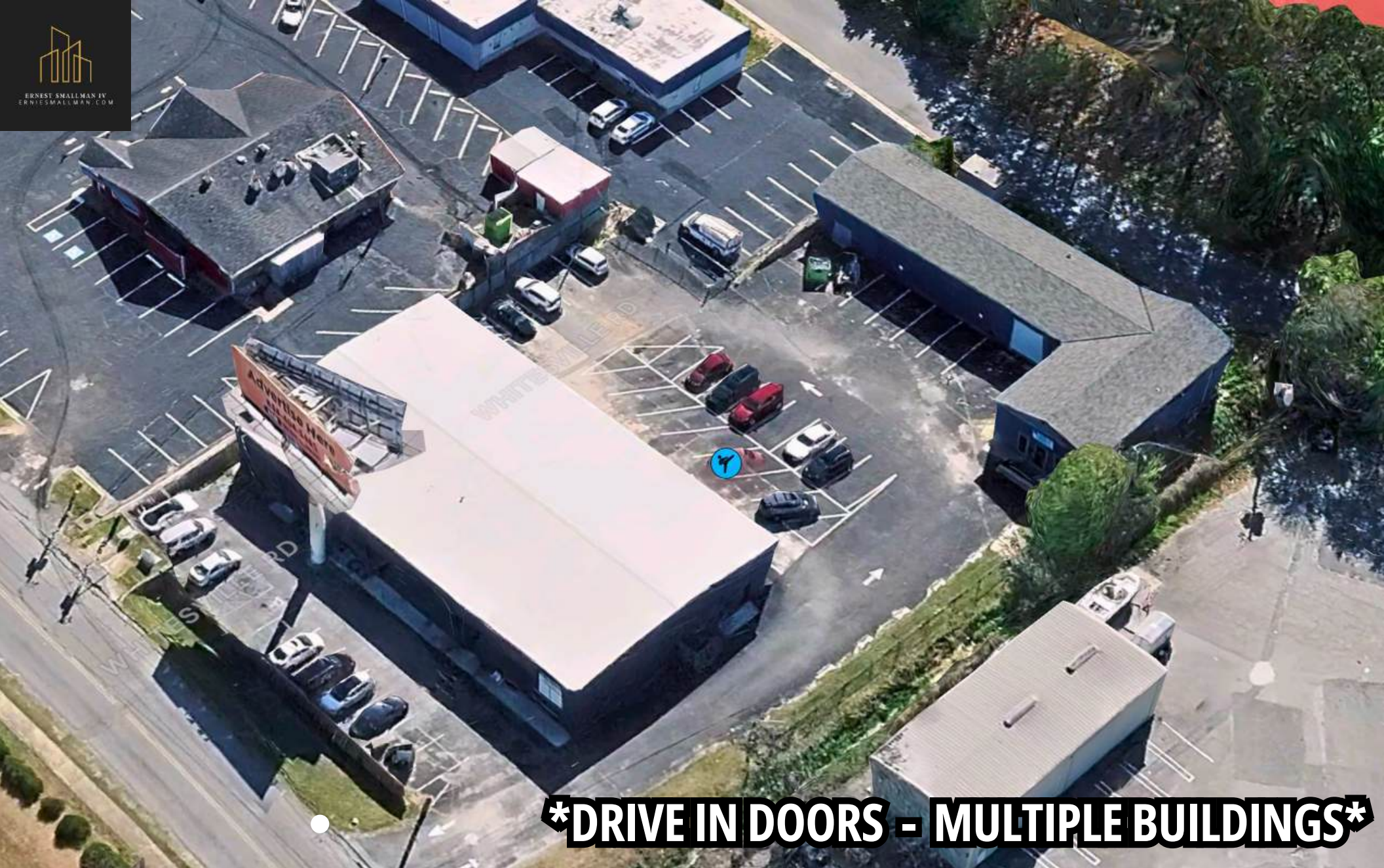




ERNEST SMALLMAN IV
ERNESTSMALLMAN.COM



DRIVE IN DOORS - MULTIPLE BUILDINGS

FOR SALE

PRIME FLEX SPACE

**1900 NORTHSIDE INDUSTRIAL BLVD
COLUMBUS, GA 31904**

 **COLDWELL BANKER** | **KENNON, PARKER,
DUNCAN & DAVIS**



This industrial/office property consists of two separate buildings totaling approximately 14,930 SF, situated on ±0.94 acres in the Greater Columbus market. Zoned LMI, the site offers flexible warehouse functionality with substantial office build-out potential, along with excellent access to major traffic corridors.



