

4617 Milgen Road, Unit 1

Columbus, Georgia 31907

Property Highlights

- $\pm 6,500$ 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 $\pm 6,500$ 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

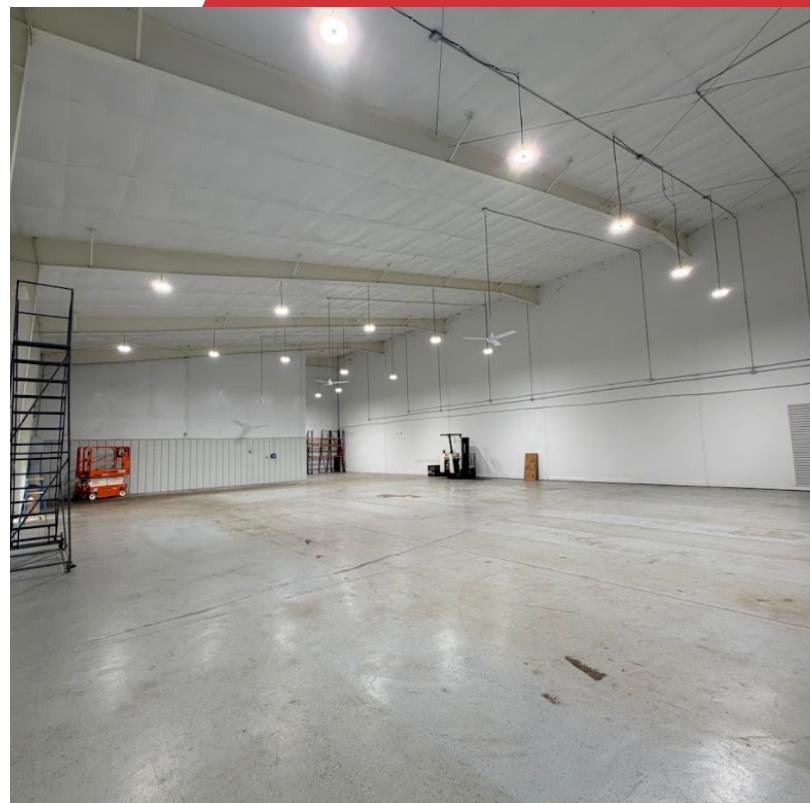
Demographics 1 Mile 3 Miles 5 Miles

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

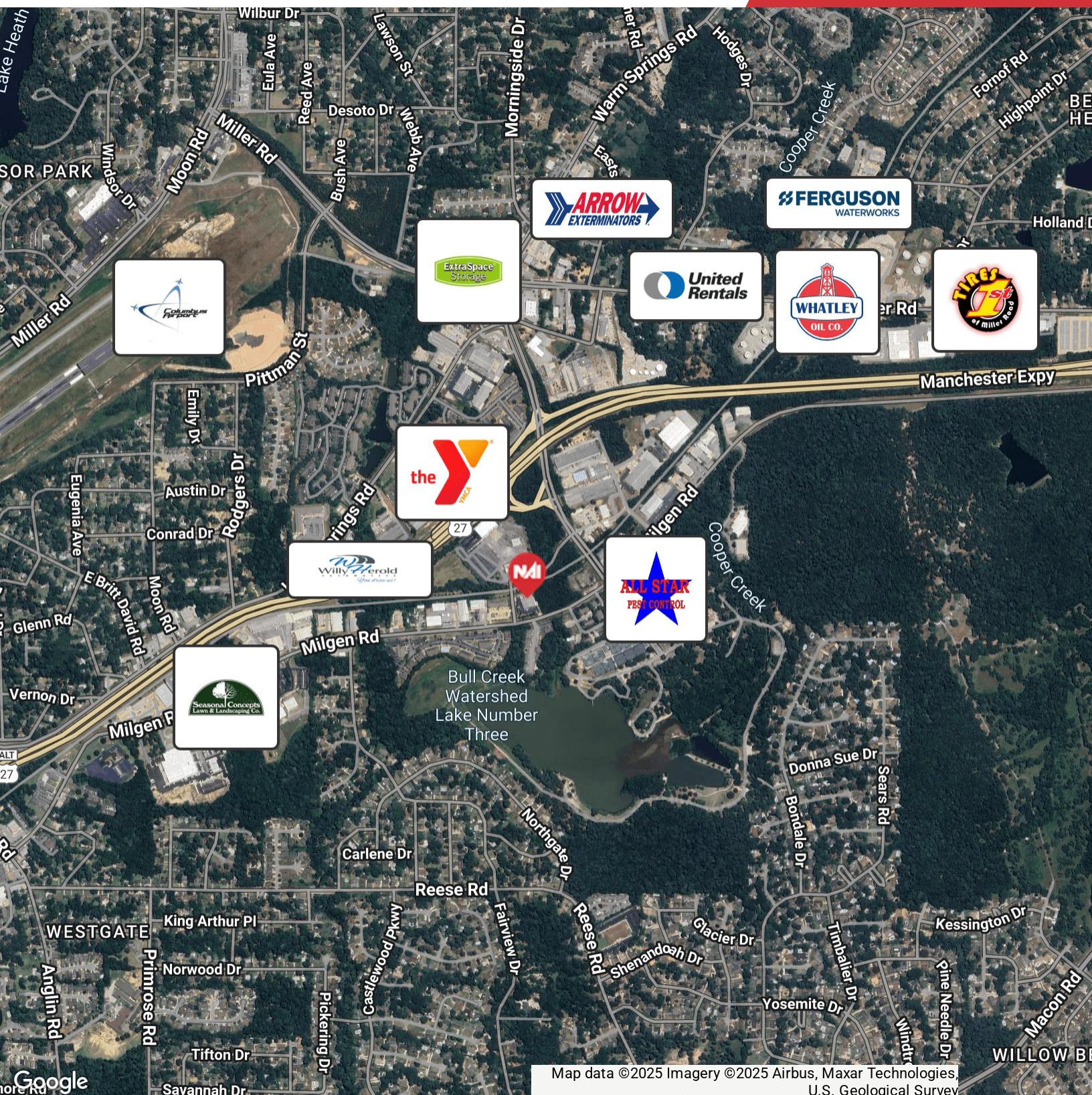
