

FOR LEASE

TURNKEY INDUSTRIAL WAREHOUSE

6975 Flat Rock Road Columbus, GA 31820



OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Building Size:	20,570 SF
Available SF:	20,570 SF
Lot Size:	2.05 Acres
Zoning:	LMI

PROPERTY OVERVIEW

This $20,500\pm$ SF industrial facility, situated on $2.05\pm$ acres, offers an ideal combination of warehouse and office space in a convenient Muscogee County location near major thoroughfares. The property includes approximately 15,544 SF of warehouse area and 5,026 SF of updated office space featuring a lobby, thirteen private offices, a conference room, break area, and restrooms. The space may be subdivided into two spaces, 10,285 SF each.

Zoned LMI (Light Manufacturing Industrial), the property provides ample yard and parking suitable for a variety of industrial operations, including distribution, light manufacturing, and service-related uses. This turnkey facility is ready for immediate occupancy.

Carson Cummings
(706) 289-2468

Tripp Crawford
(706) 984-1251



**COLDWELL BANKER
COMMERCIAL
KENNON & PARKER**

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LOCATION INFORMATION

Building Name	Turnkey Industrial Warehouse
Street Address	6975 Flat Rock Road
City, State, Zip	Columbus, GA 31820
County	Muscogee

BUILDING INFORMATION

Office Space	5,026 SF
Number of Floors	1



PROPERTY HIGHLIGHTS

- ±15,544 SF warehouse
- ±5,026 SF updated office space
- (2) 8ft w x 10ft h dock-high doors with levelers
- (2) 12ft w x 14ft h drive-in doors
- 25' clear height (peak), 18' at eaves
- LED lighting throughout
- 13 offices, conference room, break area, restrooms
- Ample yard & parking
- Turnkey condition



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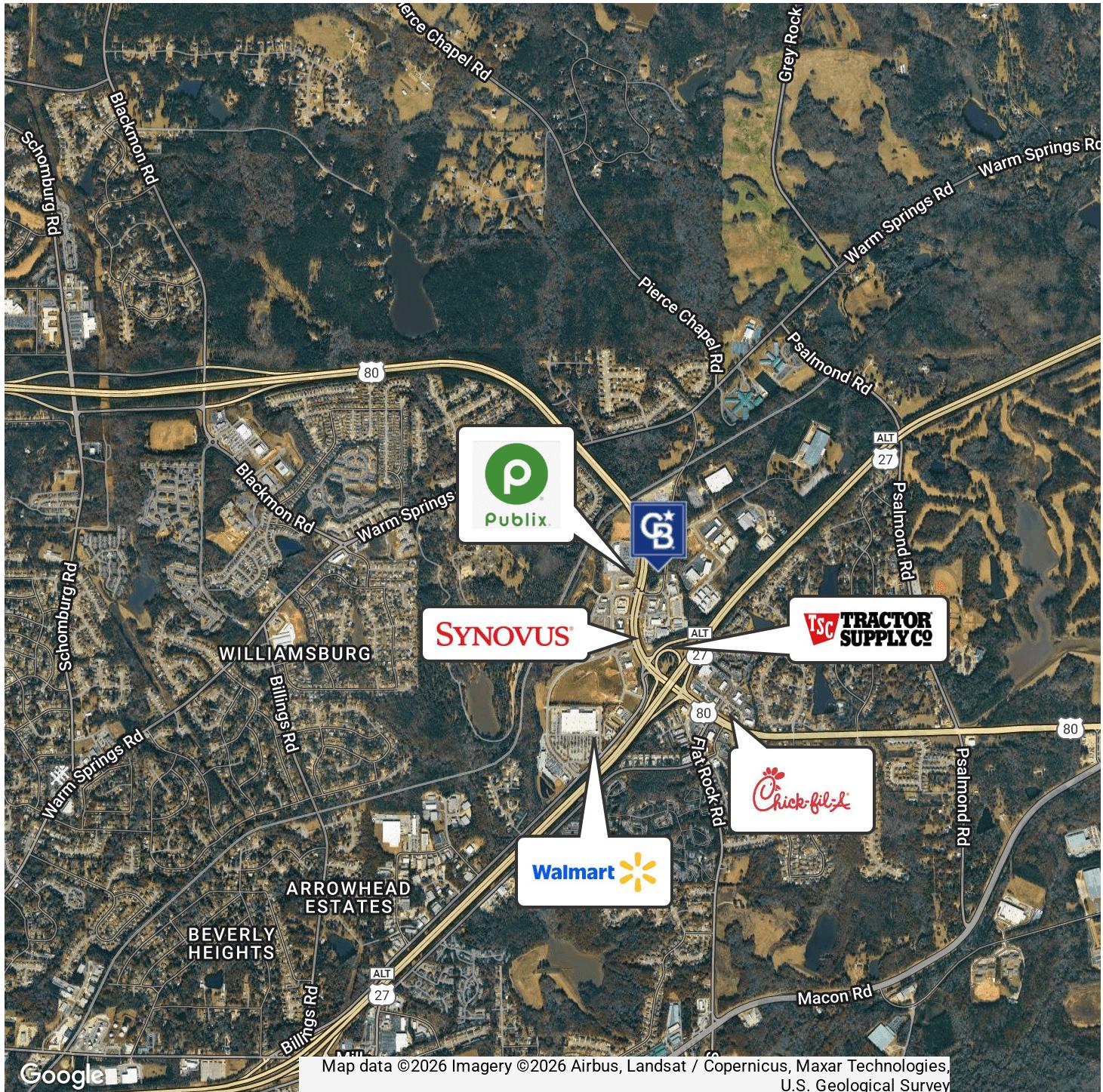


