



## River Mill Warehouse

3715 1st Avenue, Columbus GA 31904

### Property Highlights

- Experienced owner, flexible lease terms
- Immediate access to J.R. Allen Parkway, Manchester Expressway, and I-185
- Convenient to downtown Columbus and Phenix City

### Property Overview

+/-52,180 SF warehouse in Building 6 available September 1, 2024. Features include LED lighting, fire sprinkler, 14' clear ceiling, offices and restrooms, new TPO roof, and 2 docks with levelers, motorized doors, and weathercover. Flexible lease terms and owner will finish to suit. MROD zoning allows a broad range of warehouse, retail, and related uses.

1 block west of 2nd Avenue with immediate access to J.R. Allen Parkway/US 80, Manchester Expressway/GA 85, and I-185. Convenient to downtown Columbus and Phenix City.

### Offering Summary

<b>Lease Rate:</b>	\$5.25/SF Mod. Gross
<b>Building Size:</b>	+/-400,735 SF
<b>Available SF:</b>	+/-52,180 SF
<b>Lot Size:</b>	+/-16.1 Acres

### For More Information

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River Mill 6 loading docks



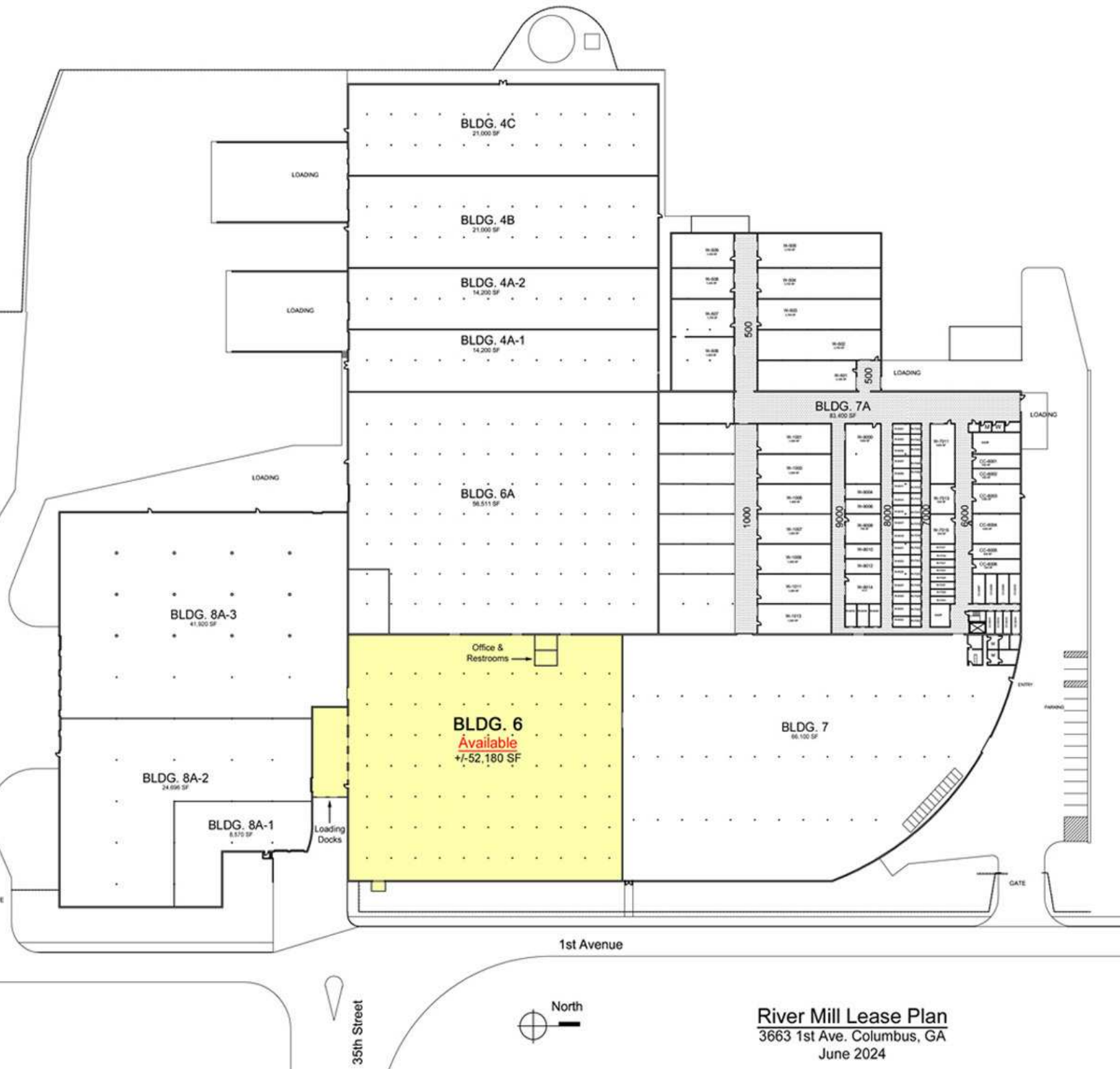
River Mill 6 interior



River Mill 6 interior



River Mill 6 interior

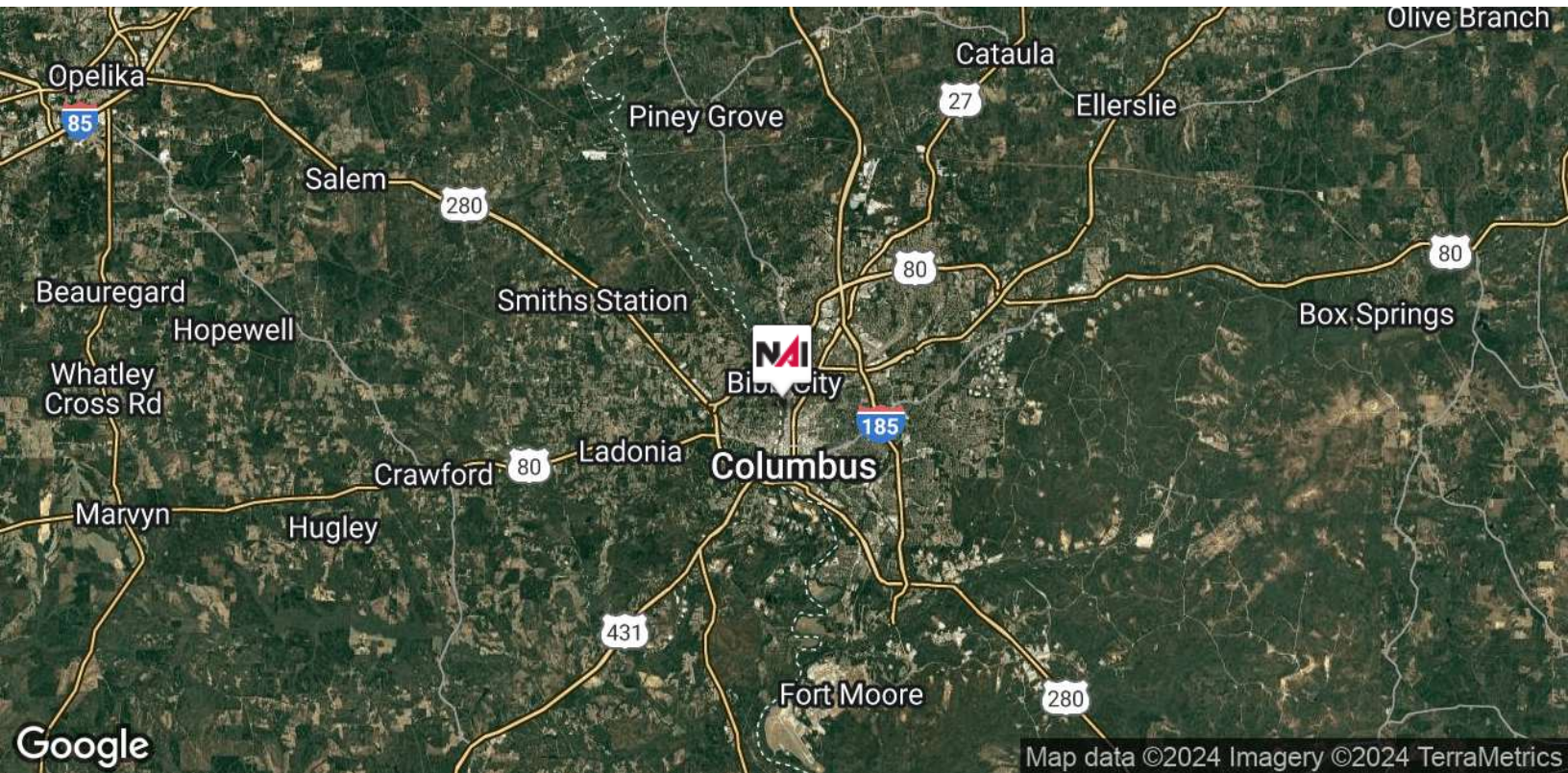
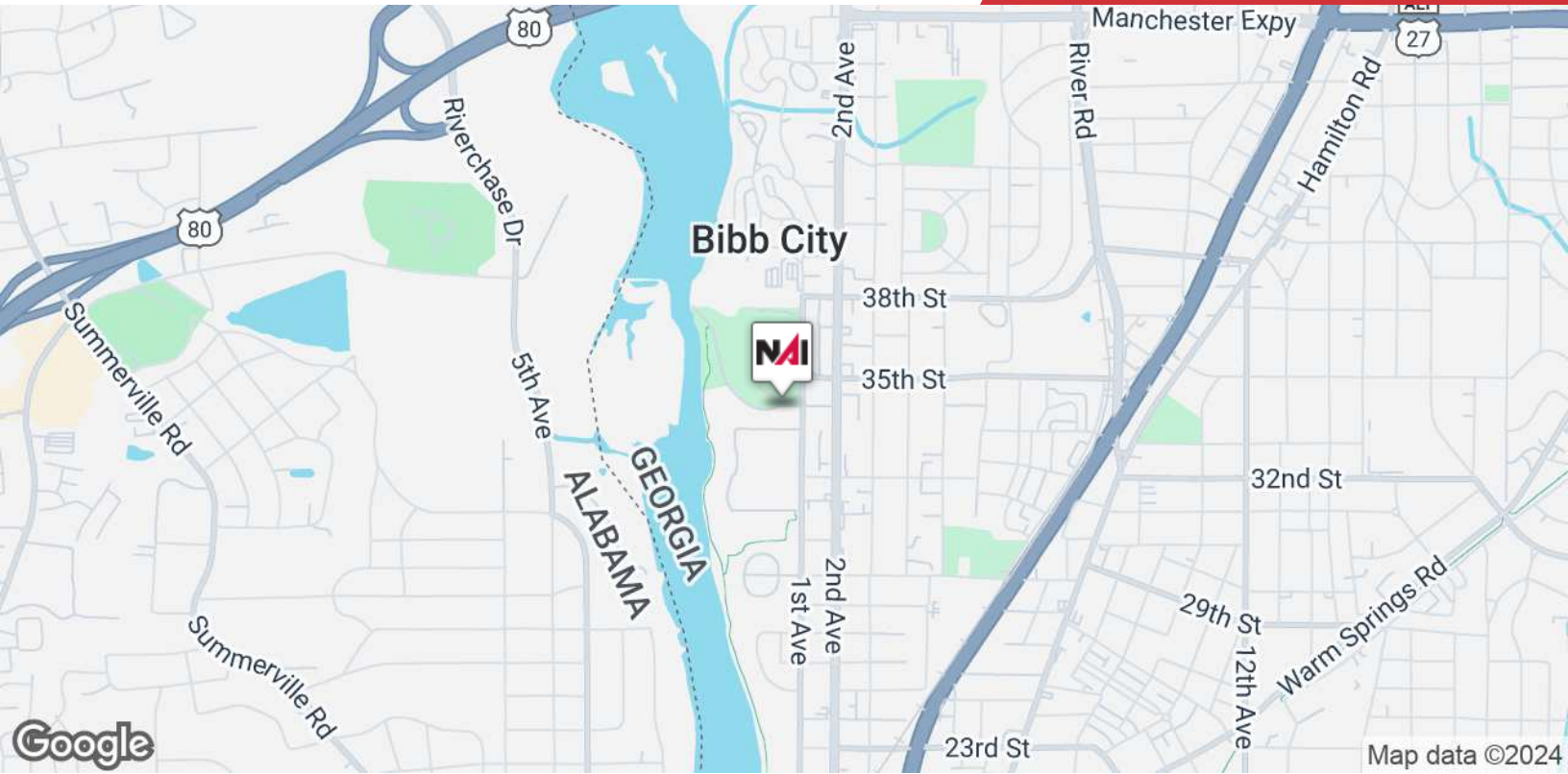


River Mill lease plan

**River Mill Lease Plan**  
3663 1st Ave. Columbus, GA  
June 2024

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