



River Mill Warehouse

3715 1st Avenue, Columbus GA 31904

Property Highlights

- Experienced owner, flexible lease terms
- Immediate access to J.R. Allen Parkway, Manchester Expressway, and I-185
- Convenient to downtown Columbus and Phenix City

Property Overview

+/-24,695 SF warehouse in Building 8A-2 available August 1, 2024. Features include LED lighting, fire sprinkler, 18' clear ceiling, offices and restrooms, new TPO roof, and 4 docks with levelers, motorized doors, and weathercover. Flexible lease terms and owner will finish to suit. MROD zoning allows a broad range of warehouse, retail, and related uses.

1 block west of 2nd Avenue with immediate access to J.R. Allen Parkway/US 80, Manchester Expressway/GA 85, and I-185. Convenient to downtown Columbus and Phenix City.

Offering Summary

Lease Rate:	\$5.65/SF Mod. Gross
Building Size:	+/-400,735 SF
Available SF:	+/-24,695 SF
Lot Size:	+/-16.1 Acres

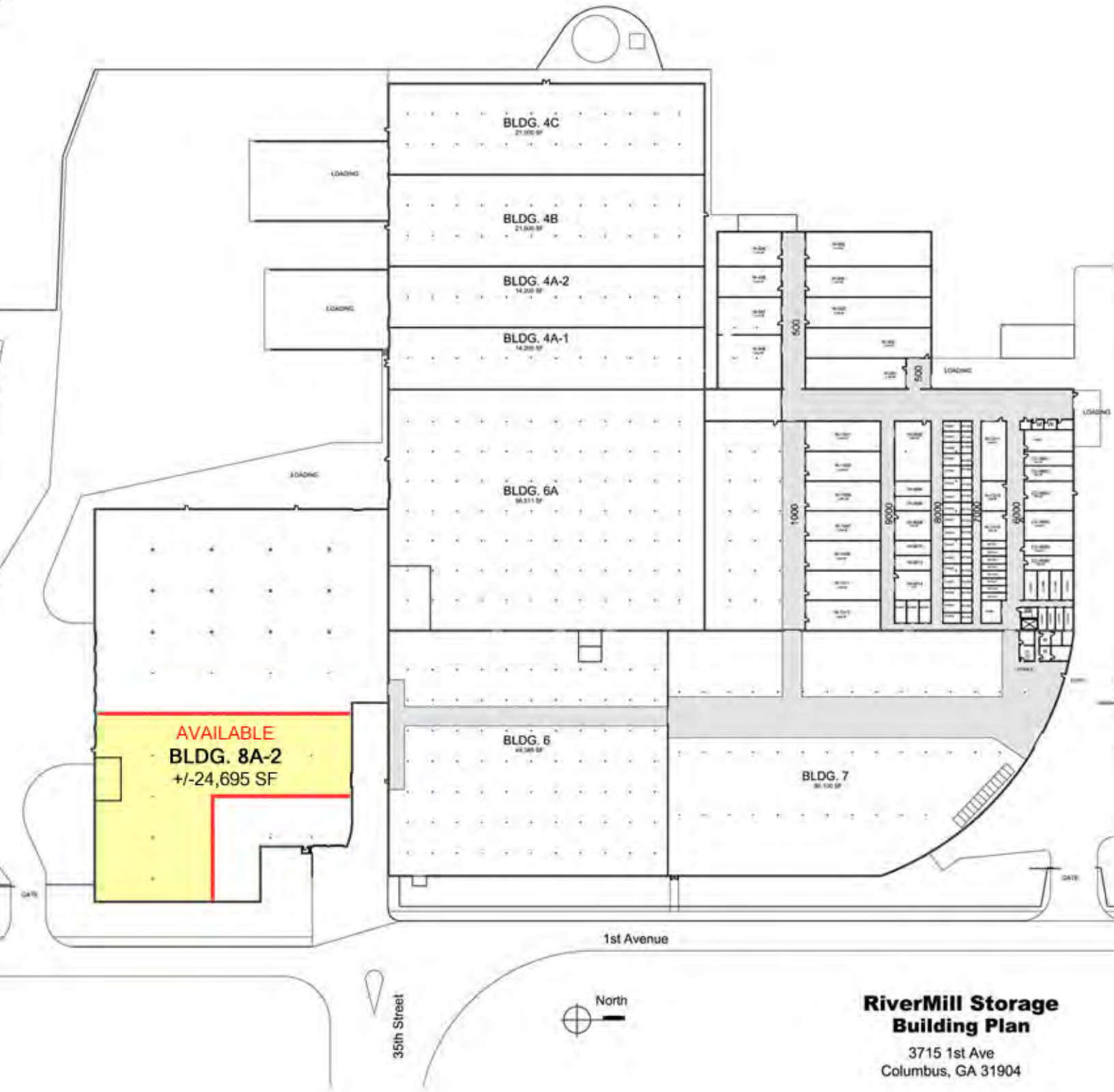
For More Information

David C. Johnson

O: 706 660 5418 x1008 | C: 706 577 2398
djohnson@g2cre.com | GA #175456

Jack Hayes, SIOR, CCIM, MICP

O: 706 660 5418 x1002 | C: 706 580 0614
jhayes@g2cre.com | GA #336627

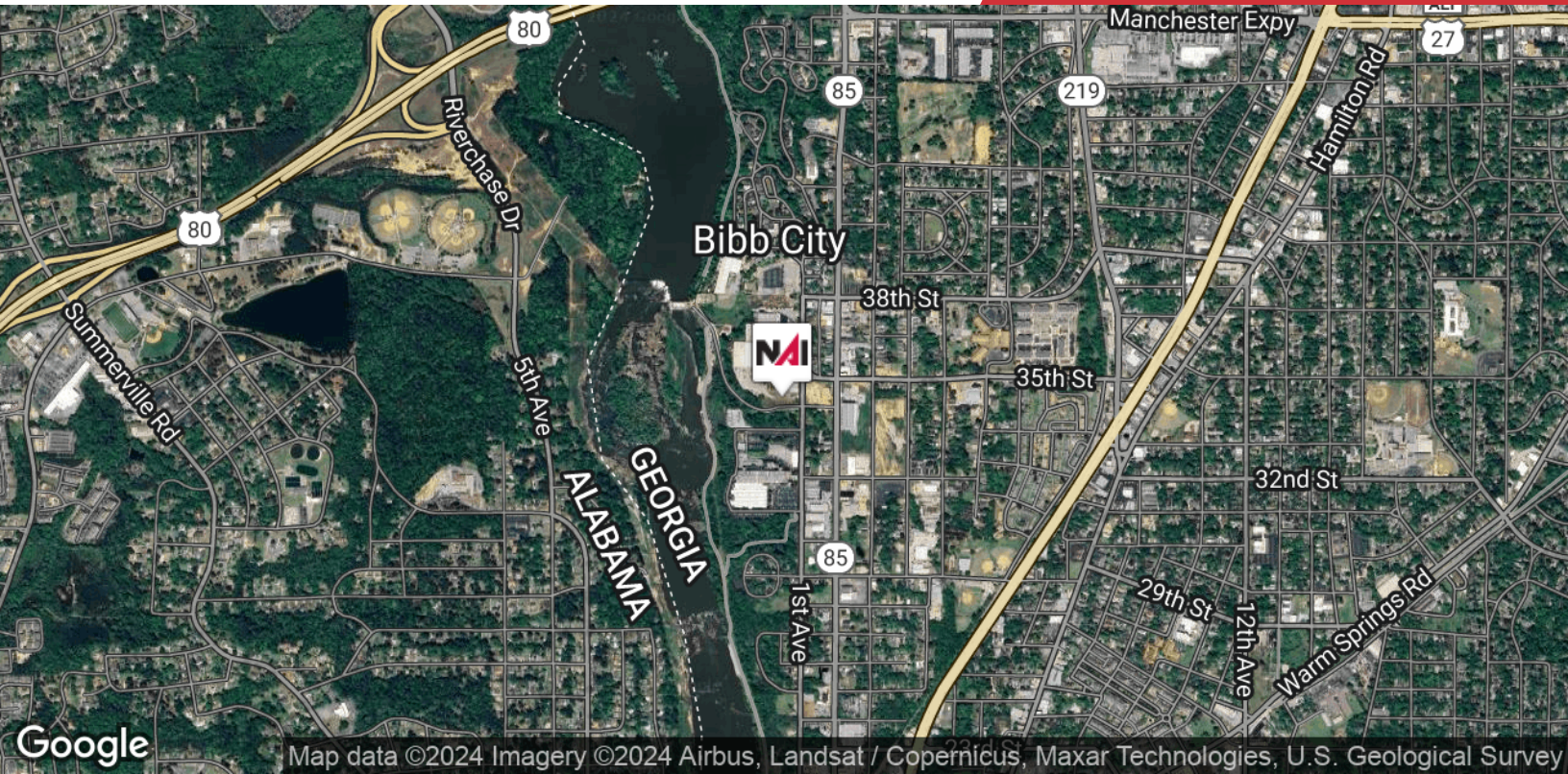


**RiverMill Storage
Building Plan**

3715 1st Ave
