



ERNEST SMALLMAN IV
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PROVEN MULTI-TENANT INCOME-PRODUCING ASSET
95% OCCUPANCY | 9.95% CAP RATE

FOR SALE



PRIME FLEX SPACE

**1900 NORTHSIDE INDUSTRIAL BLVD
COLUMBUS, GA 31904**

 **COLDWELL BANKER** | **KENNON, PARKER,
DUNCAN & DAVIS**



This industrial/office property consists of two separate buildings totaling approximately 14,930 SF, situated on ± 0.94 acres in the Greater Columbus market. Zoned LMI, the site offers flexible warehouse functionality with substantial office build-out potential, along with excellent access to major traffic corridors.



FEATURES

- 14,930 Total Space
- Building A is 8,610 SF & Building B is $\pm 5,125$ SF
- Easy Access to Whitesville Rd, Bradley Park & Veterans Pkwy
- Established Businesses and Restaurants Surrounding
- High traffic counts of $\pm 17,500$ on Whitesville Rd
- Opportunity for Road Signage that can be seen on Whitesville Road

Columbus
Ft Moore
Phenix City

MARKET

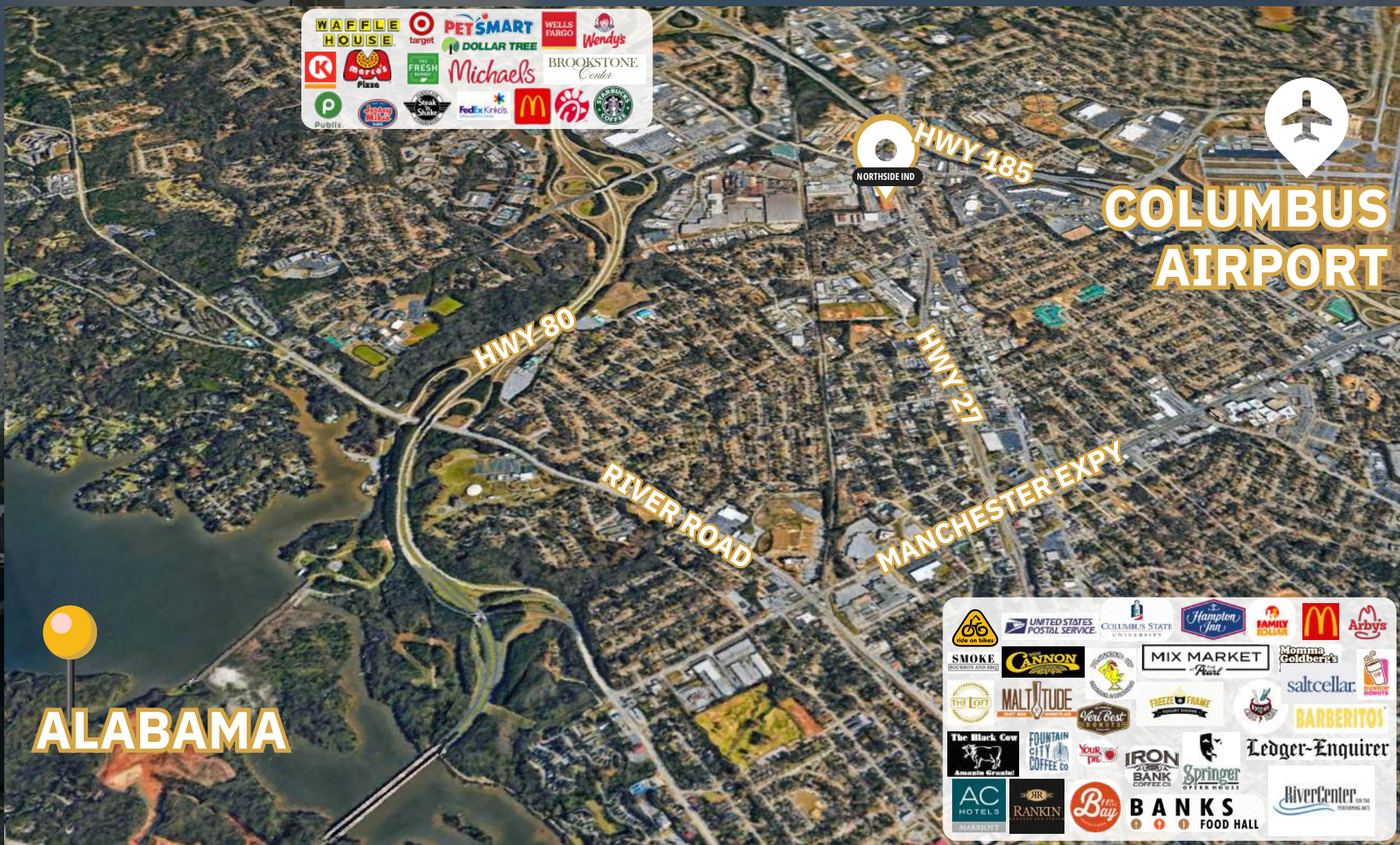
SALE PRICE:

