



## Tom's Depot

715 9th Avenue Columbus, Georgia 31904

### Property Highlights

- Mix Use, Adaptive Warehouse
- Office, Warehouse, Retail Spaces available
- Finish to Suit for Qualified Tenants

### Property Overview

This +/-67,925 SF historically unique building was originally constructed in the 1940's and expanded/renovated through the 1960's. Most recently renovated in 2023.

Flexible lease terms & owner can finish to suit for qualified tenants. Ceiling heights vary between 14' - 16'. The facility is fully sprinkled, well maintained and in overall good condition.

The property includes off-street auto parking, truck parking, and outside storage. Located along 9th Ave. less than 1 mile from Columbus' CBD with easy access to US 27 and US 280.

### Offering Summary

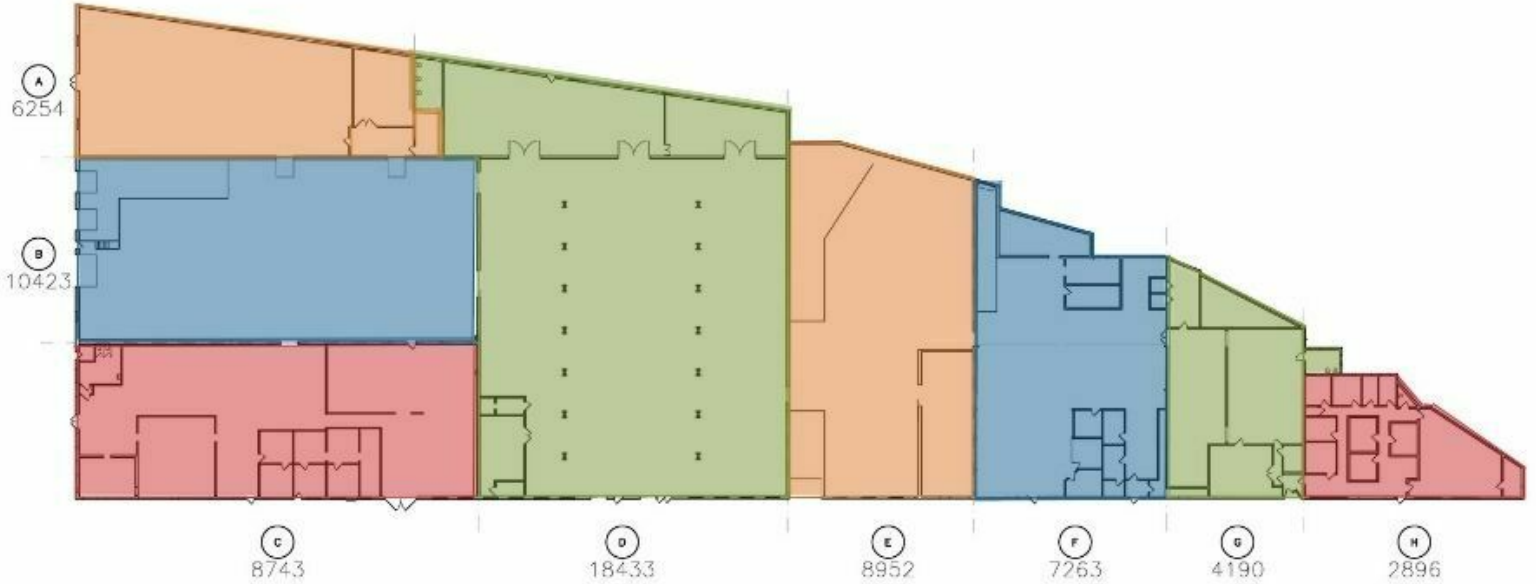
|                       |                             |
|-----------------------|-----------------------------|
| <b>Lease Rate:</b>    | \$6.00 SF/yr (Full Service) |
| <b>Building Size:</b> | 67,925 SF                   |
| <b>Zoning:</b>        | LMI                         |