Columbus, GA 31904

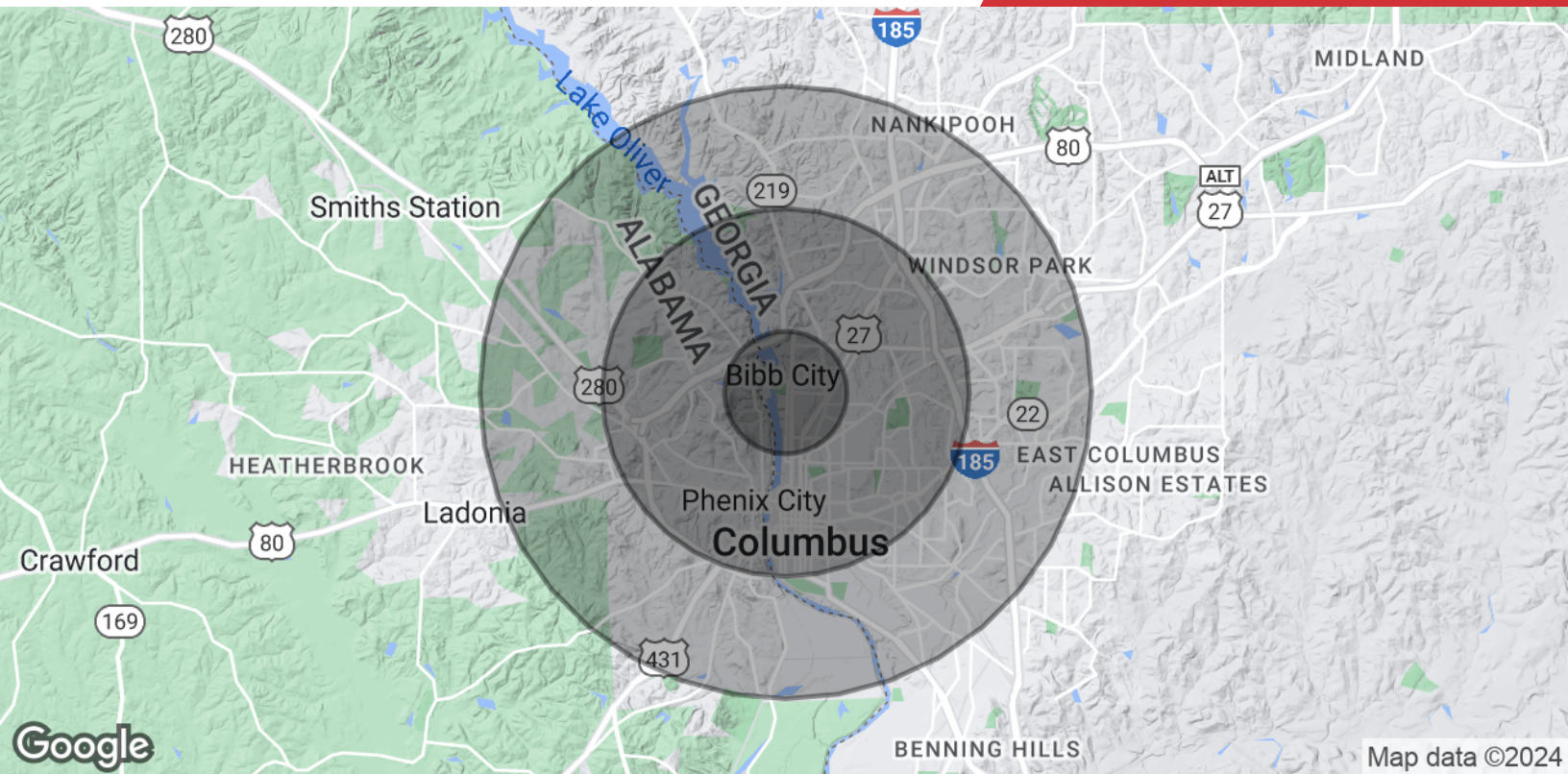
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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



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

	1 Mile	3 Miles	5 Miles
Total Population	8,197	56,715	119,794
Average Age	32.0	35.6	35.9
Average Age (Male)	30.6	33.8	34.0
Average Age (Female)	32.9	37.2	37.3

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,331	24,230	50,035
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$33,698	\$45,973	\$50,004
Average House Value	\$124,911	\$141,076	\$150,525

* Demographic data derived from 2020 ACS - US Census