\$1,495,000.00



COLDWELL BANKER KENNON, PARKER,
DUNCAN & DAVIS

NEARBY RETAILERS



DEMOGRAPHICS

31904 AREA

KEY FACTS



Population

38,261



Median Age

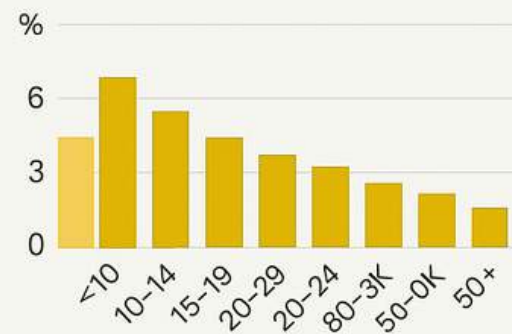
39.5



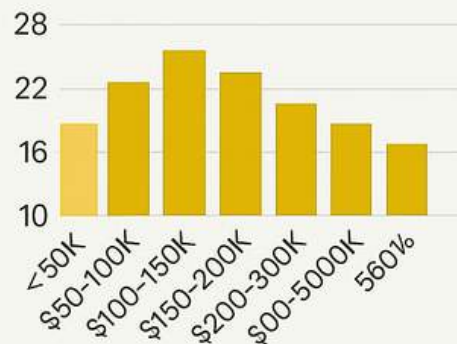
Households

15,685

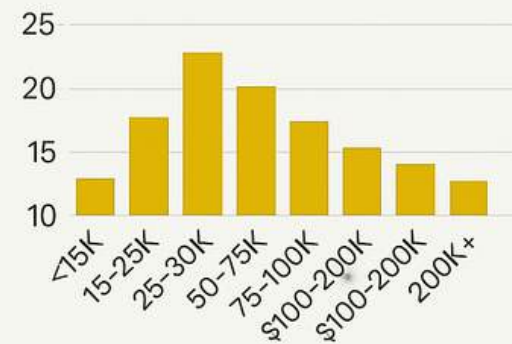
Mortgage as Percent of Salary



Home Value Distribution



Household Income Distribution



Indexes

41

Housing Affordability

106

Diversity

67



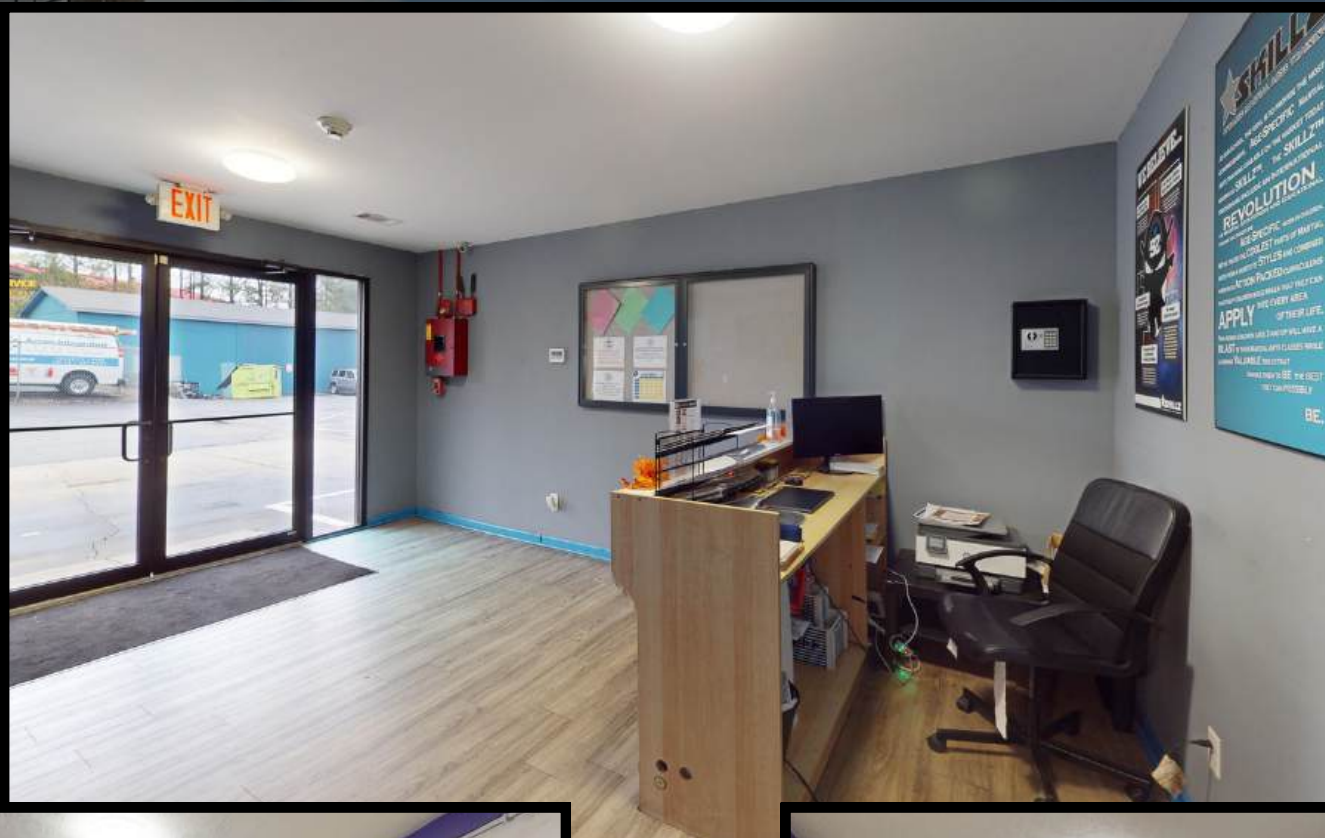
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INTERIOR PROPERTY PHOTOS



