



4617 Milgen Road, Unit 1

Columbus, Georgia 31907

Property Highlights

- ±6,500 SF warehouse space
- Clearspan ceiling height ranging from 17.5' to 26.5'
- Conditioned warehouse space
- Ideal for light industrial, service, or storage uses

Property Overview

Located along Milgen Road in Columbus, this ±6,500 SF warehouse space offers a functional layout ideal for light industrial, service, or storage uses. The property features a roll-up drive-in door for easy access, private office space for administrative needs, and ample on-site parking. Its convenient location and flexible design make it a great fit for a variety of business operations.

Offering Summary

Lease Rate:	\$9.00 SF/yr (MG)
Building Size:	13,980 SF
Available SF:	+/- 6,500 SF
Lot Size:	+/- 1.053 Acres

Demographics 1 Mile 3 Miles 5 Miles

Total Households	2,693	26,974	60,226
Total Population	6,068	64,964	147,470
Average HH Income	\$72,109	\$82,988	\$78,997

For More Information

Rem Brady

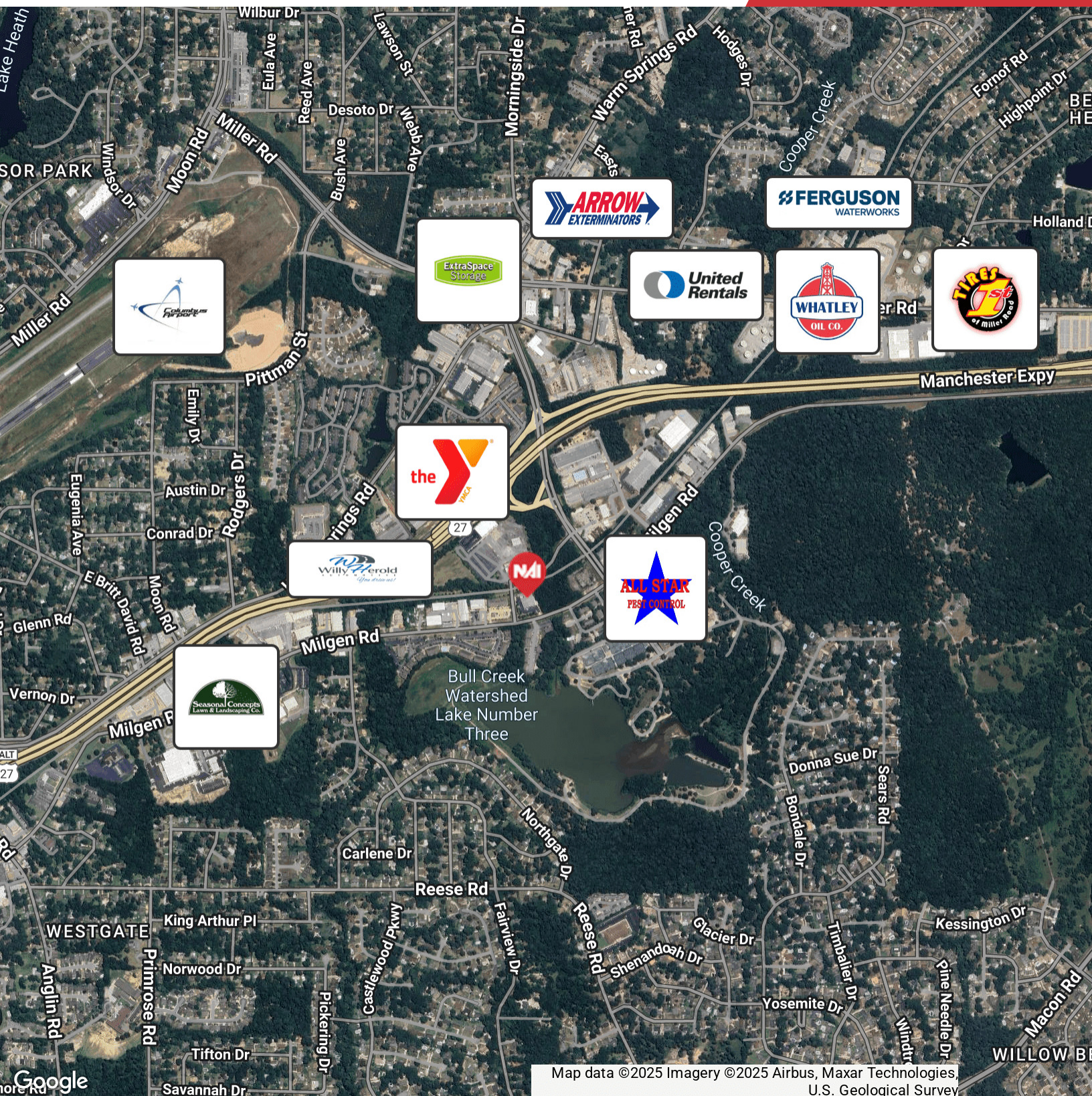
O: 706 660 5418 x1007

rbrady@g2cre.com | GA #353461



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.

