

FOR SALE

9 Corporate Ridge Parkway

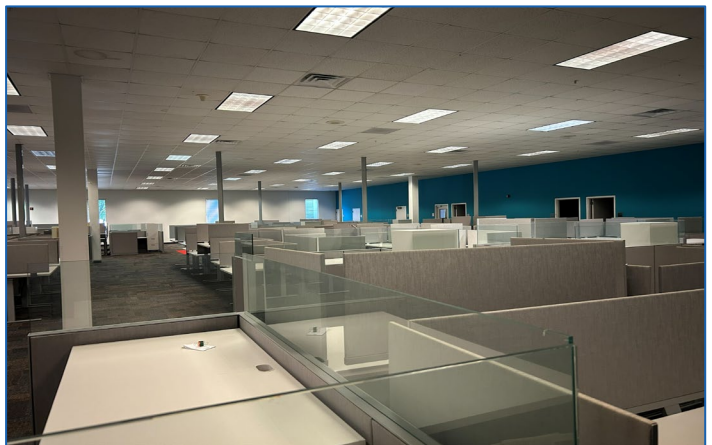
9 Corporate Ridge Parkway, Columbus GA 31907



SIZE: 117,740 SF **AVAILABLE:** Now **USE:** Flex/Office/Industrial

FEATURES & AMENITIES

- Former Call Center
- High Ceilings
- Industrial Shell
- 4000amps Power
- 22.77 Acre Site
- Recent Renovations
- Zoned LMI
- Generator Backup



MWMGROUP

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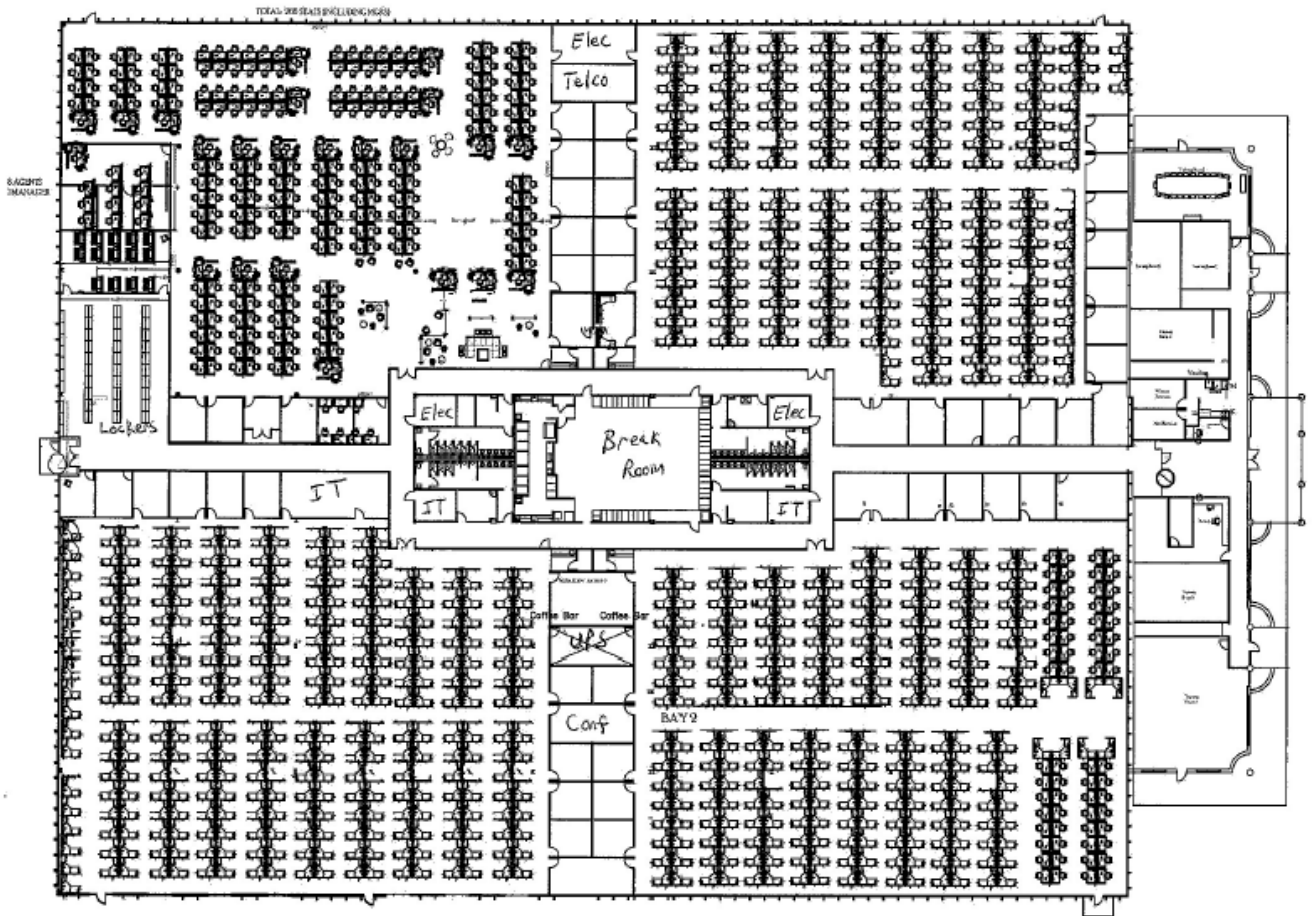
110,000 SF
Flex/Office/Industrial



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110,000 SF

Flex/Office/Industrial

ZONING

Classification: LMI, Light Manufacturing Industrial District

The subject is zoned mostly LMI, Light Manufacturing Industrial District. The purpose of this district is to provide and protect an environment suitable for light manufacturing, wholesale and warehousing uses together with such other nonresidential uses as may be necessary to and compatible with light manufacturing surroundings. LMI zoning has a minimum lot area requirement of 7,500 square feet with a minimum lot width of 40 feet and requires 25 feet minimum lot frontage between improvement and public Right Of Way, 8 feet on the side property lines (both sides combined) and 15 on the rear lines. There is no maximum building height. Maximum lot coverage is 100% of land area. Allowable uses in this type of zoning include; Automotive sales and service, building materials, light manufacturing / industrial, warehouse supply and retail sales stores when associated with principal use, storage units, offices and service type structures. The subject is considered to be conforming in its use as a call center / office property