FEATURES

- 14,930 Total Space
- Building A is 8,610 SF & Building B is ±5,125 SF
- Easy Access to Whitesville Rd, Bradley Park & Veterans Pkwy
- Established Businesses and Restaurants Surrounding
- High traffic counts of ± 17,500 on Whitesville Rd
- Opportunity for Road Signage that can be seen on Whitesville Road

Columbus
Ft Moore
Phenix City

MARKET

SALE PRICE:
\$1,495,000.00



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NEARBY RETAILERS



COLUMBUS AIRPORT



HWY 185

HWY 80

HWY 27

RIVER ROAD

MANCHESTER EXPY



ALABAMA





DEMOGRAPHICS

31904 AREA

KEY FACTS



Population

38,261



Median Age

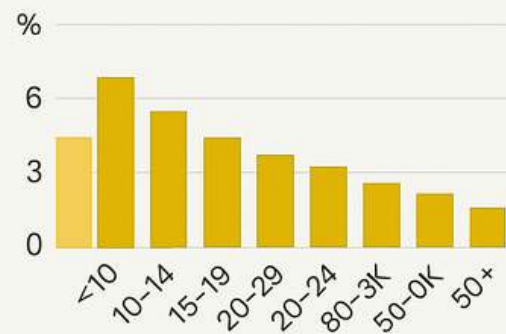
39.5



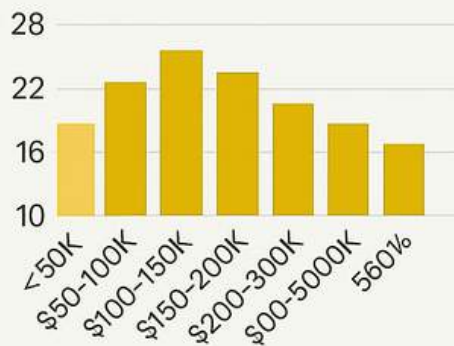
