

LEASE

CUSSETA ROAD WAREHOUSE SPACE

1525 Cusseta Road Columbus, GA 31903



PROPERTY DESCRIPTION

This historic warehouse space is divided into three 10,000 SF units. Each unit has a dock high door and has 100% sprinkler coverage. The owner is in the process of renovating the space and will consider build to suit options. Unit A is open warehouse space. Unit B is currently owner occupied, but could be leased or combined with other units if needed. Unit C has 2,479 SF of office with 7,421 SF of warehouse. Dedicated yard storage space could also be an option.

PROPERTY HIGHLIGHTS

- 30,000 square feet of versatile industrial space with flexible configuration
- Ample parking, high ceilings, and expansive loading docks
- Opportunity for custom build out if desired
- Strategic location with convenient access to major transportation routes

OFFERING SUMMARY

Lease Rate:	\$5.40 - 6 SF/yr (MG)
Number of Units:	2
Available SF:	10,000 - 30,000 SF
Lot Size:	2.32 Acres
Building Size:	30,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	141	624	2,808
Total Population	356	1,523	6,366
Average HH Income	\$43,069	\$49,972	\$45,465

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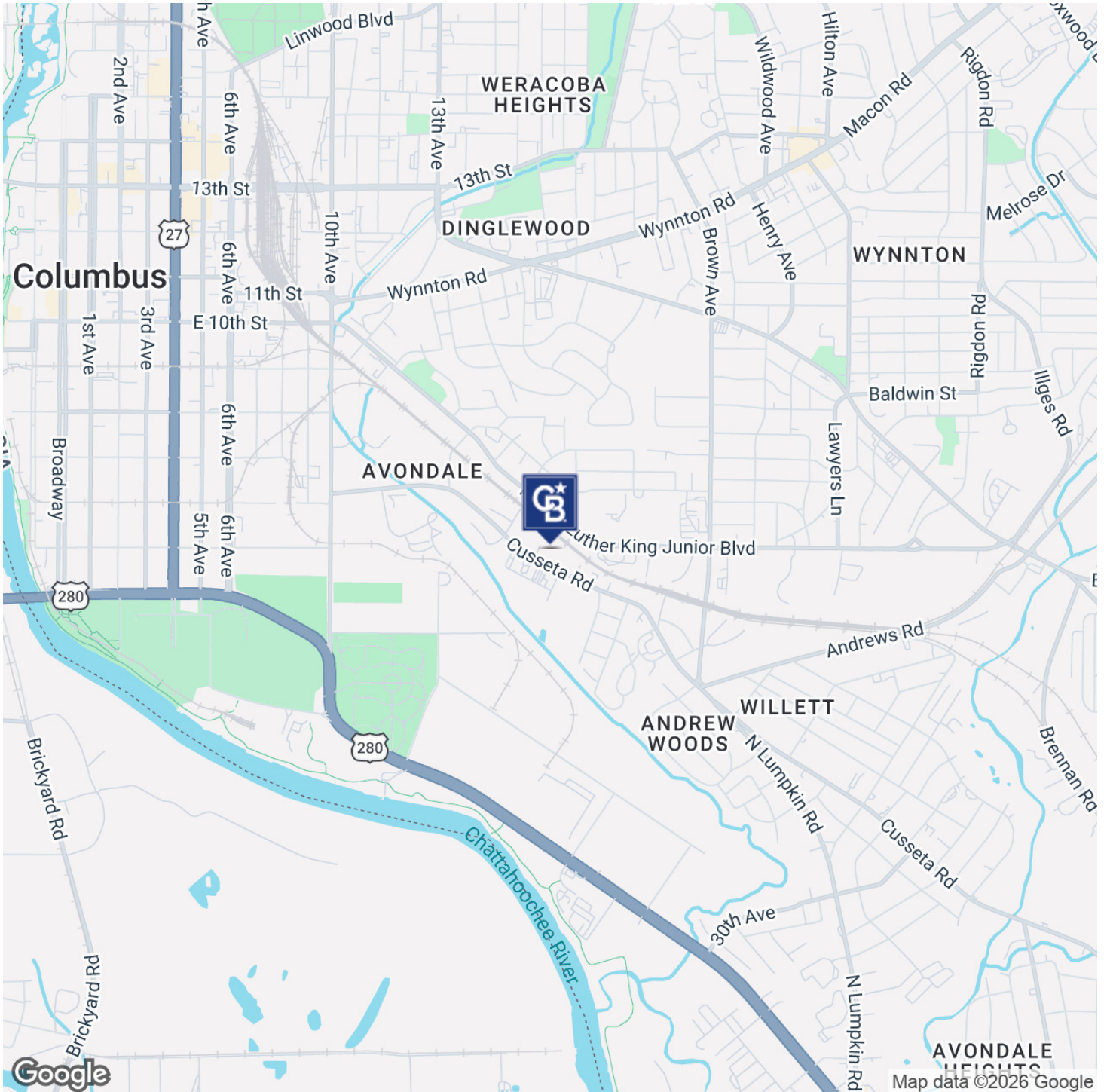


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