

Warehousing & Storage Business

# For Sale

402,900 SF on 16.1 Acres



## River Mill Warehouse

3663 1st Avenue, Columbus GA 31904

### Property Highlights

- +/-402,900 SF warehouse facility on +/-16.1 acre site.
- Operating business generates over \$750,000/year net lease income with significant upside potential.
- Convenient to downtown Columbus and Phenix City with excellent access to J.R. Allen Parkway, Manchester Expressway, and I-185.

### Property Summary

River Mill generates over \$750,000/year net income and includes River Mill Warehouse, River Mill Boat, Auto & RV Storage, and River Mill Self Storage. Under market rents offer significant upside potential.

Fully-sprinklered with 14' to 18' ceiling heights and most spaces include new LED lighting. Property is fenced and gated with on-site parking for approximately 20 trucks and 46 autos.

MROD zoning provides for a broad range of commercial uses. Located in north Columbus 1 block from 2nd Avenue.



### OFFERING SUMMARY

<b>Sale Price</b>	\$12,200,000
<b>Lot Size</b>	+/-16.1 Acres
<b>Building Size</b>	+/-402,900 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>0.3 Miles</b>	714	\$43,940
<b>0.5 Miles</b>	1,898	\$43,393
<b>1 Mile</b>	7,953	\$49,531

For more information

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SALE PRICE: **\$12,200,000**

LOT SIZE: **+/-16.1 Acres**

BUILDING SIZE: **+/-402,900 SF**

DOCK HIGH DOORS: **20**

DRIVE IN DOORS: **5**

CEILING HEIGHTS: **Varies; 14' - 18' typical**

YEAR BUILT: **1920**

RENOVATED: **2023**

ZONING: **MROD Mill Restoration  
Overlay District**

CROSS STREETS: **35th Street**

## Property Overview

River Mill generates over \$750,000/year net lease income and the business includes 3 components:

(1) River Mill Warehouses. +/-253,400 SF in 9 units from 14,200 SF to 52,180 SF;

(2) River Mill Boat, Auto & RV Storage. +/-66,100 SF of indoor storage plus secure outdoor storage, and;

(3) River Mill Self Storage. +/-83,400 SF of climate-controlled storage with 65 units from 100 SF to 2,700 SF.

Major tenants include River Mill Boat, RV and Self Storage, River Mill Data Management, Panasonic, La-Z-Boy, and Lowe Electric Supply. Fully sprinklered and most spaces include new LED lighting. Property is fenced and gated with on-site parking for approximately 20 trucks and 46 autos. MROD zoning provides for a broad range of warehouse and related commercial uses.

Warehouse rents are under market and offer significant upside potential. Rent roll and financials available upon request.

## Location Overview

Located in north Columbus 1 block from 2nd Avenue in the redeveloping Bibb Mill District. Convenient to downtown Columbus and Phenix City with excellent access to J.R. Allen Parkway, Manchester Expressway, and I-185.