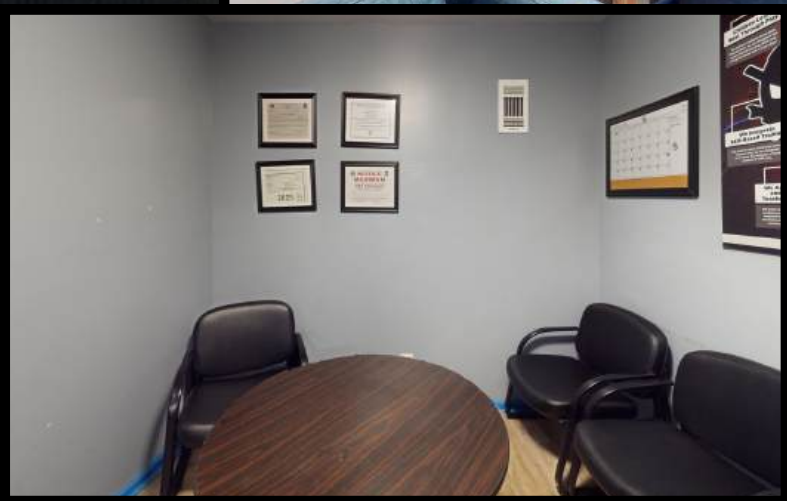
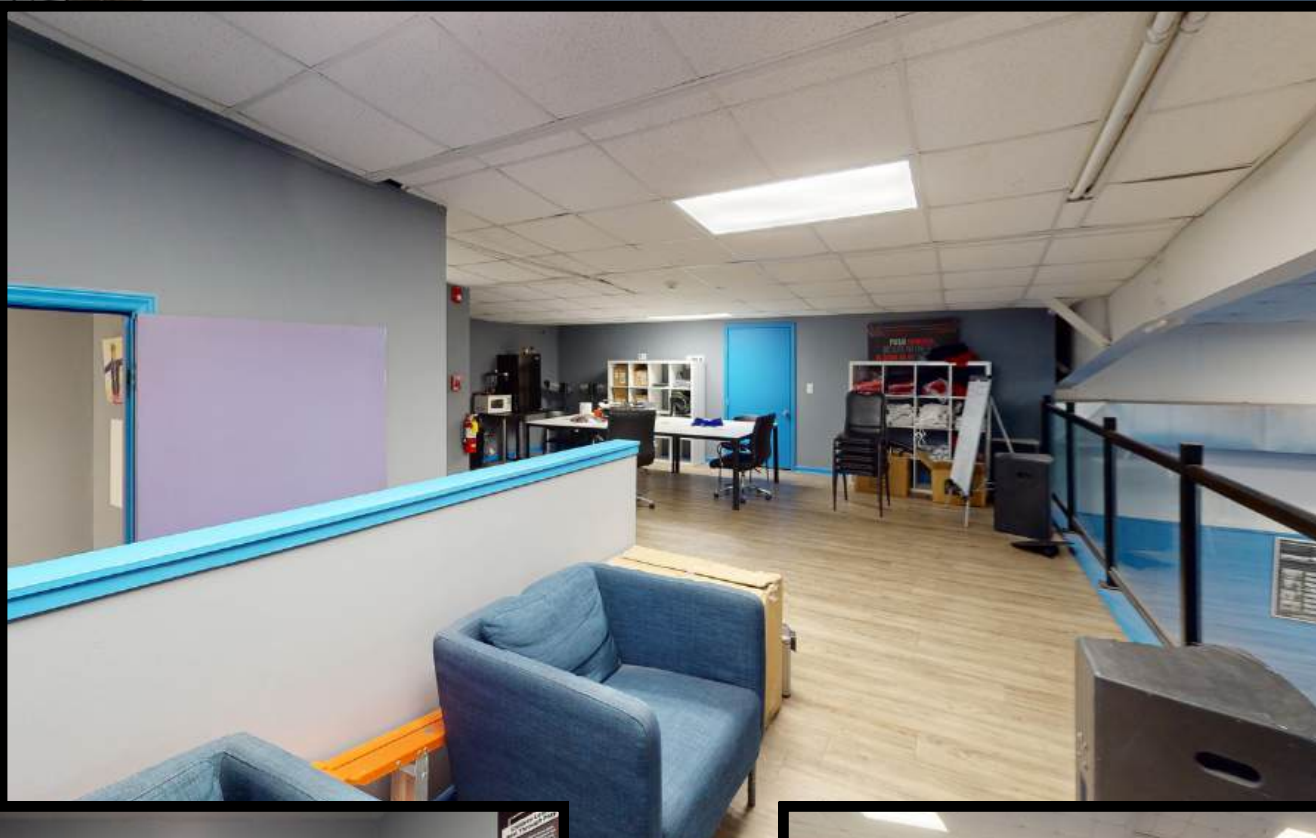
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INTERIOR PROPERTY PHOTOS



