



INDUSTRIAL / WAREHOUSE / FLEX SPACE | FOR LEASE OR SALE

924 9TH AVE, COLUMBUS, GA

Centrally located, this industrial /warehouse/flex space features covered parking, a fenced in yard and a dock door with leveler. Exterior upgrades are in progress.

ERNEST SMALLMAN IV, CCIM

c 706-888-6651

ernie@erniesmallman.com

1025 1st Ave | Columbus, GA 31901 | 706-256-1500



COLDWELL BANKER
KENNON, PARKER,
DUNCAN & DAVIS



PROPERTY INFORMATION

ACREAGE*

0.53

SF*

12,080 SF

PID

019 009 002

FEATURES

- New roof and exterior painting in progress
- Centrally located
- Fenced yard
- Covered parking
- Dock door with leveler
- Rail spur

LEASE RATE

Lease \$4.75 per ft. NNN

LIST PRICE

\$595,000

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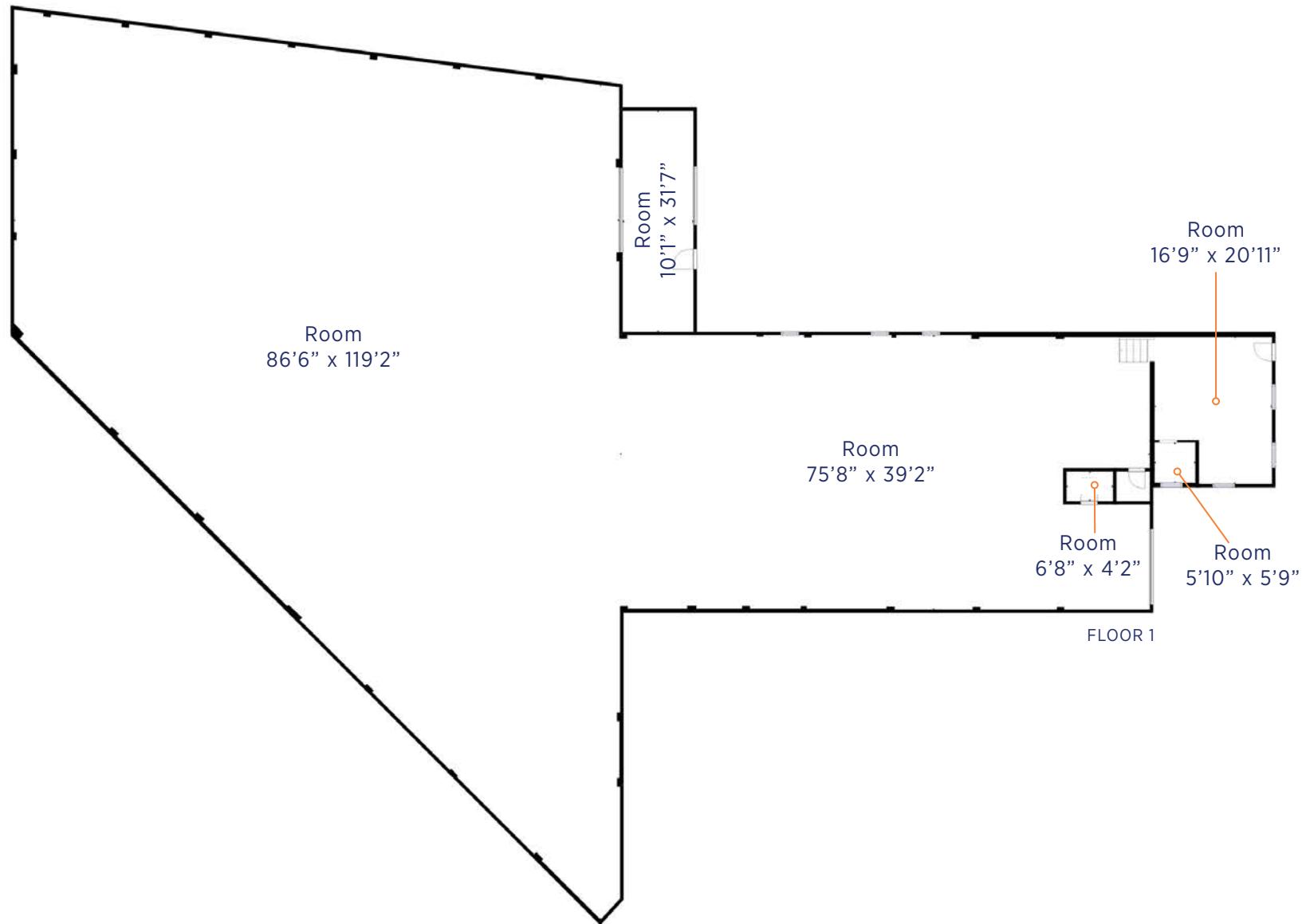
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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.