Households

15.685

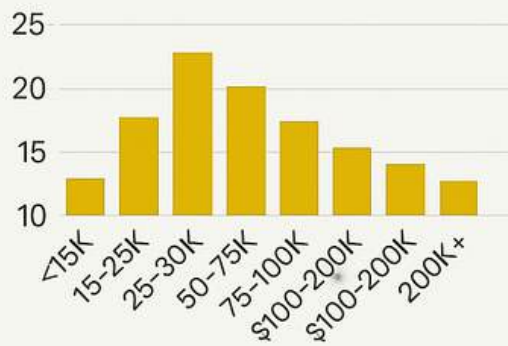
Mortgage as Percent of Salary



Home Value Distribution



Household Income Distribution



Indexes

41

Housing Affordability

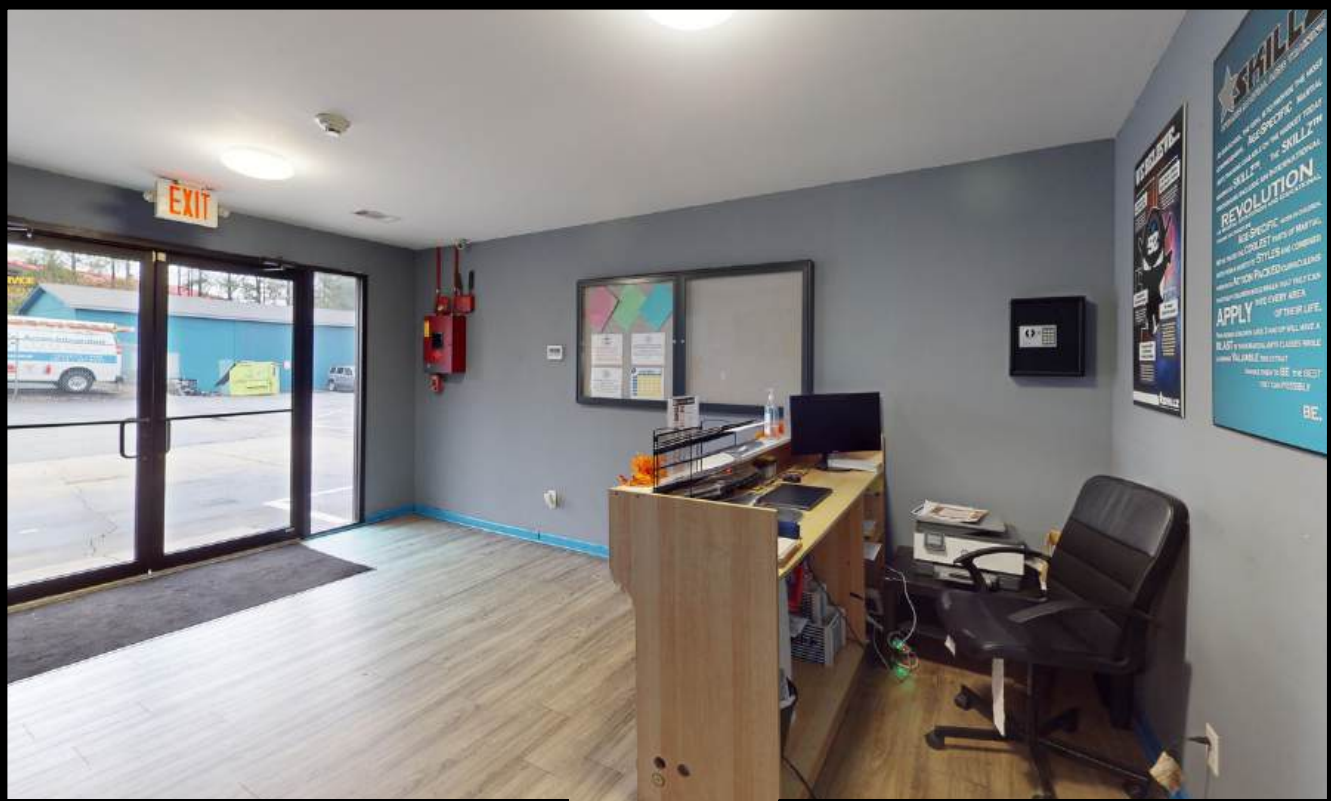
106

Diversity

67



INTERIOR PROPERTY PHOTOS

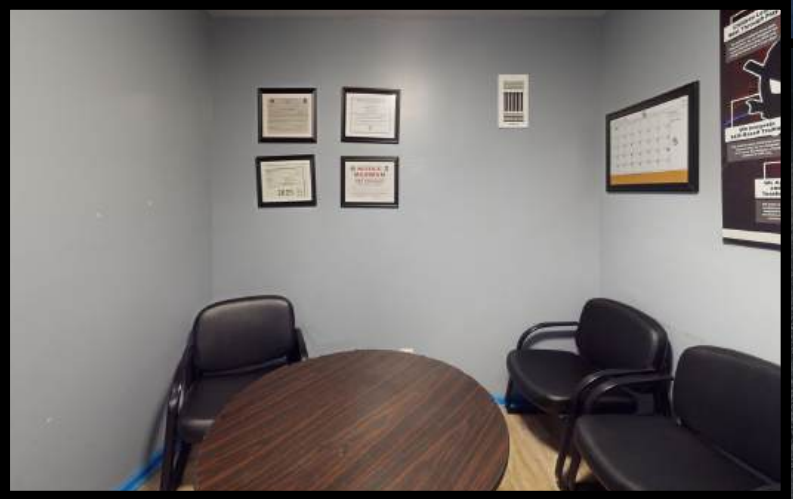
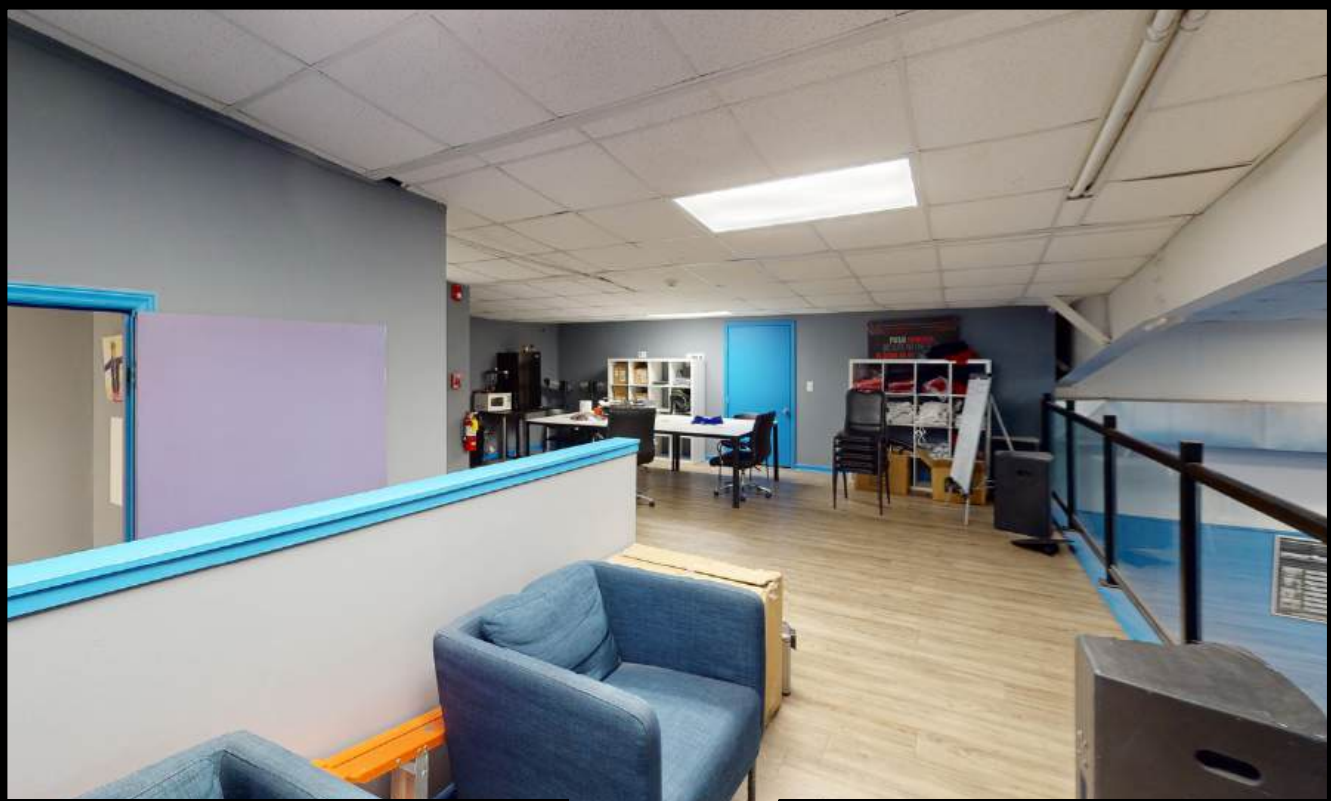