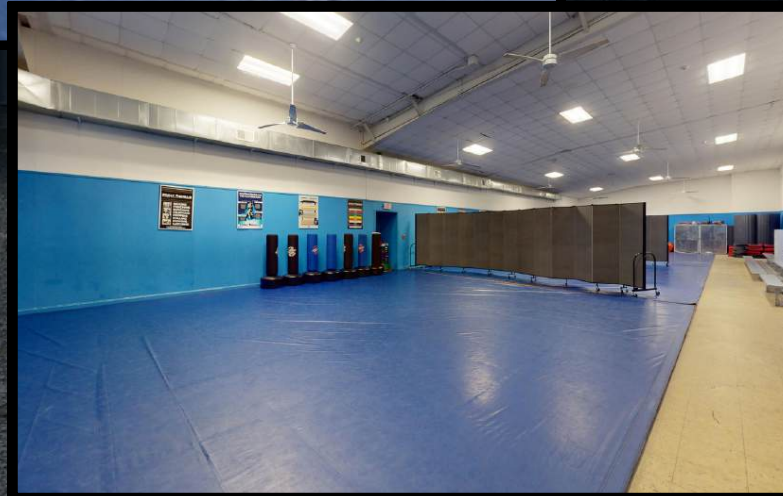
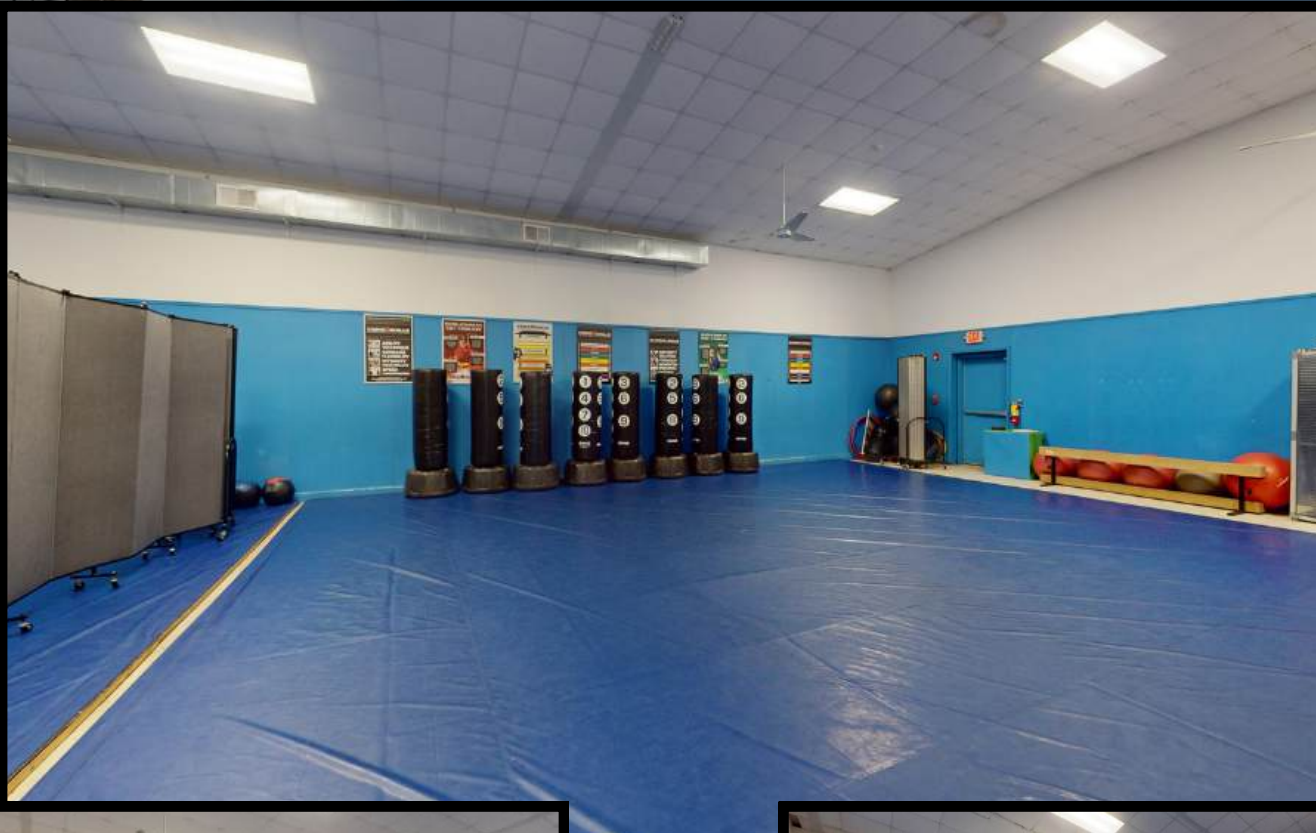
