



1074 Martin Luther King Junior Boulevard

Columbus, Georgia 31906

Property Highlights

- +/- 8,835 SF flex space
- Large warehouse area with roll-up door
- Multiple private offices for administrative use
- Recently renovated and move-in ready

Property Overview

Newly renovated and move-in ready, this +/-8,835 SF industrial flex space on a 0.47-acre partially fenced lot offers a perfect combination of warehouse and office space. Of the total square footage, +/- 7,000 SF is warehouse space and +/- 1,835 SF is office space. The property features a spacious warehouse with a large roll-up door, ideal for distribution or light manufacturing, along with a reception area, multiple private offices, and a kitchenette. With modern updates throughout and a versatile layout, this space is well-suited for a wide range of business uses.

Offering Summary

Lease Rate:	\$3,500.00 per month (MG)
Building Size:	+/- 8,835 SF
Available SF:	+/- 8,835 SF
Lot Size:	+/- 0.47 Acres

Demographics 1 Mile 3 Miles 5 Miles

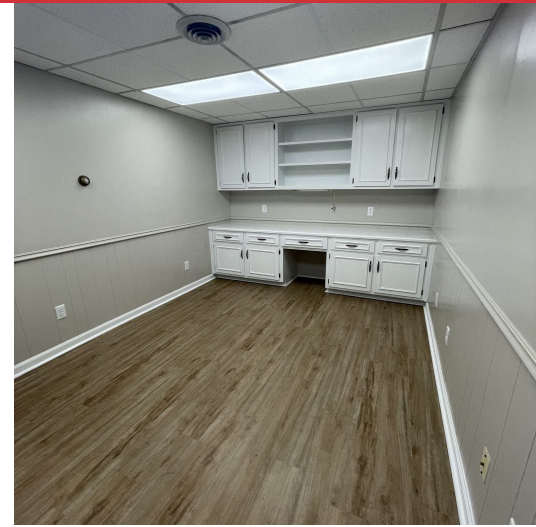
Total Households	3,246	26,214	60,429
Total Population	6,756	60,183	146,190
Average HH Income	\$51,063	\$56,065	\$64,667

