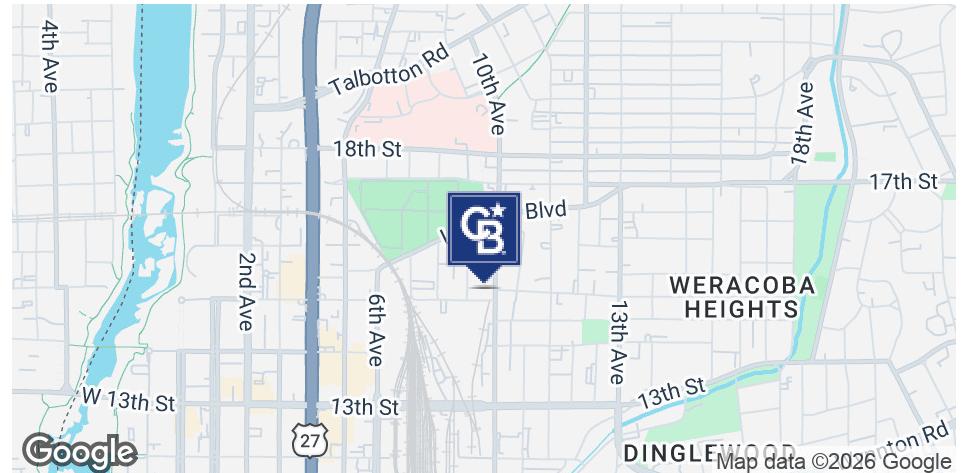


FOR LEASE

+/- 7,520 SF FLEX WAREHOUSE

911 15th Street, Suite B, Columbus, GA 31901



OFFERING SUMMARY

| | |
|----------------|--------------------|
| Lease Rate: | \$5.75 SF/yr (NNN) |
| Building Size: | 27,316 SF |
| Available SF: | 7,520 SF |
| Lot Size: | 1.47 Acres |
| Renovated: | 2026 |
| Zoning: | LMI |

PROPERTY OVERVIEW

Located on the corner of 10th Avenue and 15th Street, this recently renovated flex warehouse suite offers a clean, modern environment ideal for contractors, service companies, light industrial users, or distribution operations. The space has been completely gutted and rebuilt by the new owner, creating a move-in ready unit with upgraded finishes throughout.

The suite includes approximately 1,020 SF of newly constructed office space featuring LVT flooring, three private offices, and an open reception/workspace area overlooking the warehouse. The office buildout provides a professional front-of-house presence while maintaining visibility into operations.

The ±6,500 SF warehouse features new epoxy floors, a dedicated warehouse restroom, and a drive-in roll-up door with access to a small yard/laydown area. The building also features a brand-new roof, providing long-term reliability for tenants.

Haley Lyman
(706) 615-6292

Frank Walden
(706) 256-1000



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FLEX WAREHOUSE SPACE W/ OFFICES

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PROPERTY HIGHLIGHTS

- ±7,520 SF flex warehouse suite
- Fully renovated interior — move-in ready
- New building roof
- ±1,020 SF new office buildout with modern LVT flooring, new HVAC and more
- Three private offices (one suitable as conference room)
- Open reception/workspace overlooking warehouse
- Front office restroom for staff and customers and separate warehouse restroom
- ±6,500 SF open warehouse with new epoxy floors
- Drive-in roll-up door
- Loading dock
- Gated yard / laydown area

LOCATION DESCRIPTION

This building is nestled between the Midtown and Uptown neighborhoods, presents an exceptional opportunity for industrial and manufacturing tenants seeking a well-connected and accessible base of operations.

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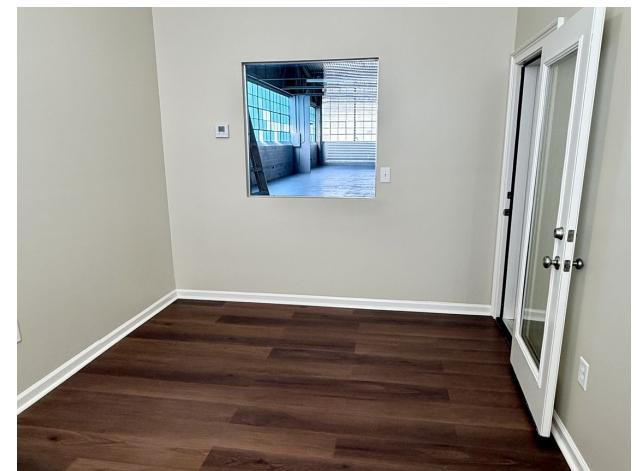
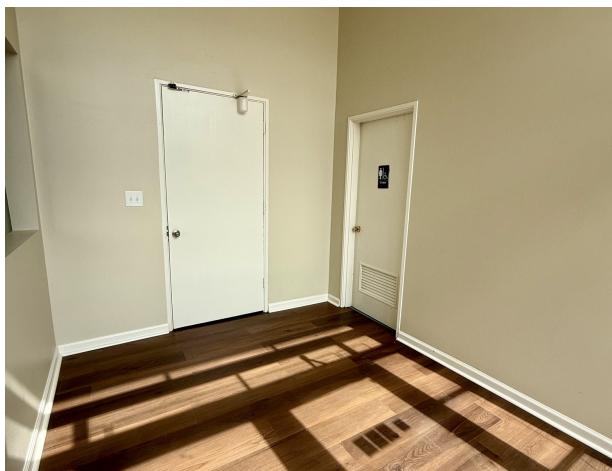