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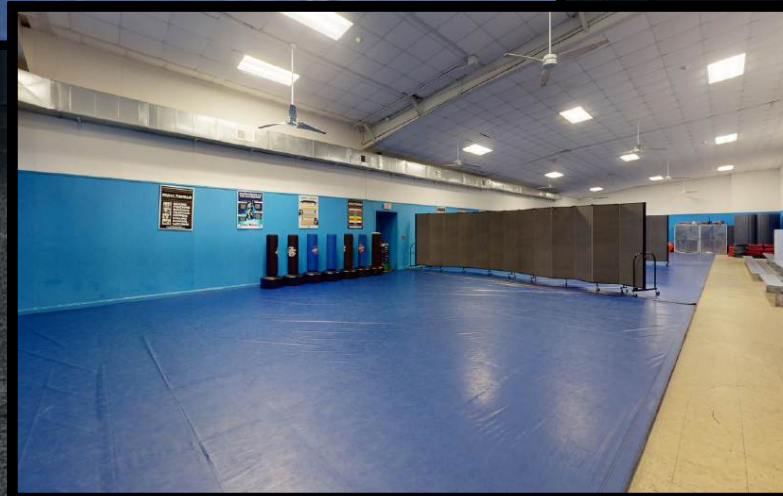
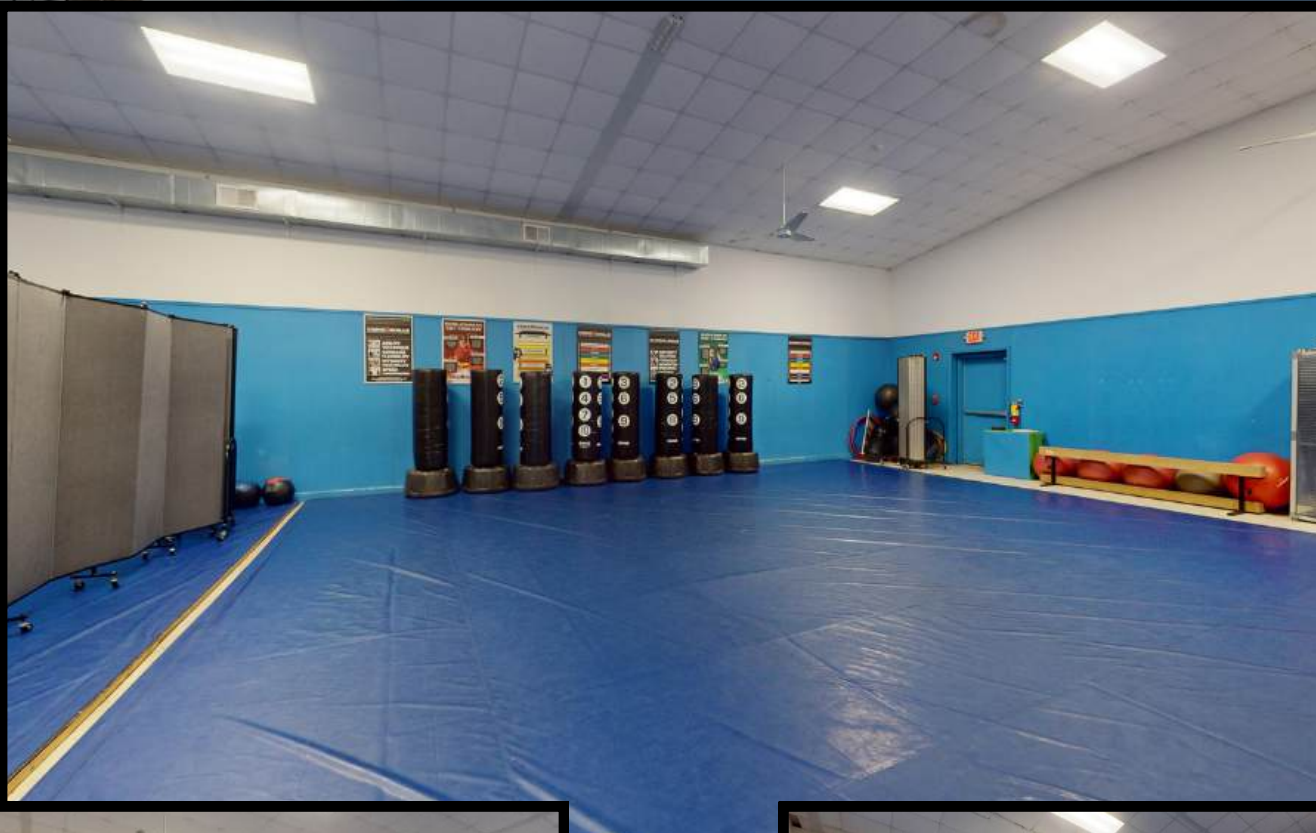
