

FOR LEASE

WAREHOUSE AVAILABLE - ZONED HMI

7133 Sacerdote Lane Columbus, GA 31907



LEASE RATE	\$9.60 SF/yr
LEASE TYPE	NNN
AVAILABLE SQ FT	10,000 SF

Tripp Crawford
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COMMERCIAL
KENNON & PARKER**

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PROPERTY DESCRIPTION

Featuring 10,000 square feet of open warehouse space, this property provides flexibility to meet the diverse needs of various industries. Zoned HMI (Heavy Manufacturing/Industrial) for industrial use, it is conveniently located just 10 minutes from I-185, 30 minutes from Fort Benning (Fort Moore), and 1 hour 30 minutes from Atlanta Airport.

PROPERTY HIGHLIGHTS

- 10,000 square feet of open warehouse space
- Flexible layout to accommodate various industries
- Zoned HMI (Heavy Manufacturing/Industrial)
- Convenient access to I-185
- Close proximity to Fort Benning (Fort Moore)
- Easy drive to Atlanta Airport

OFFERING SUMMARY

Lease Rate:	\$9.60 SF/yr (NNN)
Number of Units:	1
Available SF:	10,000 SF
Lot Size:	1.7 Acres
Building Size:	10,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	29	158	494
Total Population	579	1,714	2,862
Average HH Income	\$52,170	\$53,307	\$56,115

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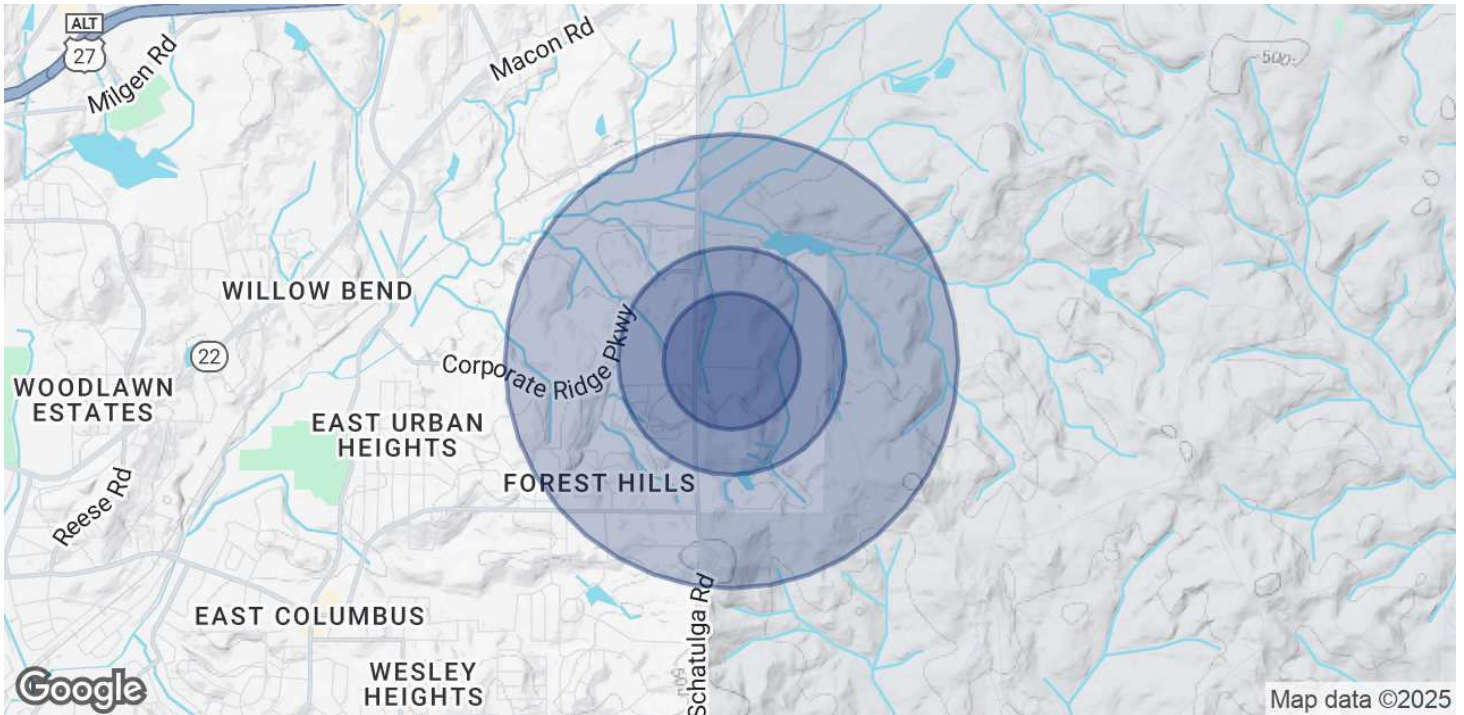


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	579	1,714	2,862
Average Age	42	41	41
Average Age (Male)	40	40	39
Average Age (Female)	54	53	50

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	29	158	494
# of Persons per HH	20	10.8	5.8
Average HH Income	\$52,170	\$53,307	\$56,115
Average House Value	\$548,154	\$507,929	\$427,456

Demographics data derived from AlphaMap

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