

FOR SALE OR LEASE

1 MASTERBUILT COURT & 5032 MILGEN COURT

COLUMBUS, GEORGIA



- Available together or individually
- Occupancy:
 - 5032 Milgen Ct., February 2024
 - 1 Masterbuilt Ct., August 2024
- 0.82 miles from Interstate 185
- Adjacent to Fall Line Trace Trail
- Upgraded office at 1 Masterbuilt Ct. is suitable for corporate headquarters.



BUILDING SPECIFICATIONS



1 MASTERBUILT COURT

Building Size	101,100 SF (82,851 SF footprint) - 30,500 SF Executive Office two stories, divisible - 70,600 SF Warehouse includes 4,680 SF warehouse office
Warehouse Ceiling Heights	24' eve; 28' center
Column Spacing	Original - 30' x 50' Addition - 25' x 50'
Construction Type	Insulated Metal Panel; Masonry 2-story Office Feature
Employee Parking	114 spaces
Trailer Parking	4 spaces
Dock High Doors	4 truck height
Drive-In Ramps	3
Warehouse Floor Thickness	6"
Outdoor Covered Loading Size	None
Sprinkler System	Yes
Age of Roof	Replaced 2018
Warehouse Lighting	LED- 6 bulb; 277 volt
Warehouse Heating	4 units; 25,000 btu
Electrical Service	400 AMP, 3 Phase, 480 Volt
# and Age of HVAC Units	20 units, 14 are less than 6 years old
Gas Service	None
Water Main Size	2"
Current Zoning	LMI



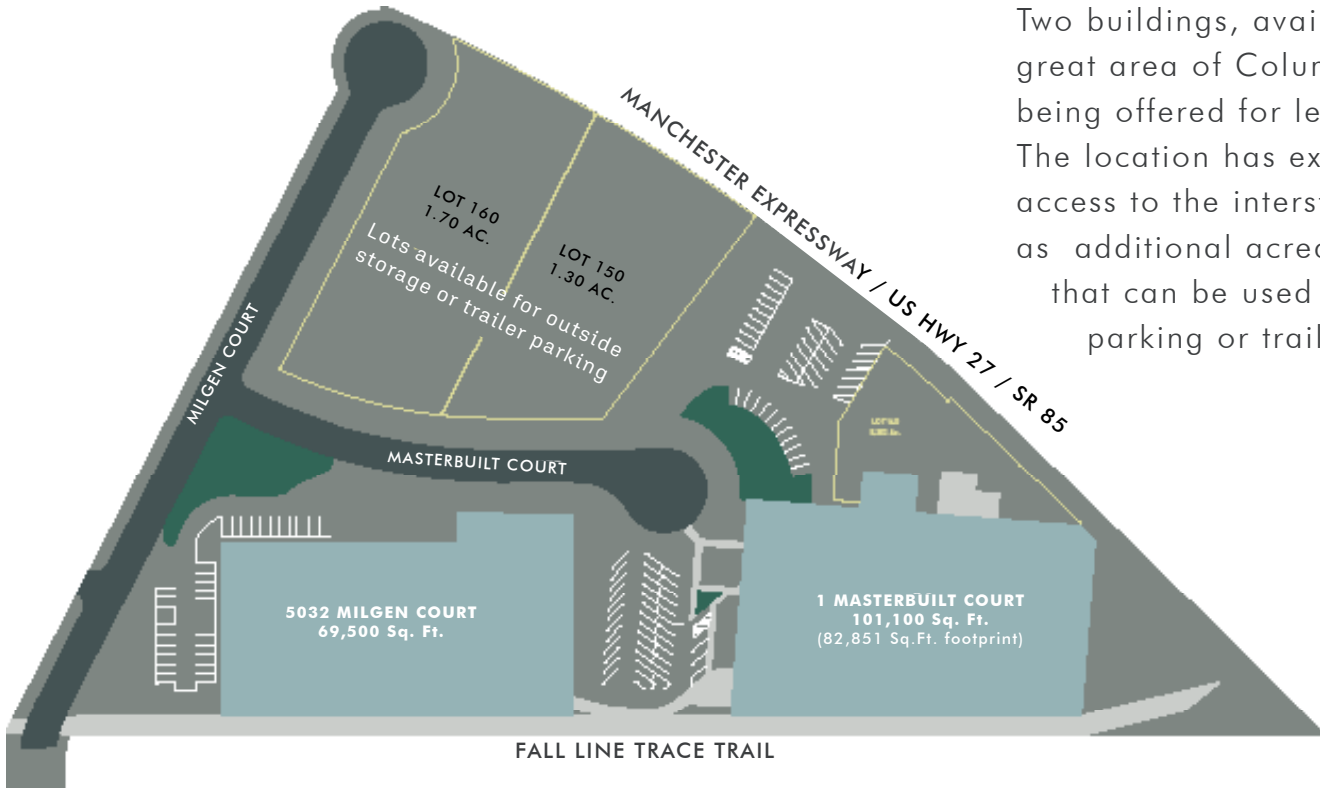
5032 MILGEN COURT

Building Size	69,500 SF - 5,500 SF Office - 64,000 SF Warehouse
Warehouse Ceiling Heights	20' eve; 24' center
Column Spacing	Original - 25' x 60' Addition - 17' x 44'
Construction Type	Insulated Metal Panel
Employee Parking	32 spaces
Trailer Parking	0 spaces
Dock High Doors	6 truck height
Drive-In Ramps	2
Warehouse Floor Thickness	6"
Outdoor Covered Loading Size	14' x 40'
Sprinkler System	Yes
Age of Roof	Refurbished in 2014
Warehouse Lighting	LED - 6 bulb; 277 volt
Warehouse Heating	3 Ceiling Units; Natural Gas
Electrical Service	800 AMP, 3 Phase, 480 Volt
# and Age of HVAC Units	5 units less than 9 years old
Gas Service	Yes
Water Main Size	1"
Current Zoning	LM1
Other	External metal panels replaced 2013

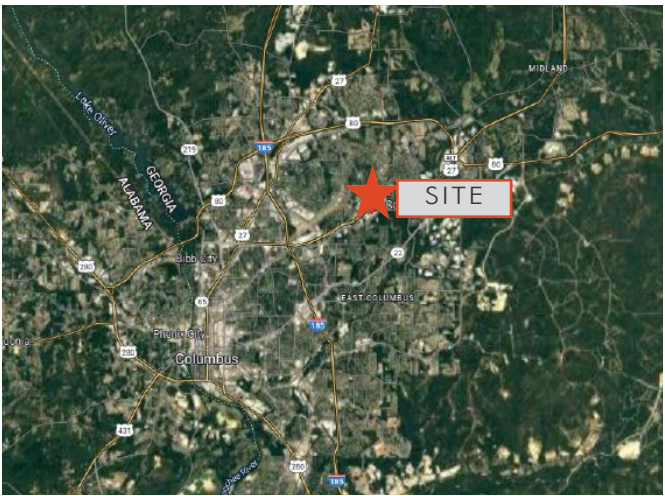


1 MASTERBUILT CT. & 5032 MILGEN CT.

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Two buildings, available in a great area of Columbus, are being offered for lease or sale. The location has excellent access to the interstate as well as additional acreage nearby that can be used for extra parking or trailer storage.



FOR MORE INFORMATION, PLEASE CONTACT

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