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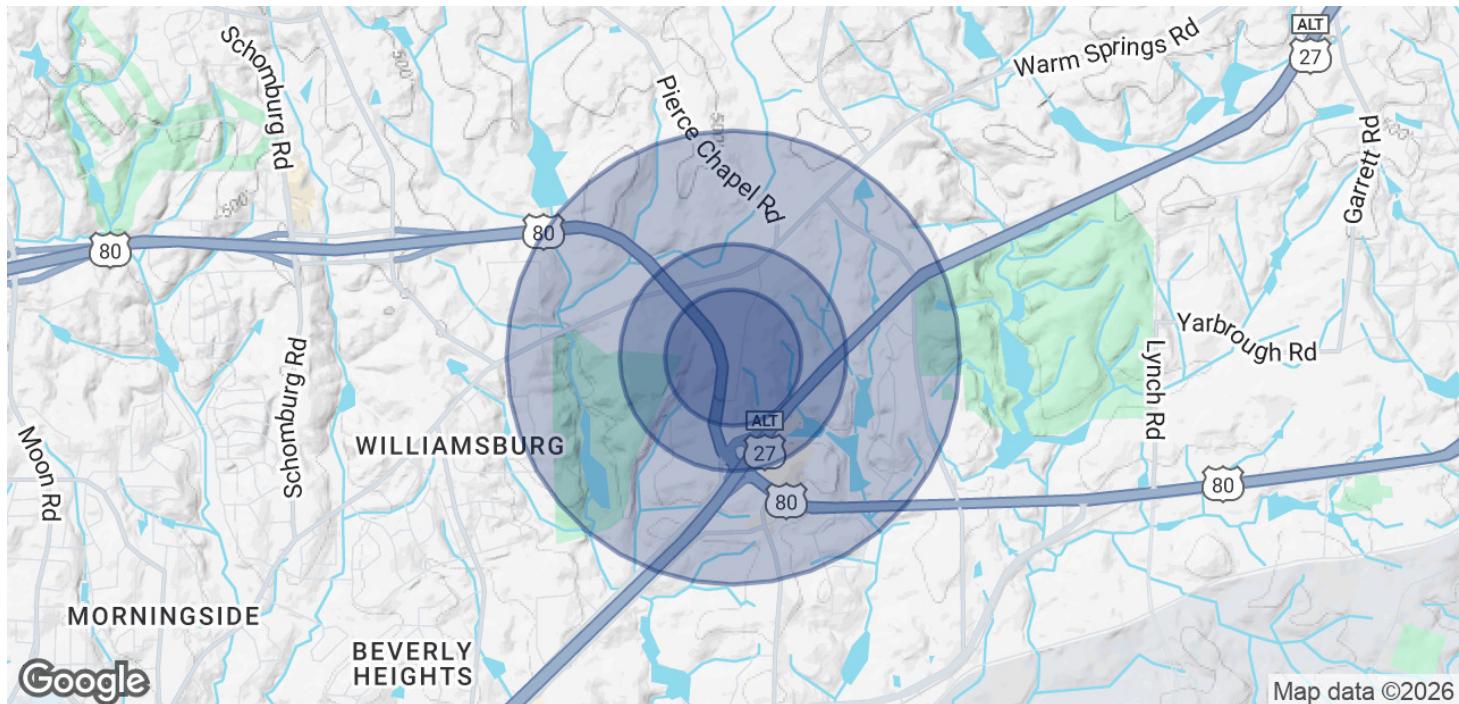


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	100	806	5,210
Average Age	37	38	38
Average Age (Male)	35	36	36
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	40	320	2,190
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$87,218	\$101,916	\$112,722
Average House Value	\$283,078	\$311,774	\$344,140

Demographics data derived from AlphaMap

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