For More Information

Rem Brady

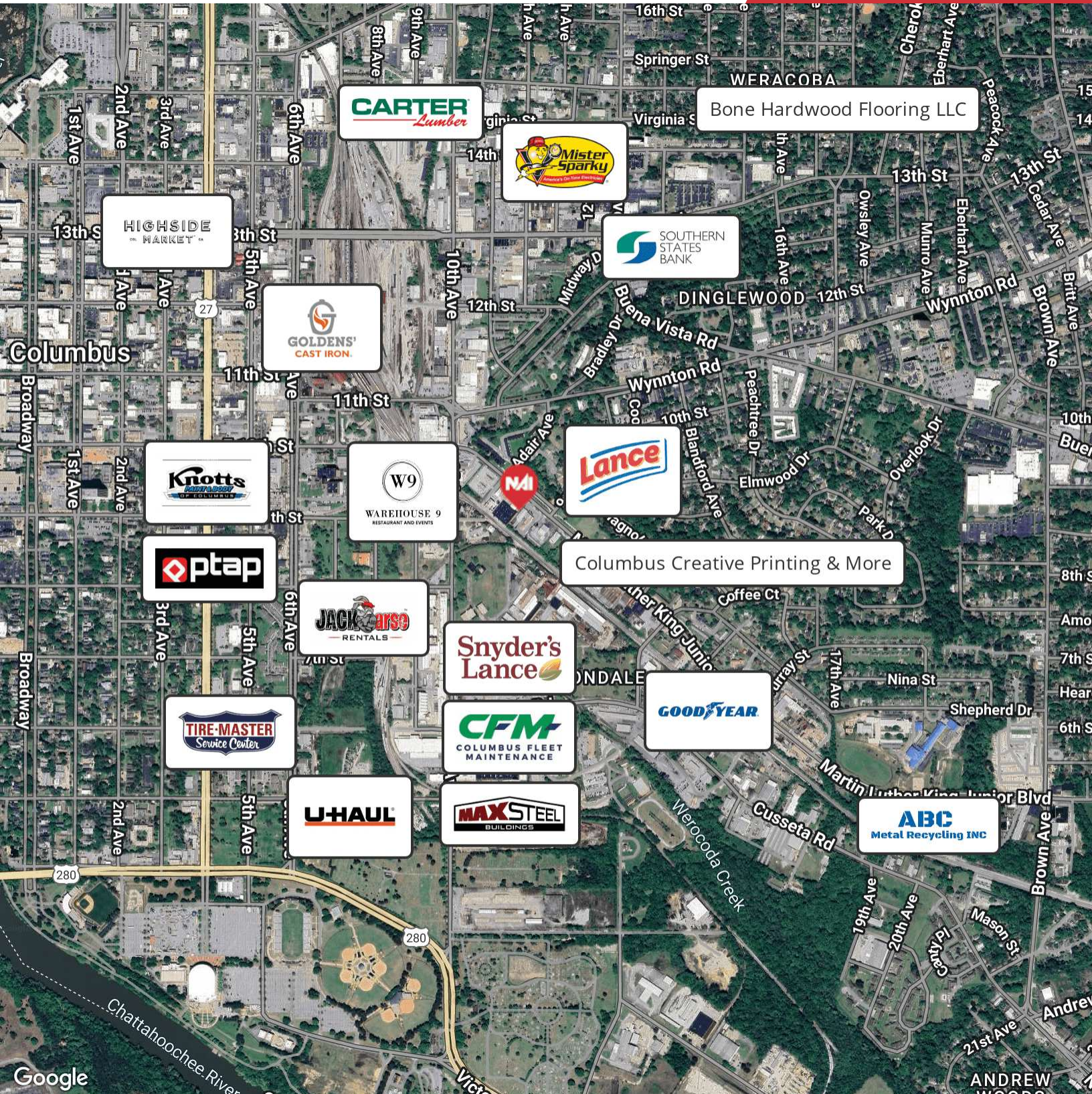
O: 706 660 5418 x1007

rbrady@g2cre.com | GA #353461



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JACK & ARSO
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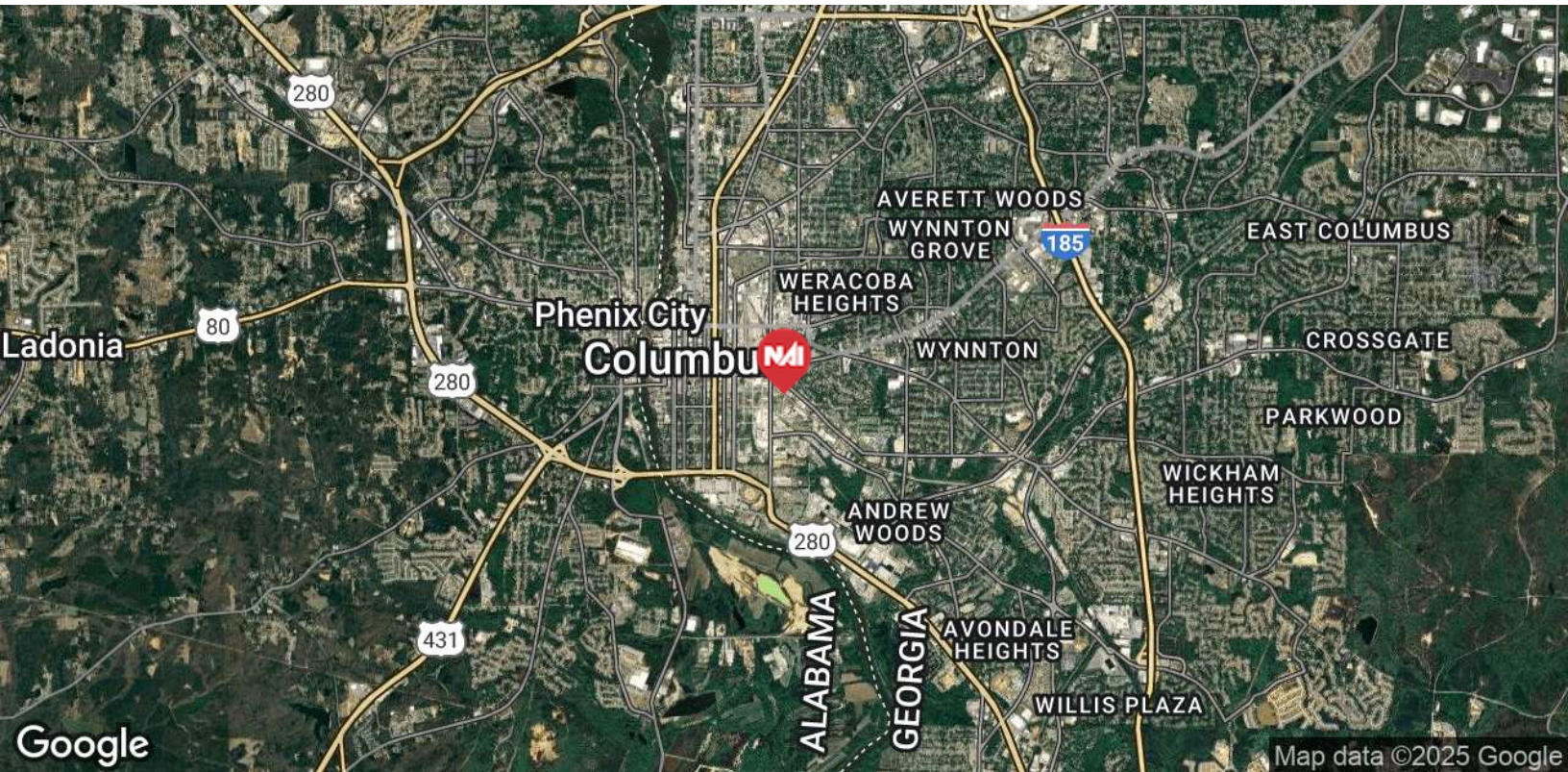
CFM
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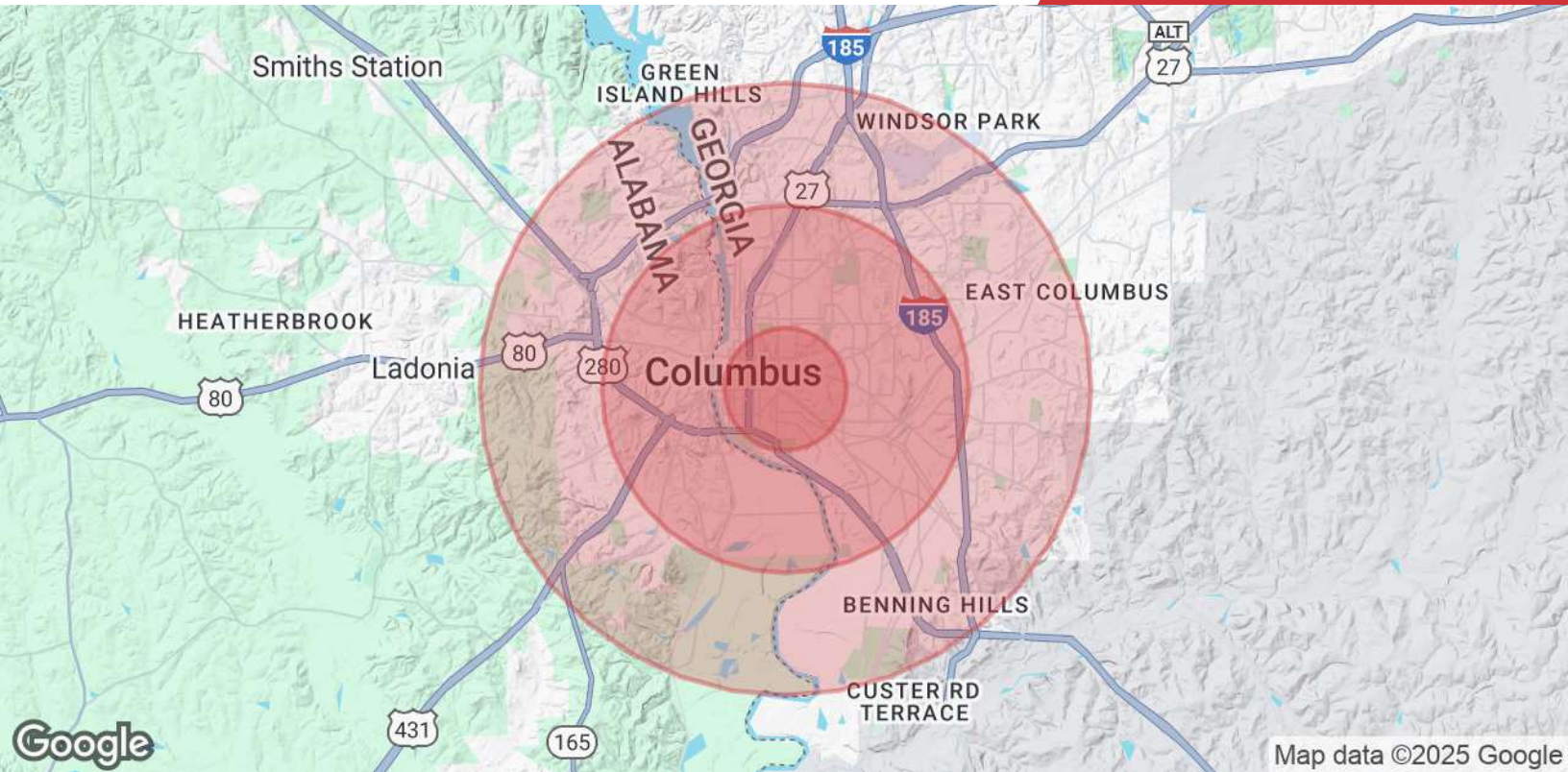
MAX STEEL
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,756	60,183	146,190
Average Age	39	39	39
Average Age (Male)	38	37	37
Average Age (Female)	39	40	40
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,246	26,214	60,429
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$51,063	\$56,065	\$64,667
Average House Value	\$287,265	\$205,339	\$199,535

Demographics data derived from AlphaMap