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INTERIOR PROPERTY PHOTOS

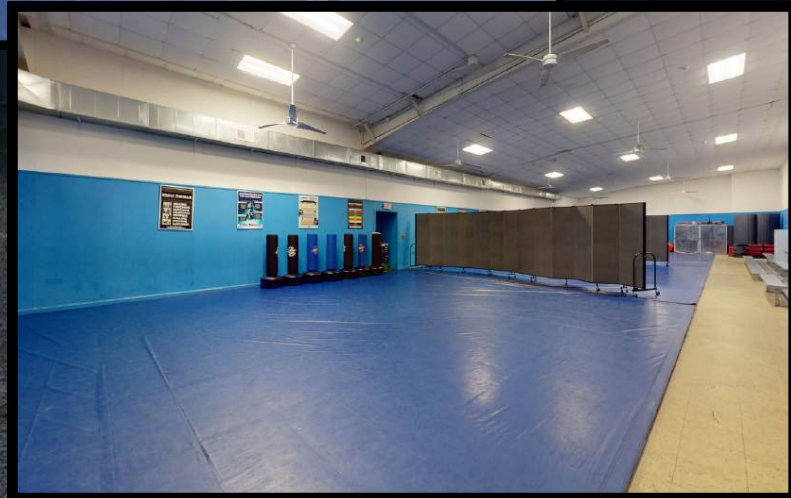


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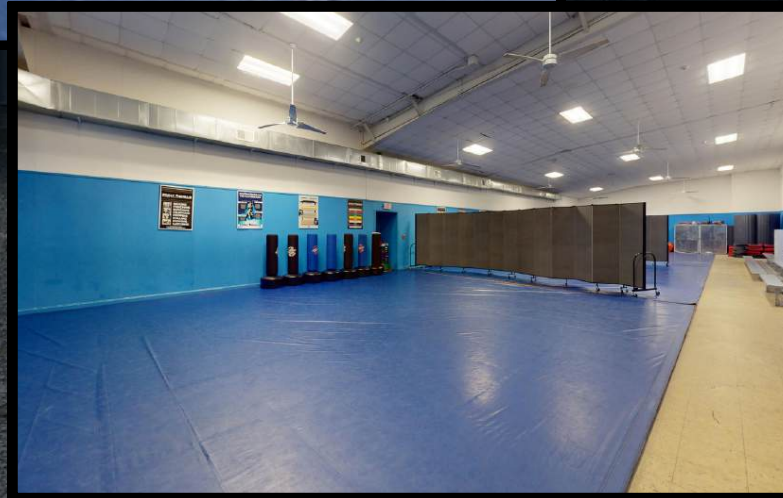
INTERIOR PROPERTY PHOTOS



 **COLDWELL BANKER** KENNON, PARKER, DUNCAN & DAVIS



INTERIOR PROPERTY PHOTOS

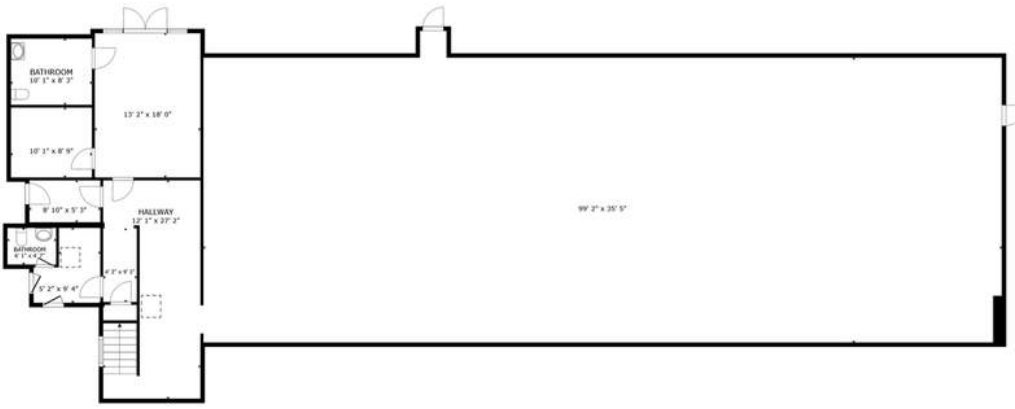


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VIRTUAL WALK THROUGH - FRONT OF BUILDING