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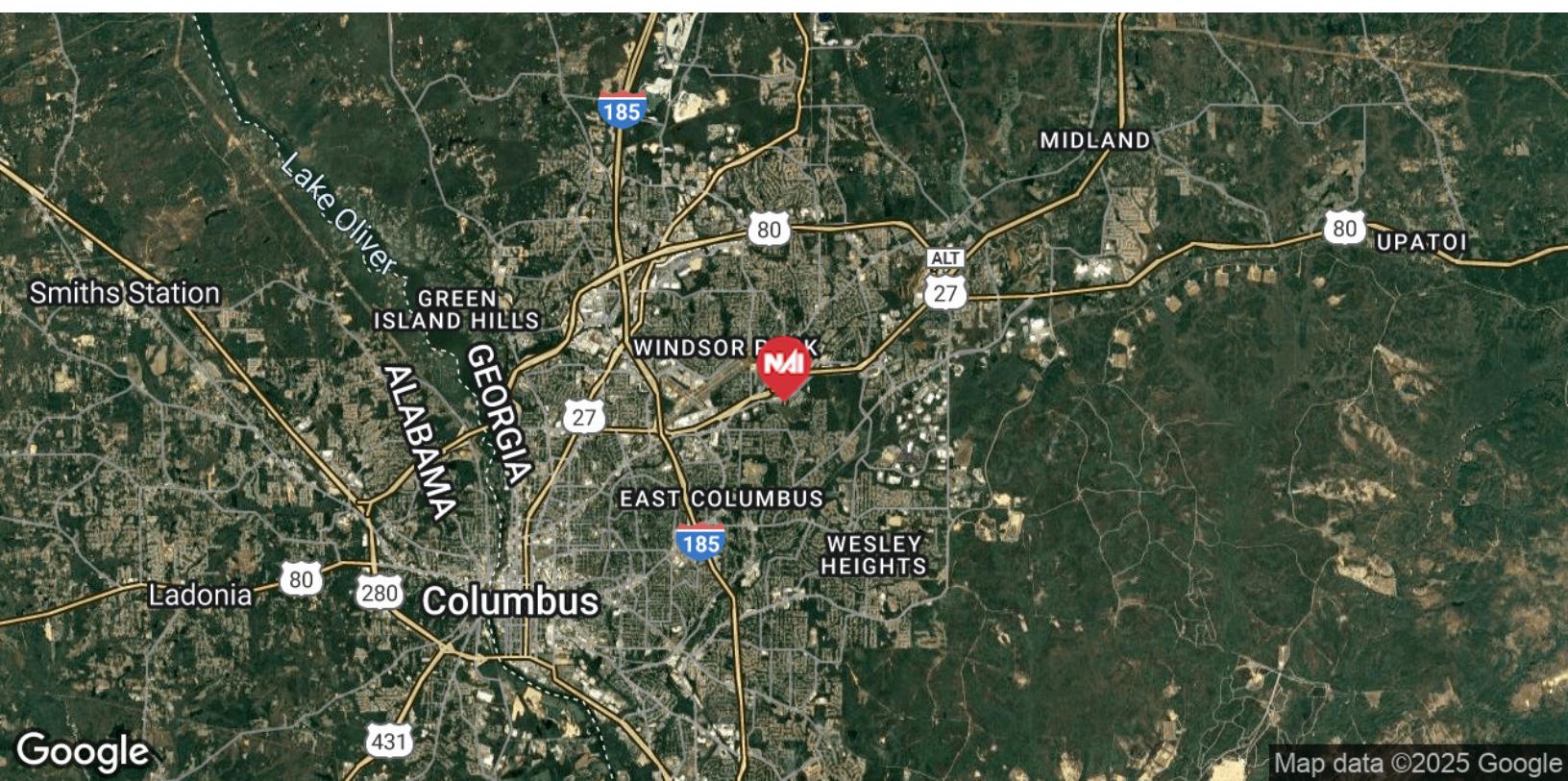
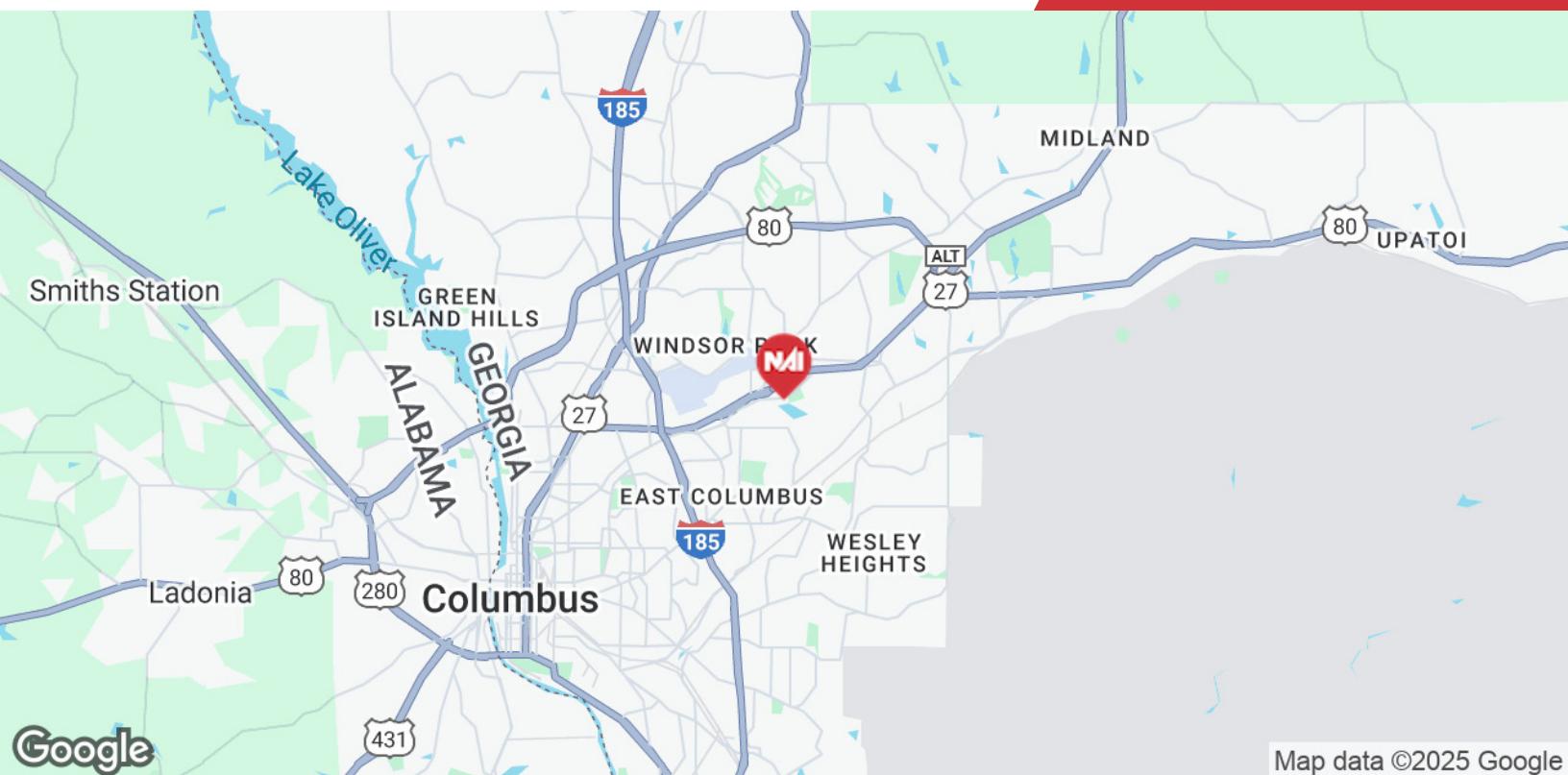
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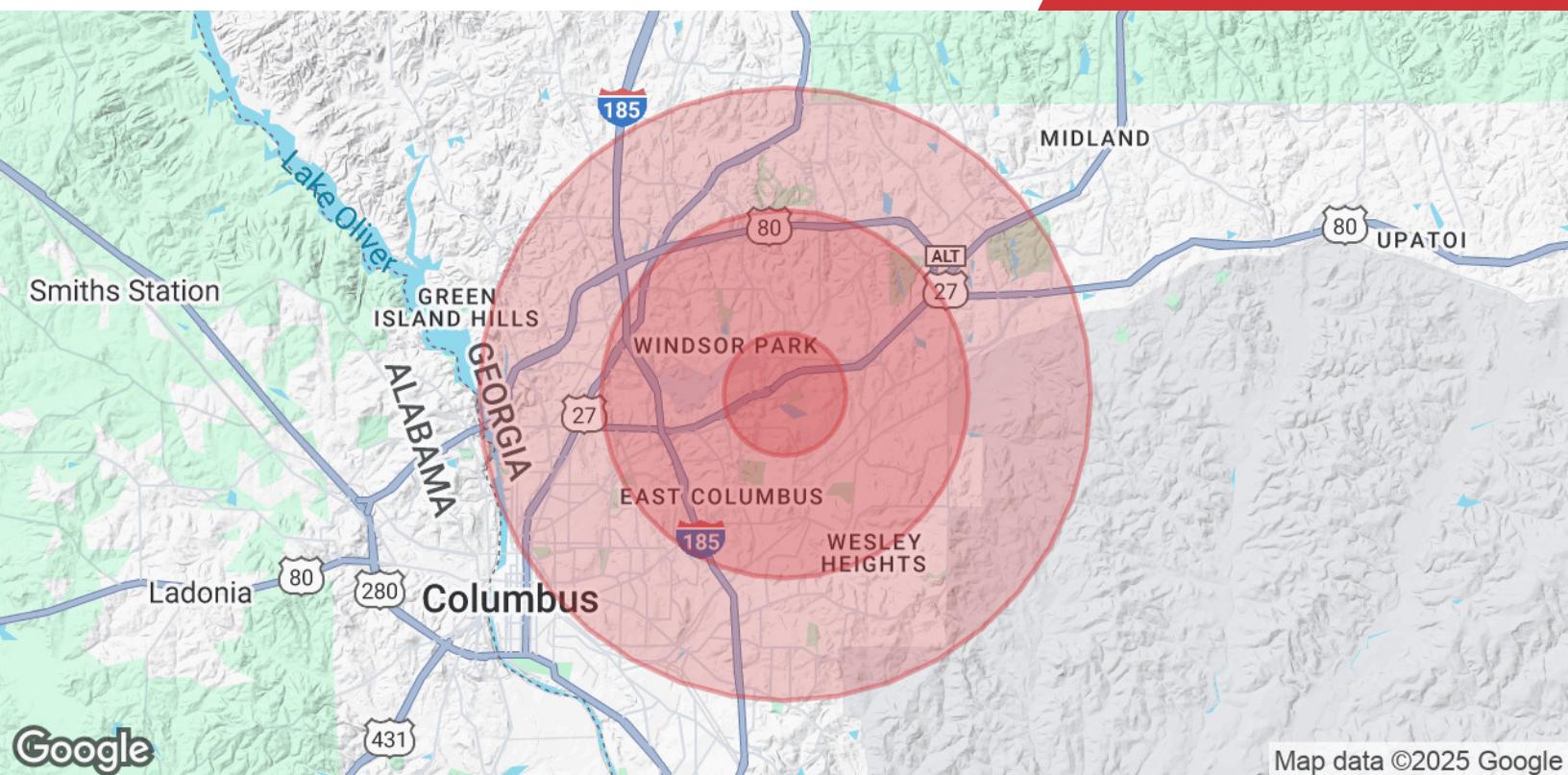
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Population

	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

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