### For More Information

**Rem Brady**

O: 706 660 5418 x1007

rbrady@g2cre.com | GA #353461

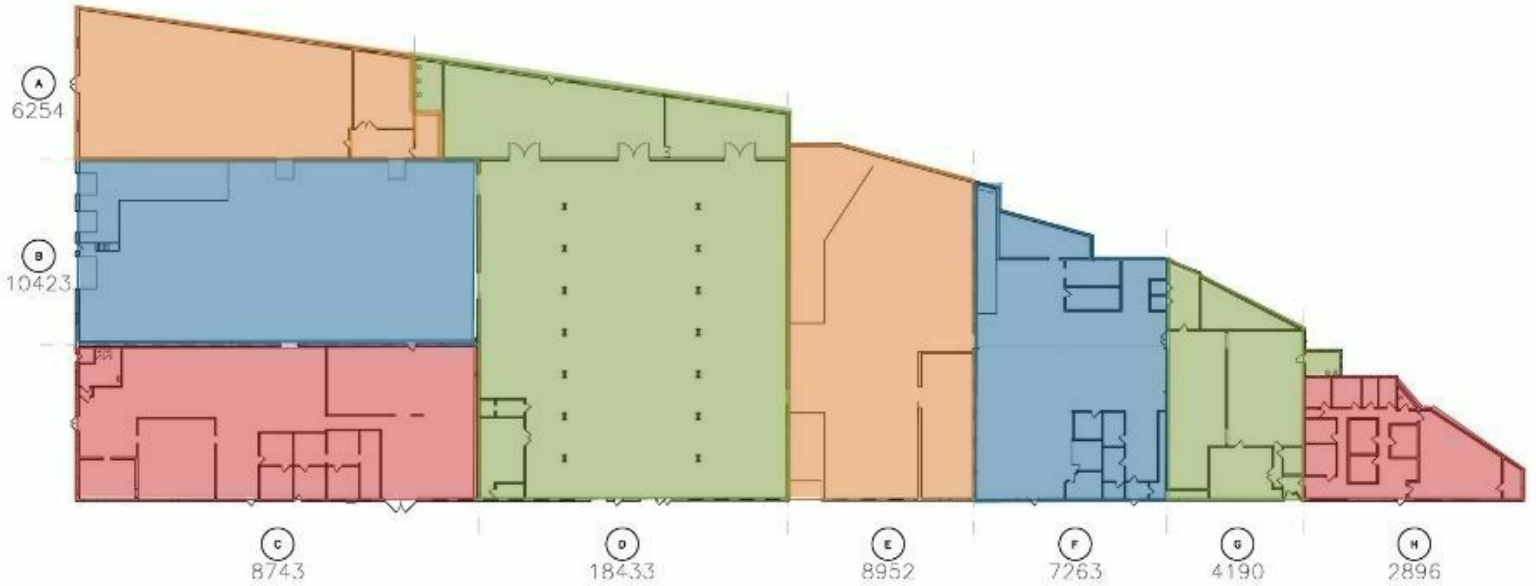


**Lease Information**

|                     |                   |                    |              |
|---------------------|-------------------|--------------------|--------------|
| <b>Lease Type:</b>  | Full Service      | <b>Lease Term:</b> | Negotiable   |
| <b>Total Space:</b> | 2,896 - 35,110 SF | <b>Lease Rate:</b> | \$6.00 SF/yr |

**Available Spaces**

| Suite | Size               | Type         | Rate         | Description   |
|-------|--------------------|--------------|--------------|---|
| A     | 6,254 - 35,110 SF  | Full Service | \$6.00 SF/yr | Suite A can be leased with Suites B & D for a combined SF of 35,110 SF. Flexible lease terms and owner can finish to suit for qualified tenants. Rent will adjust based on buildout. Ceiling heights vary between 14' - 16'. The facility is sprinklered, well-maintained, and in overall good condition. |
| B     | 10,423 - 35,110 SF | Full Service | \$6.00 SF/yr | Suite B can be leased with Suites A & D for a combined SF of 35,110 SF. Flexible lease terms and owner can finish to suit for qualified tenants. Rent will adjust based on buildout. Ceiling heights vary between 14' - 16'. The facility is sprinklered, well-maintained, and in overall good condition. |
| C     | 8,743 SF           | Full Service | \$6.00 SF/yr | Flexible lease terms and owner can finish to suit for qualified tenants. Rent will adjust based on buildout. Ceiling heights vary between 14' - 16'. The facility is sprinklered, well-maintained, and in overall good condition.   |



| Suite | Size               | Type         | Rate         | Description   |
|-------|--------------------|--------------|--------------|---|
| D     | 18,433 - 35,110 SF | Full Service | \$6.00 SF/yr | Suite D can be leased with Suites A & B for a combined SF of 35,110 SF. Flexible lease terms and owner can finish to suit for qualified tenants. Rent will adjust based on buildout. Ceiling heights vary between 14' - 16'. The facility is sprinklered, well-maintained, and in overall good condition. |
| E     | 8,952 SF           | Full Service | \$6.00 SF/yr | Flexible lease terms and owner can finish to suit for qualified tenants. Rent will adjust based on buildout. Ceiling heights vary between 14' - 16'. The facility is sprinklered, well-maintained, and in overall good condition.   |
| F     | 7,263 SF           | Full Service | \$6.00 SF/yr | Flexible lease terms and owner can finish to suit for qualified tenants. Rent will adjust based on buildout. Ceiling heights vary between 14' - 16'. The facility is sprinklered, well-maintained, and in overall good condition.   |
| G     | 4,190 SF           | Full Service | \$6.00 SF/yr | Flexible lease terms and owner can finish to suit for qualified tenants. Rent will adjust based on buildout. Ceiling heights vary between 14' - 16'. The facility is sprinklered, well-maintained, and in overall good condition.   |
| H     | 2,896 SF           | Full Service | \$6.00 SF/yr | Flexible lease terms and owner can finish to suit for qualified tenants. Rent will adjust based on buildout. Ceiling heights vary between 14' - 16'. The facility is sprinklered, well-maintained, and in overall good condition.   |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