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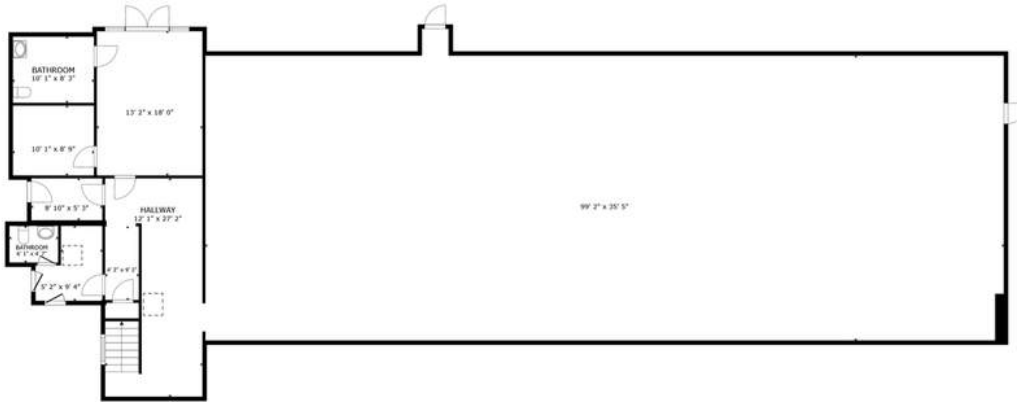