River Mill Boat & RV entrance



River Mill Boat & RV interior



River Mill self storage docks

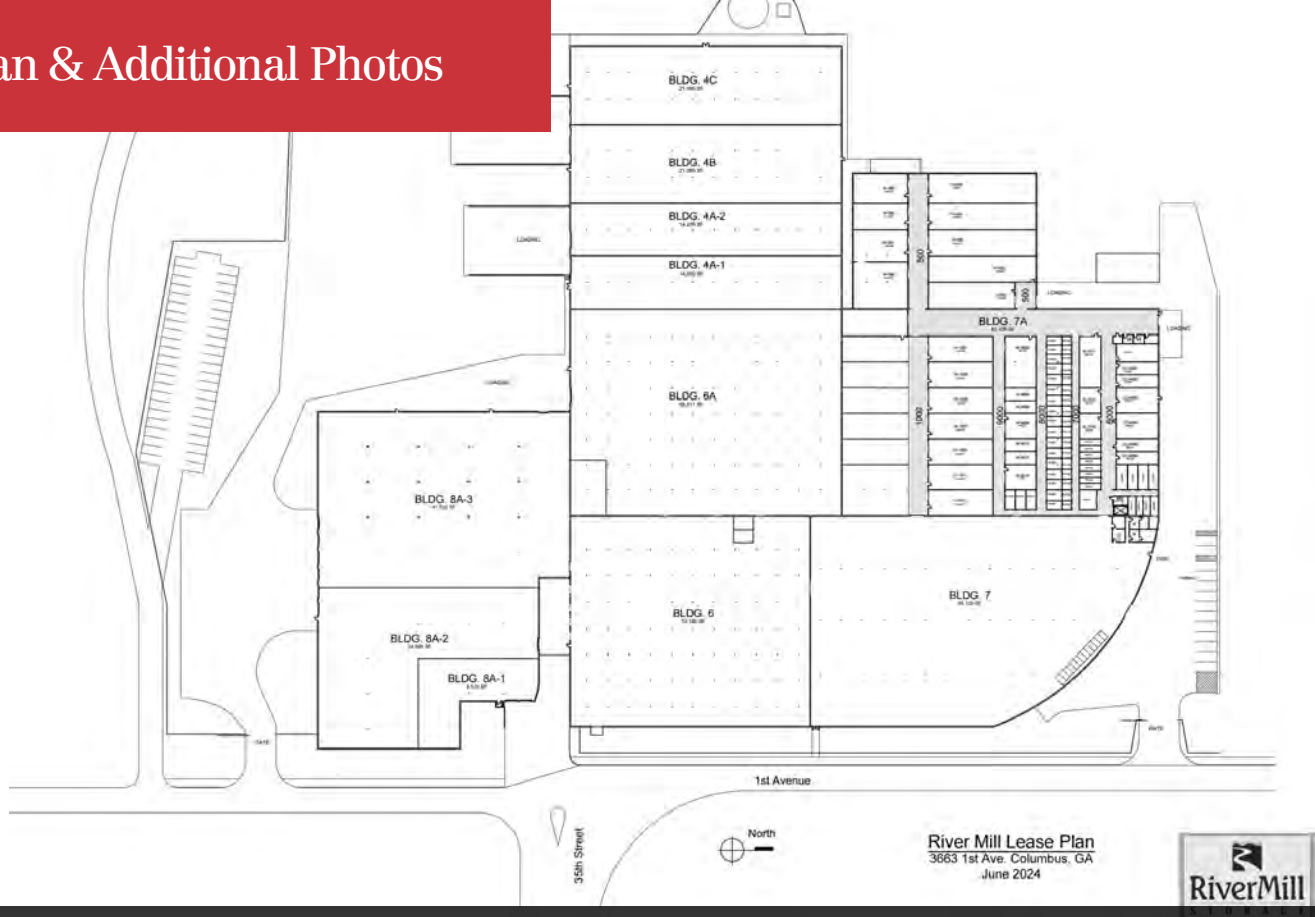


River Mill self storage interior

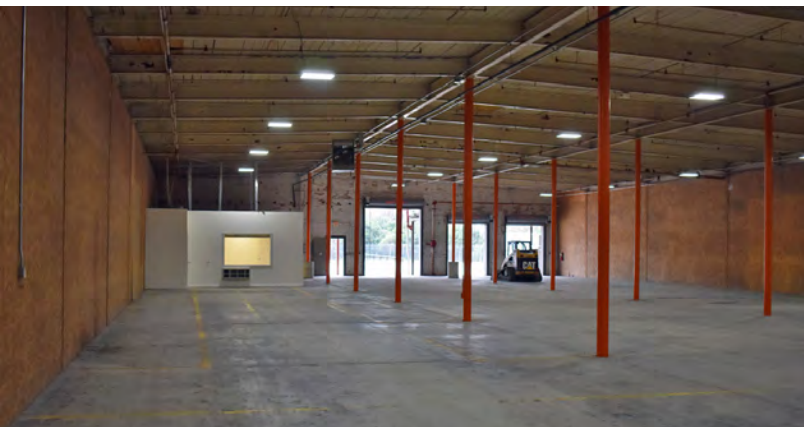


River Mill 4A-1 warehouse docks

# Plan & Additional Photos



River Mill plan



River Mill 4B warehouse



River Mill 8A-2 warehouse



River Mill 8A-3 warehouse

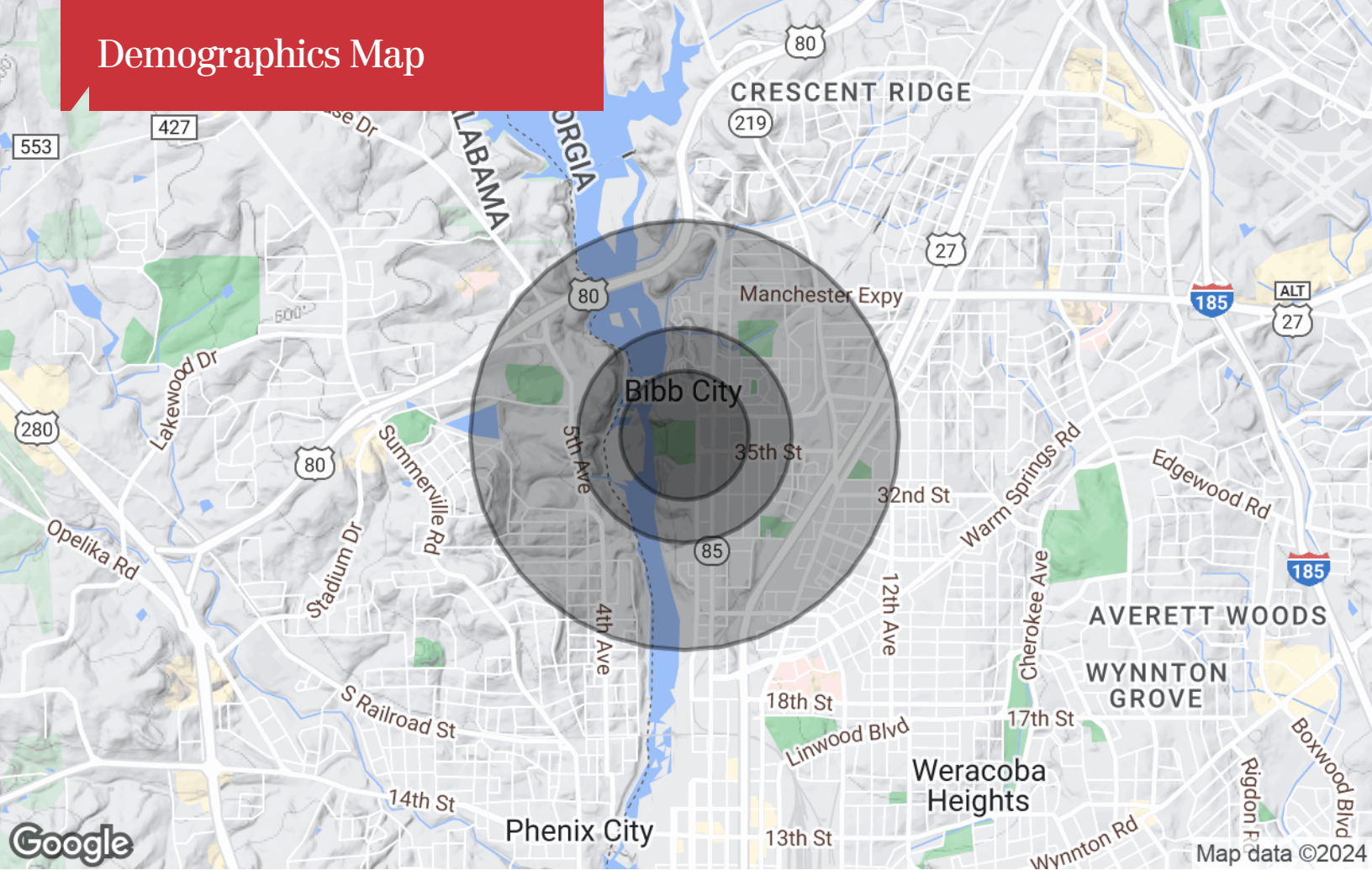


River Mill 8A-3 warehouse

# Location Maps



# Demographics Map



## Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	714	1,898	7,953
MEDIAN AGE	37	36	37
MEDIAN AGE (MALE)	37	36	36
MEDIAN AGE (FEMALE)	38	36	37

## Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	311	809	3,422
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$43,940	\$43,393	\$49,531
AVERAGE HOUSE VALUE	\$78,915	\$82,727	\$114,866

\* Demographic data derived from 2020 ACS - US Census