

LISTED AT \$2,400,000



MUSCOGEE MILLS SALE-LEASEBACK

Muscogee Mills

1 OLD MILLS WAY COLUMBUS, GA 31907

Prime NNN sale-leaseback investment opportunity in the Corporate Ridge Business Park area of Columbus, Georgia. The property is a 15.5 acre site featuring a 34,500 square foot building with 3 dock doors and 1 ramp.

Clear height is 10' for offices and 12' loading dock. 152 parking spaces with plenty of room for expansion. Pad ready space is available. Muscogee Mills will lease back the building for an initial term of 15 years with price escalations throughout the term. Cap rate is 9.2%.

Since 1968, Muscogee Mills (formerly known as Muscogee Textiles, Inc.) has been a leading manufacturer of textile products.

Contact Us:



REAL ESTATE SERVICES, LLC
(706) 888-1614



(706) 888-1614
doug@jefcoatreal.com

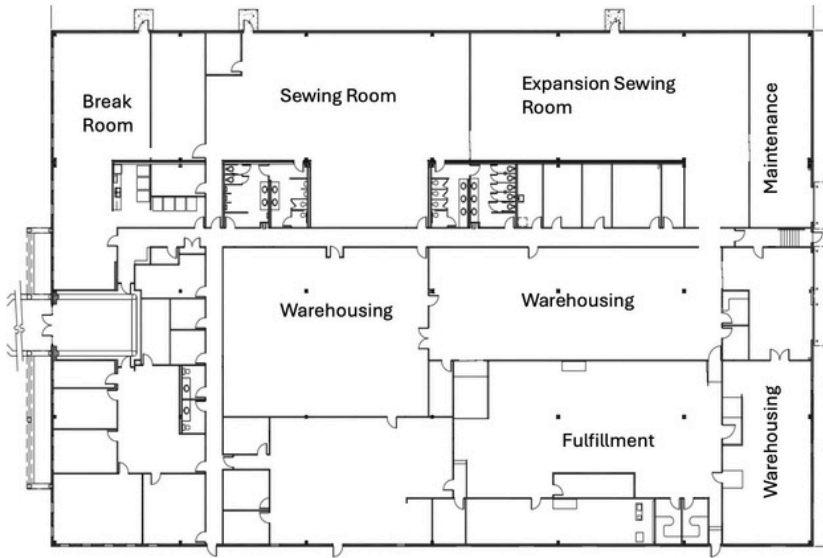


Alissa Neal
(404) 782-4197
alissa@jefcoatreal.com



34,500 sq ft LMI Zoning

FLOOR PLAN



1 Old Mills Way
Columbus, GA 31907



REAL ESTATE SERVICES, LLC
(706) 888-1614

PHOTOS



Excellent Parking and
Room for Expansion

Two of the
Dock Doors

