

AVAILABLE

The
TEMPLES
Company

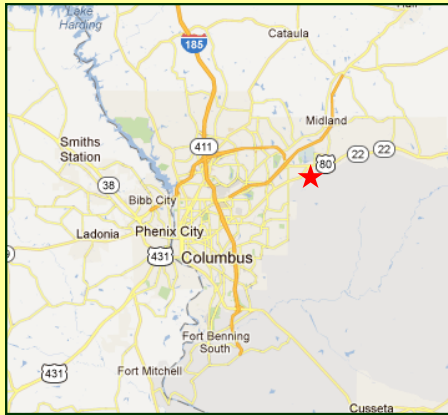
(912) 538-7000

FOR LEASE

**DISTRIBUTION CENTER
MUSCOGEE TECHNOLOGY PARK
COLUMBUS / MIDLAND, GA**

For more information,
please contact us at:

Email:
info@thetemplescompany.com



**7775 CHATTSWORTH RD
MIDLAND, GA 31820**

- ◆ 151,200 square feet
- ◆ 27' maximum ceiling height
- ◆ 14 dock doors
- ◆ 21.9 acres
- ◆ 0.7 miles to US 80 (4-lane)
- ◆ 8.7 miles to I-185
- ◆ Built in 1996 & remodeled in 2012

**\$3.95 per square foot plus \$0.42 per
square foot taxes and insurance**
(\$49,770.00 + 5,292.00 = \$55,062.00 per month)



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Former SVN Distribution Center Muscogee Technology Park

775 Chattsworth Rd
Columbus/Midland, GA 31820

(Latitude, Longitude)
(32.53232 , 84.84800)

BUILDING SIZE:	151,200 SF
ACREAGE:	21.9 +/-
YEAR BUILT:	Built in 1996, and Major Remodel in 2012
ROOF:	Metal
CONSTRUCTION:	Metal w/6" Concrete Floor
HVAC:	Office Only
CEILING HEIGHTS:	Min. 23'-Max 27'
COLUMN SPACING:	25'x50'
LOADING DOORS:	14 Door Truck Height and 1 Drive-in Door
SPRINKLER:	YES
PARKING:	YES
UTILITIES:	Electricity-Flint Energies (6:00amp/9 phase) Gas-Armos Energies Water and Sewer-City of Columbus
FORMER USE:	Distribution Center
TRANSPORTATION:	<ul style="list-style-type: none">• 0.7 miles to U.S. 80• 8.7 miles to I-185
COMMENTS:	Fully Racked Available January 1, 2026