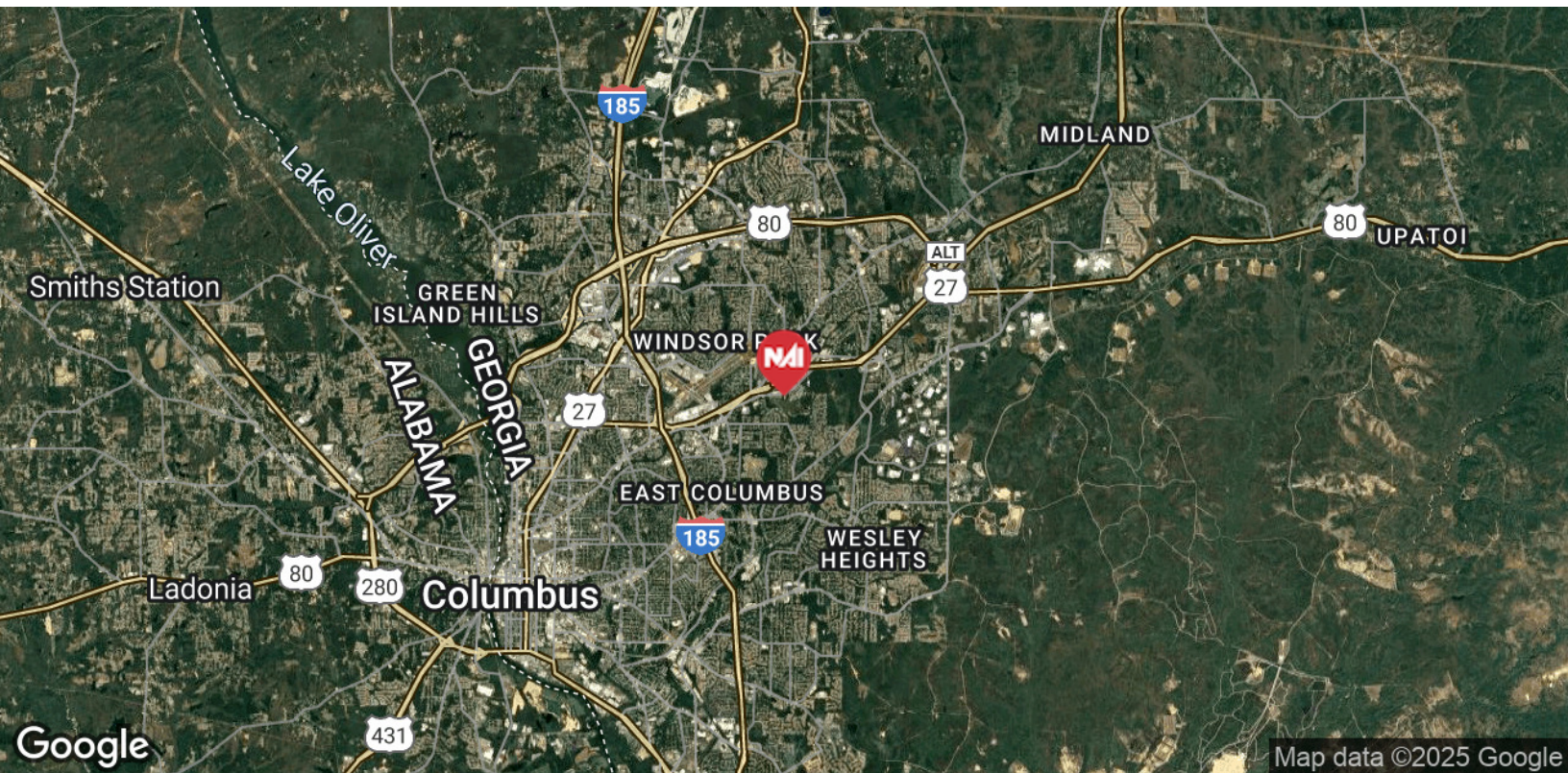
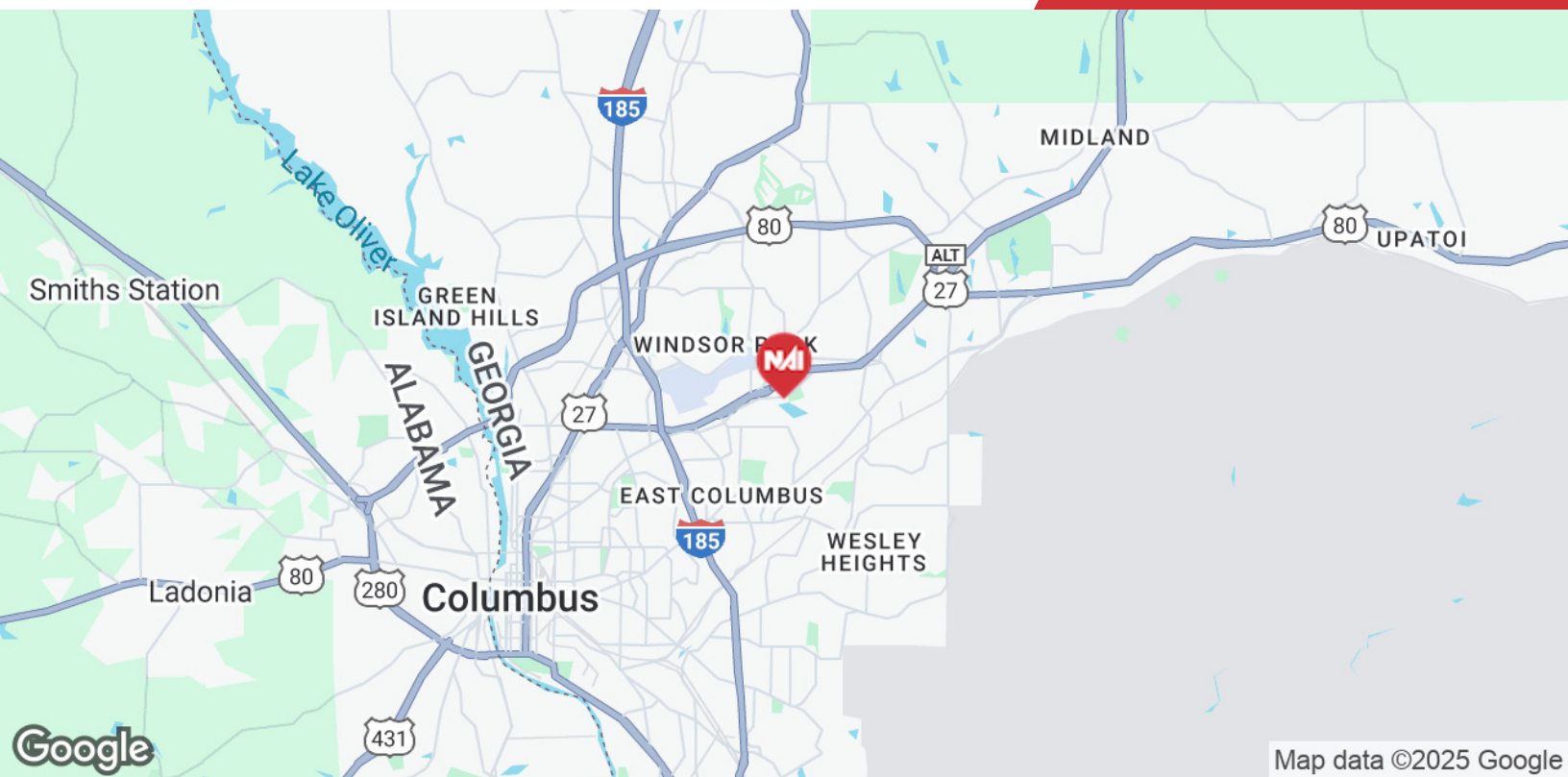
Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, U.S. Geological Survey

