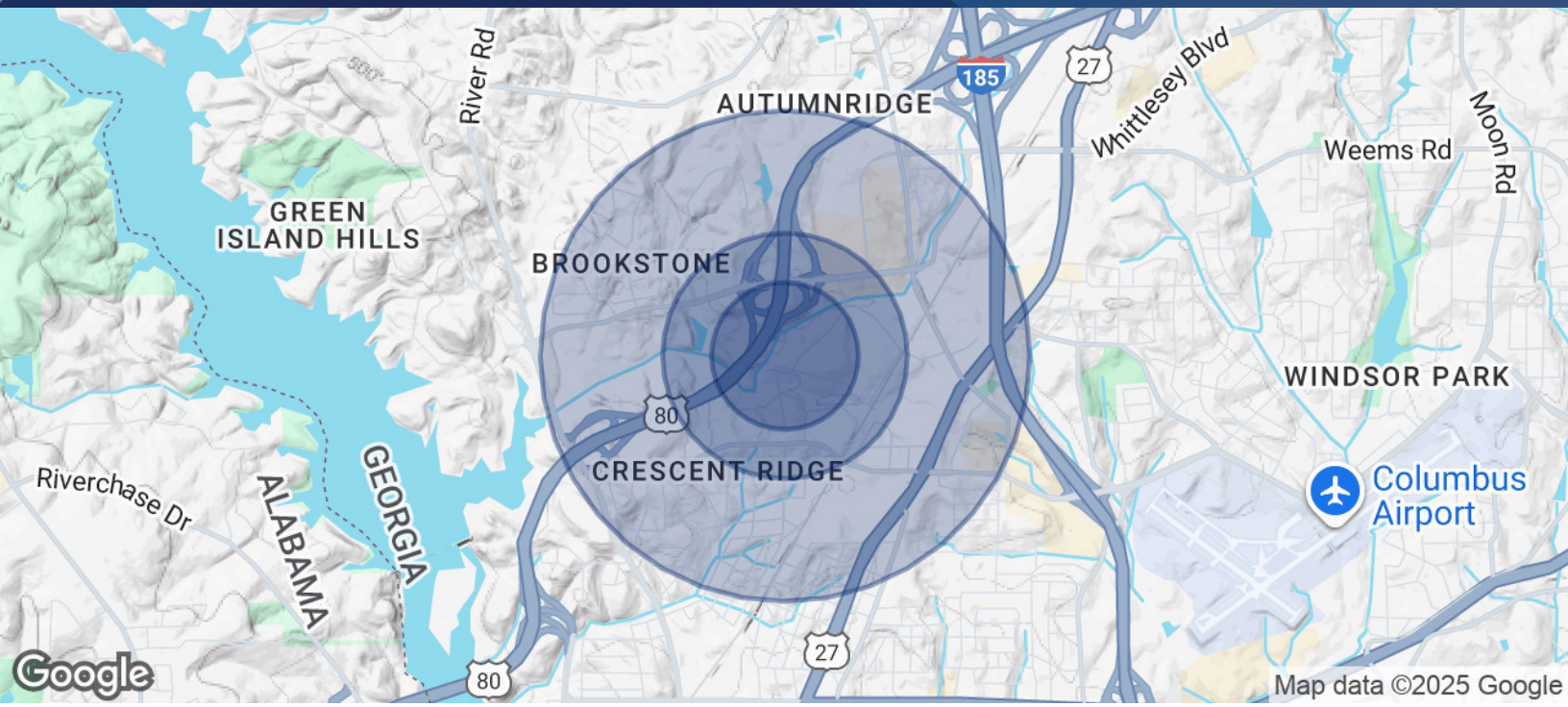

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	187	789	4,081
Average Age	40	40	41
Average Age (Male)	38	38	40
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	74	314	1,612
# of Persons per HH	2.5	2.5	2.5
Average HH Income	$80,860	$80,737	$87,946
Average House Value	$211,784	$215,613	$236,213

Demographics data derived from AlphaMap

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