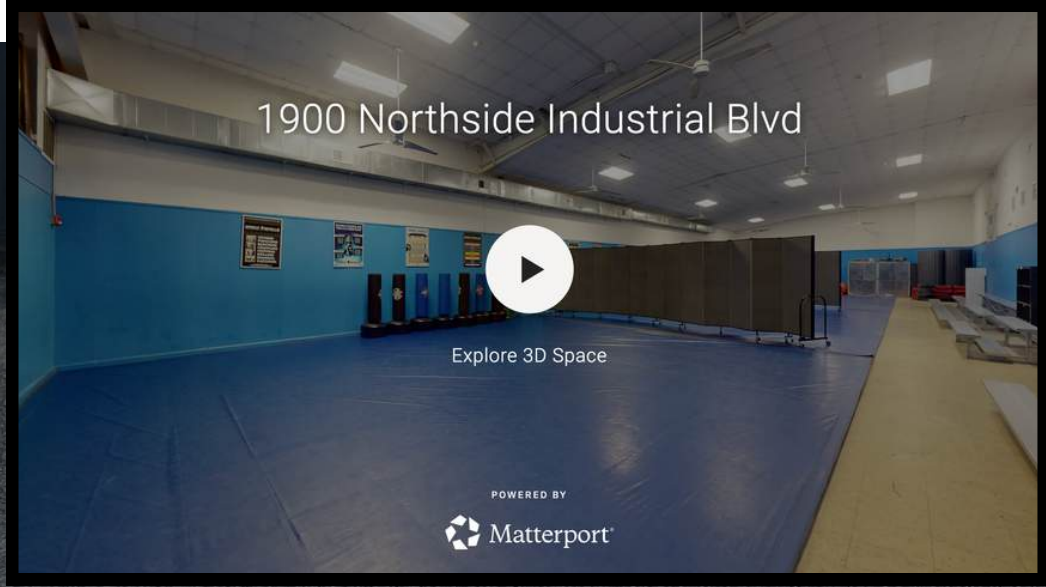


FLOOR 1



FLOOR 2

CLICK TO TAKE A VIRTUAL TOUR



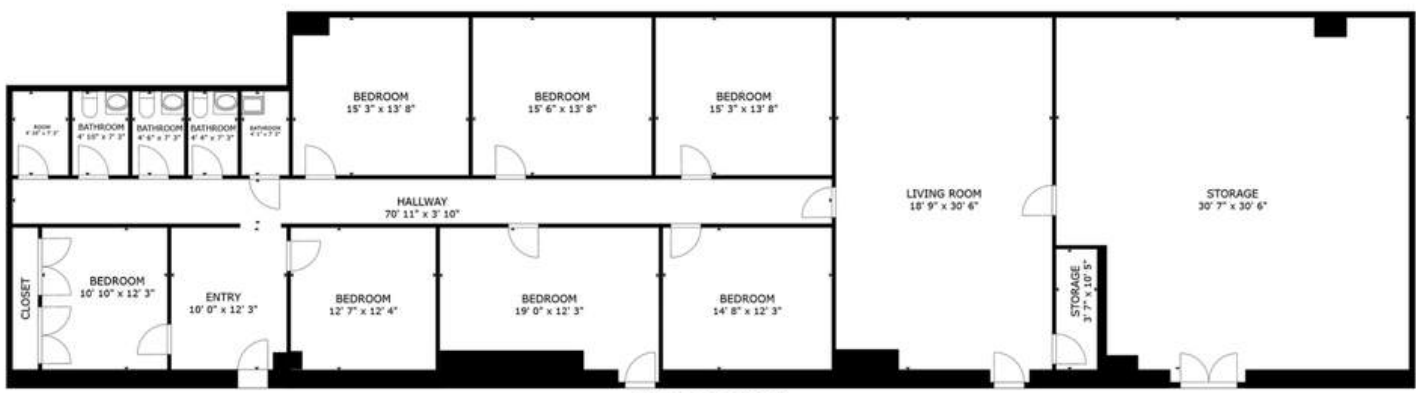
POWERED BY
 Matterport

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VIRTUAL WALK THROUGH - BACK OF BUILDING