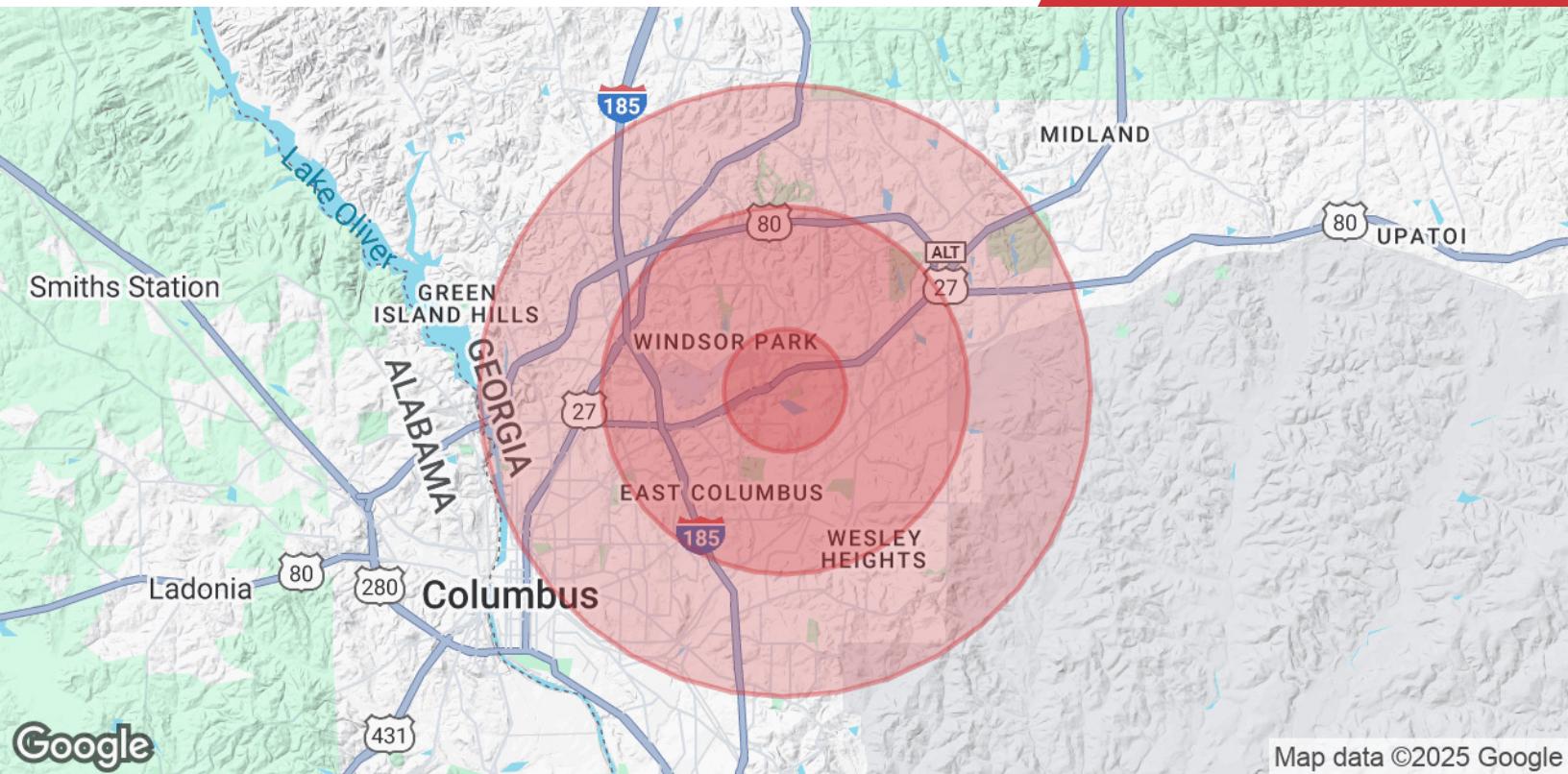
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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	6,068	64,964	147,470
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	39	40	41

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,693	26,974	60,226
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$72,109	\$82,988	\$78,997
Average House Value	\$227,029	\$236,653	\$233,553

Demographics data derived from AlphaMap