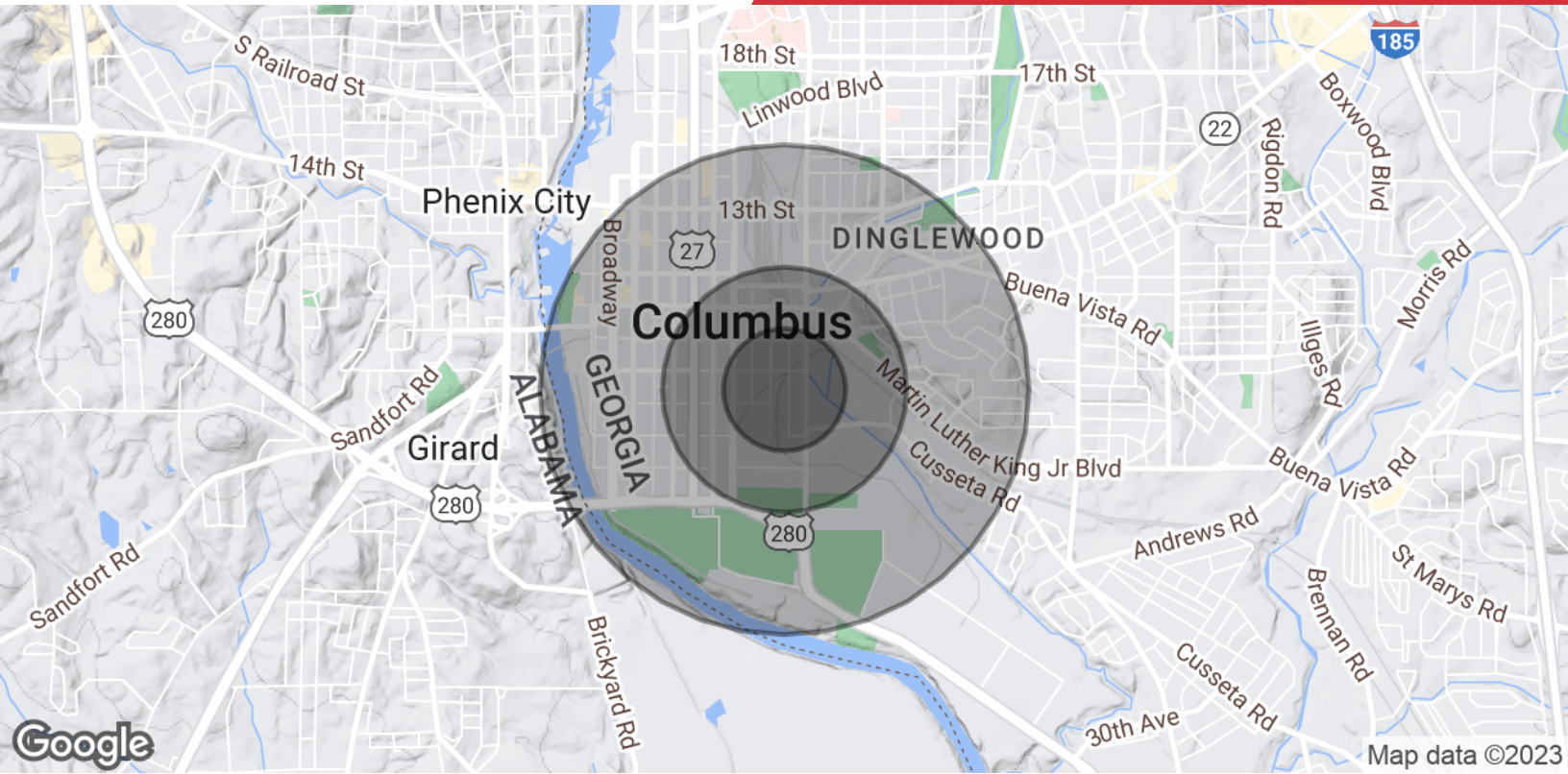
Map data ©2023 Imagery ©2023, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Post Office Box 4529  
Columbus, GA 31904  
706 660 5418 tel  
**G2cre.com**



**Population**

|                             | 0.25 Miles | 0.5 Miles | 1 Mile |
|-----------------------------|------------|-----------|--------|
| <b>Total Population</b>     | 843        | 3,290     | 9,921  |
| <b>Average Age</b>          | 37.2       | 35.6      | 36.1   |
| <b>Average Age (Male)</b>   | 37.1       | 33.1      | 33.0   |
| <b>Average Age (Female)</b> | 31.3       | 33.7      | 37.1   |

**Households & Income**

|                            | 0.25 Miles | 0.5 Miles | 1 Mile   |
|----------------------------|------------|-----------|----------|
| <b>Total Households</b>    | 423        | 1,671     | 5,111    |
| <b># of Persons per HH</b> | 2.0        | 2.0       | 1.9      |
| <b>Average HH Income</b>   | \$25,461   | \$27,256  | \$29,622 |
| <b>Average House Value</b> | \$64,970   | \$54,510  | \$54,112 |

\* Demographic data derived from 2020 ACS - US Census