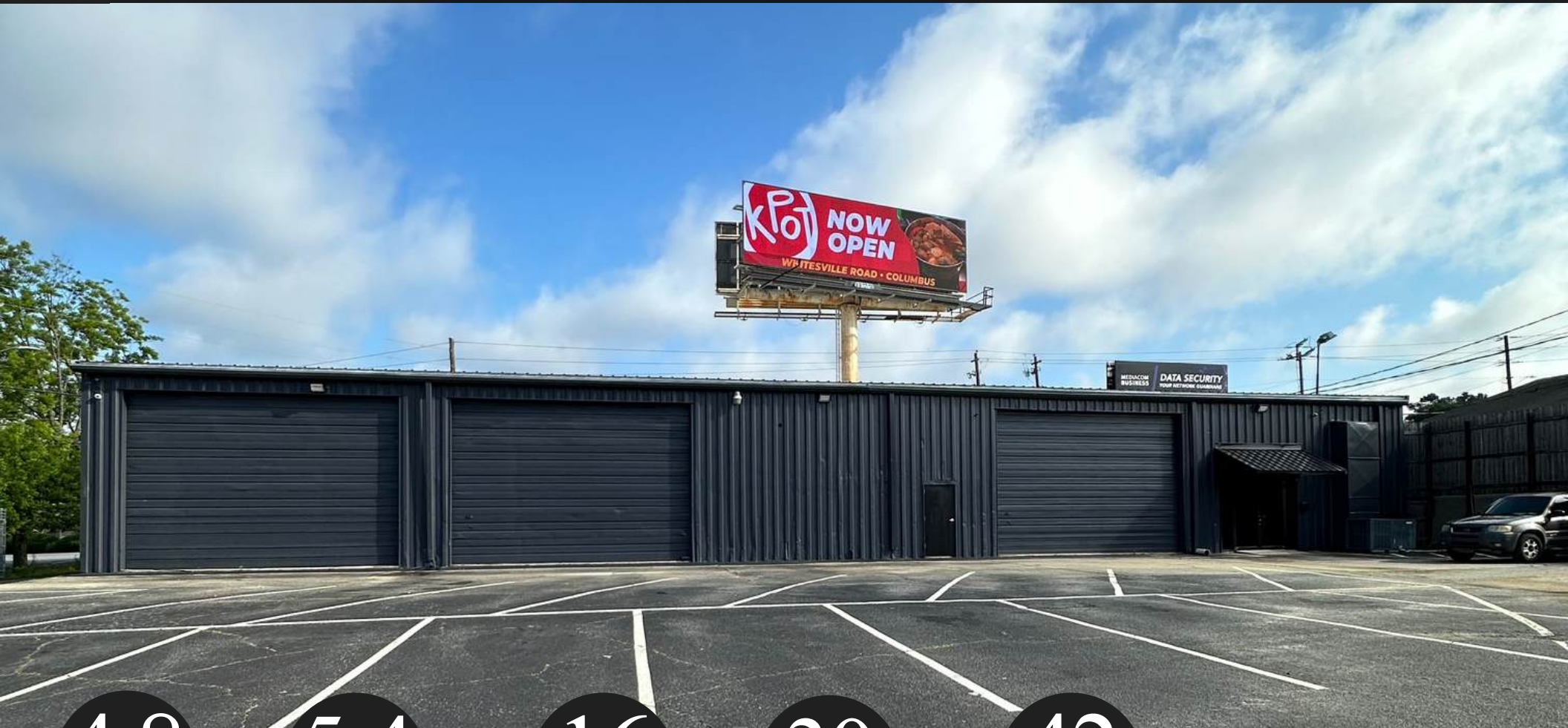


FLOOR PLAN

[CLICK TO TAKE A VIRTUAL TOUR](#)



PROPERTY



4.8
MILES

TO
UPTOWN
COLUMBUS

5.4
MILES

TO
PHENIX
CITY

16
MILES

TO
FT MOORE


30
MILES

TO
OPELIKA

42
MILES

TO
LAGRANGE

MEET THE TEAM

 **COLDWELL BANKER** | KENNON, PARKER,
DUNCAN & DAVIS



ERNIE SMALLMAN, CCIM, MRED

Ernie Smallman is a top-performing commercial real estate broker with over 20 years of experience in sales, leasing, and development. He has been involved in more than 500,000 square feet of transactions across owned, partnered, and third-party assets.

A graduate of the University of Georgia, Ernie also earned his Master's in Real Estate Development from Auburn University, where he studied alongside Chad Odom and Zach Small. He holds the CCIM designation and has ranked in the top 2% of Coldwell Banker Commercial brokers nationwide since 2014.

Known throughout Columbus and Phenix City for his market knowledge and deal-making approach, Ernie delivers strategic, results-driven solutions for landlords, tenants, and investors.



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