FLOORPLAN

Self Navigating, Virtual Tour: [924 9th Ave](http://9249thAve)

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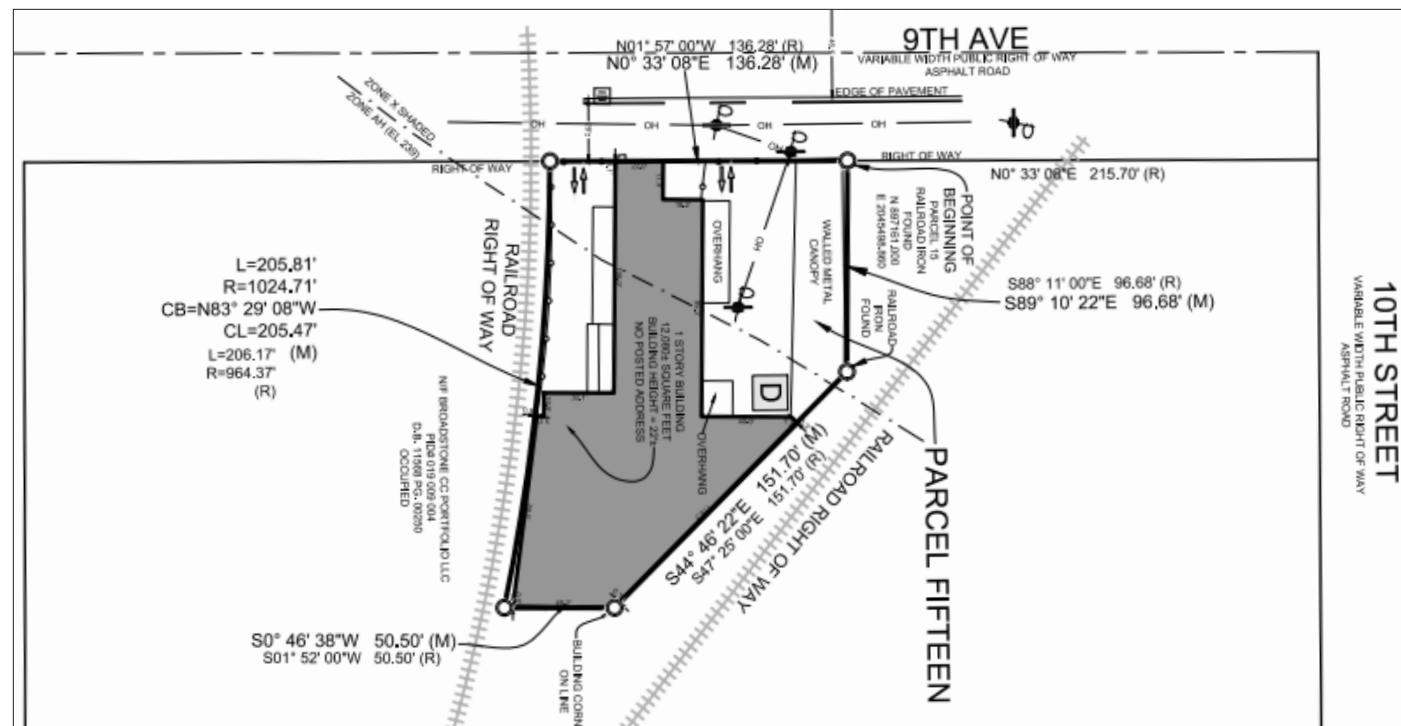
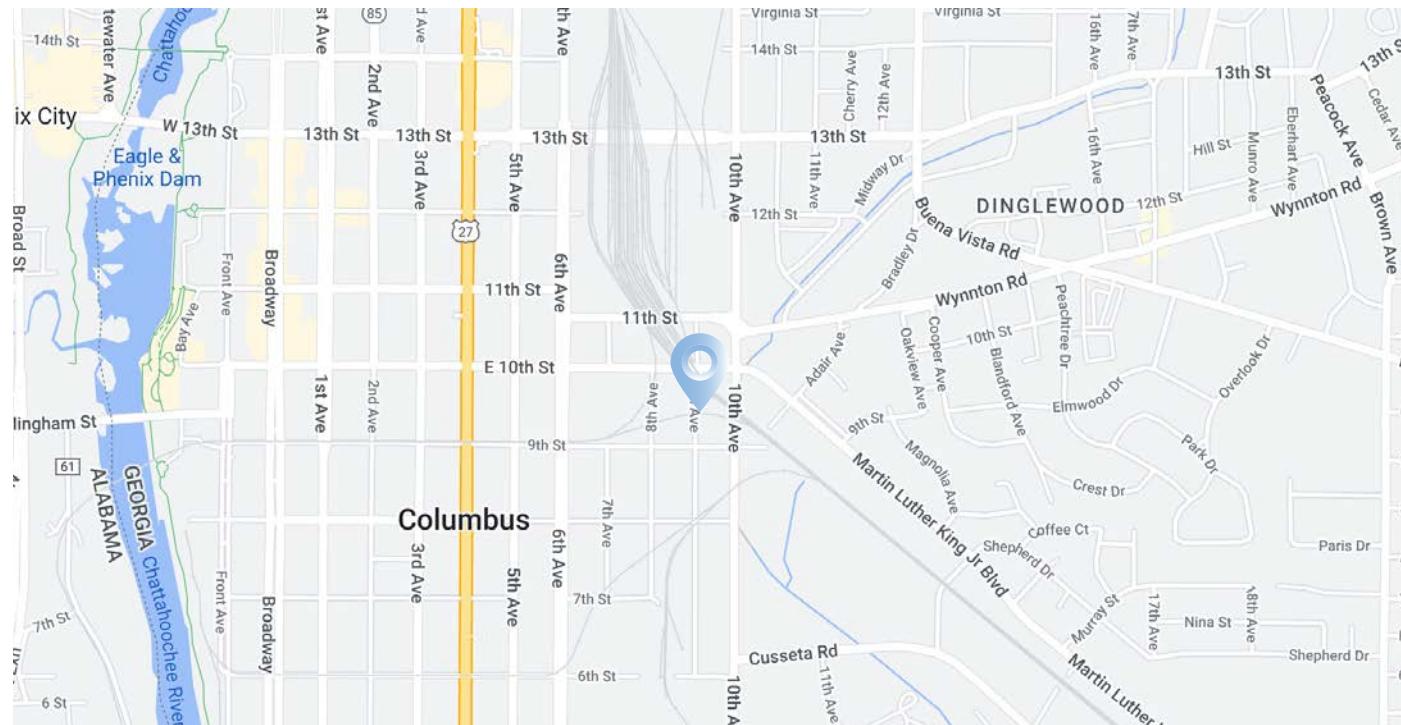
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