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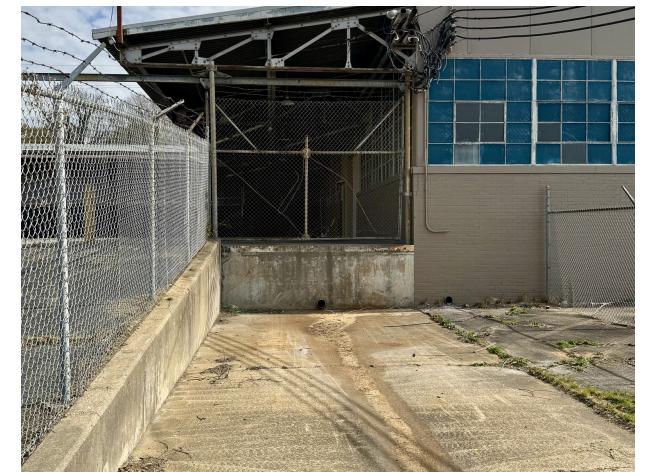


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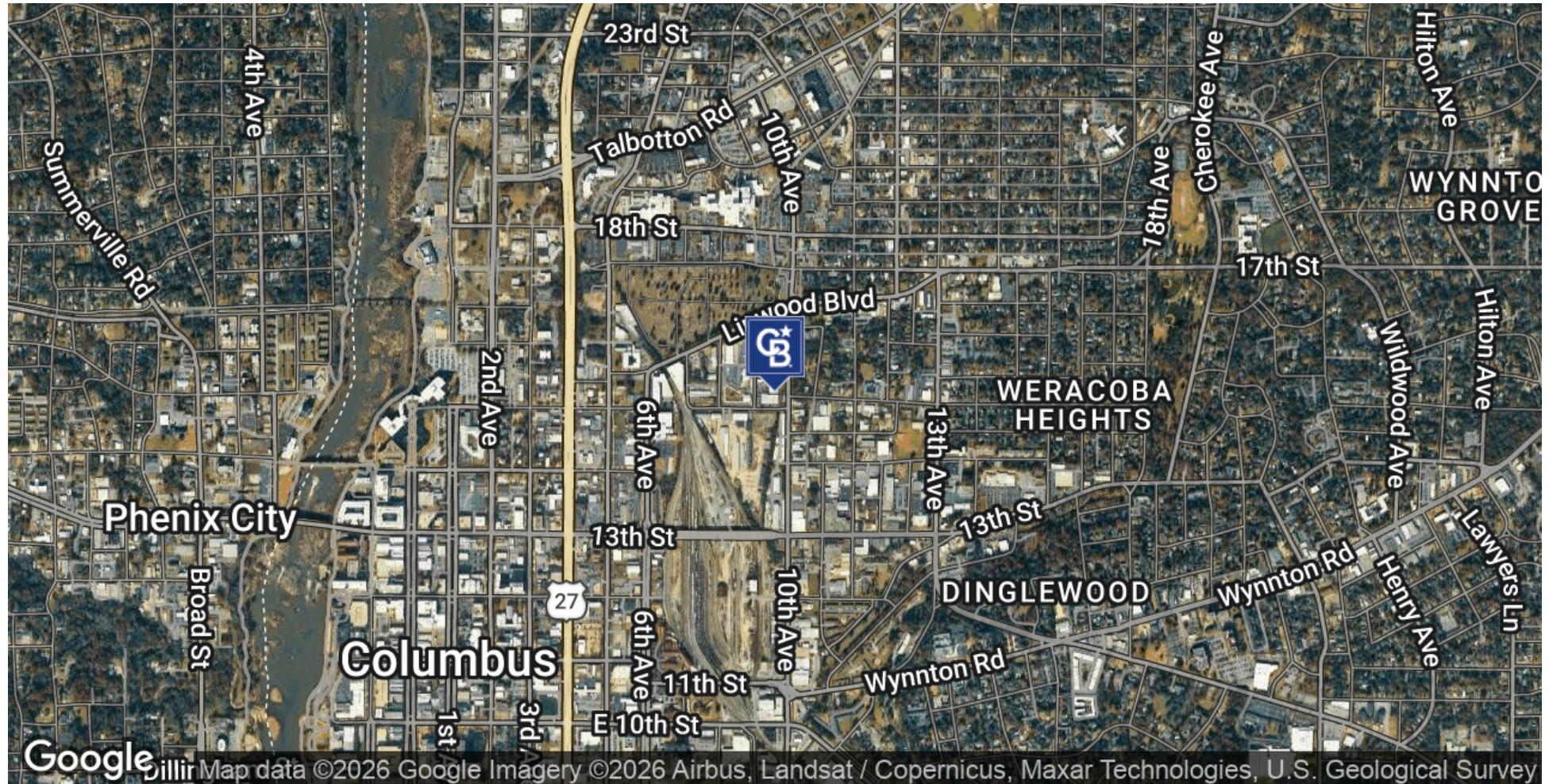
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