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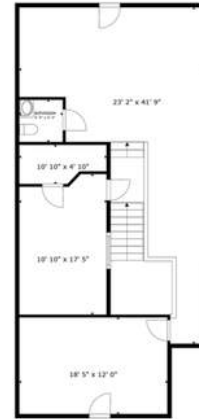
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VIRTUAL WALK THROUGH - FRONT OF BUILDING

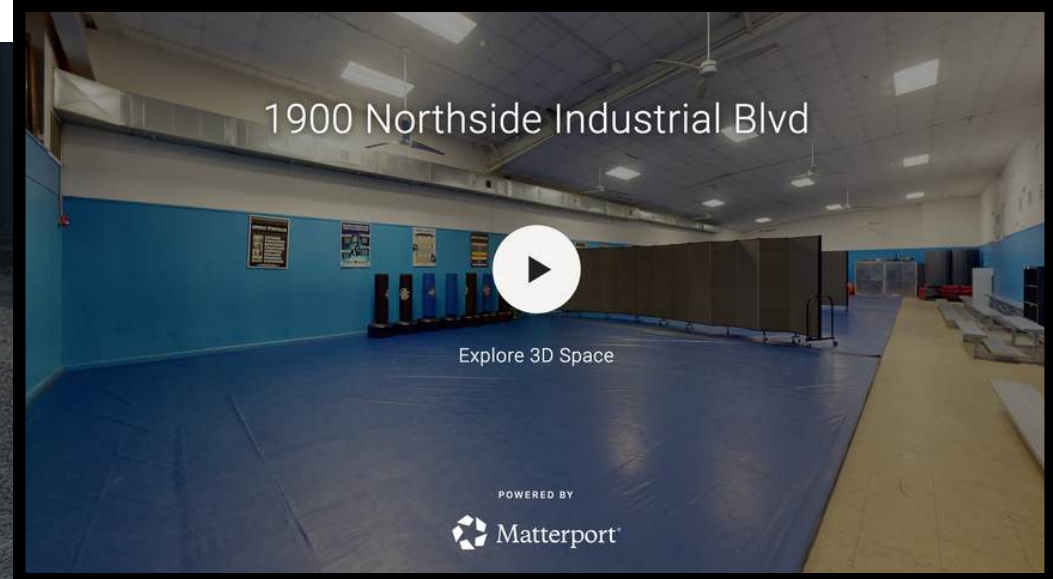


FLOOR 1



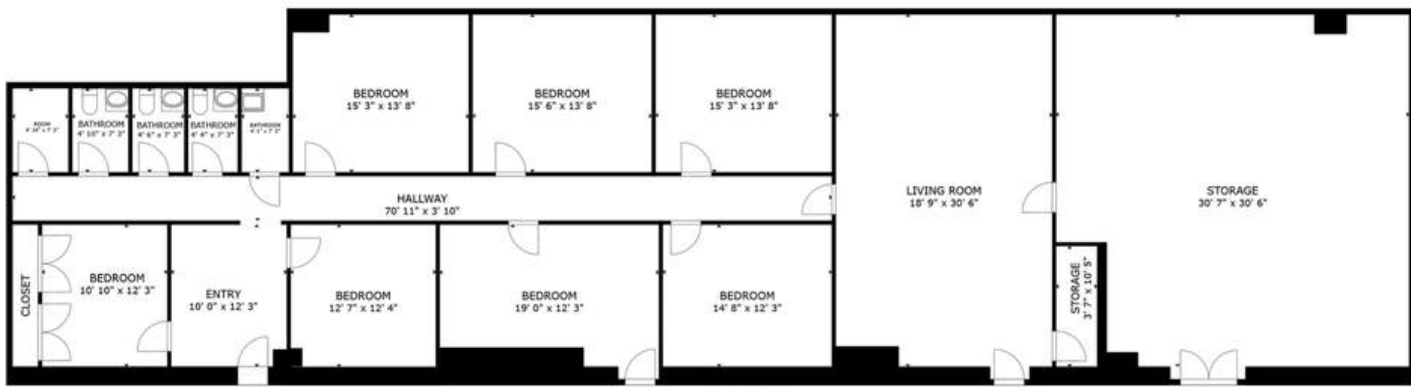
FLOOR 2

**CLICK TO TAKE A
VIRTUAL TOUR**



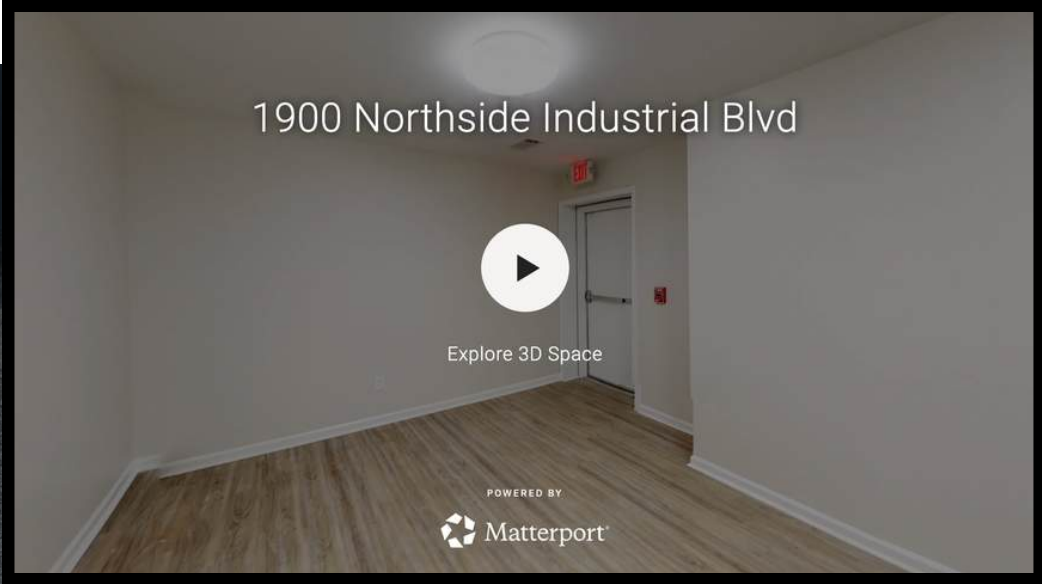


VIRTUAL WALK THROUGH - BACK OF BUILDING

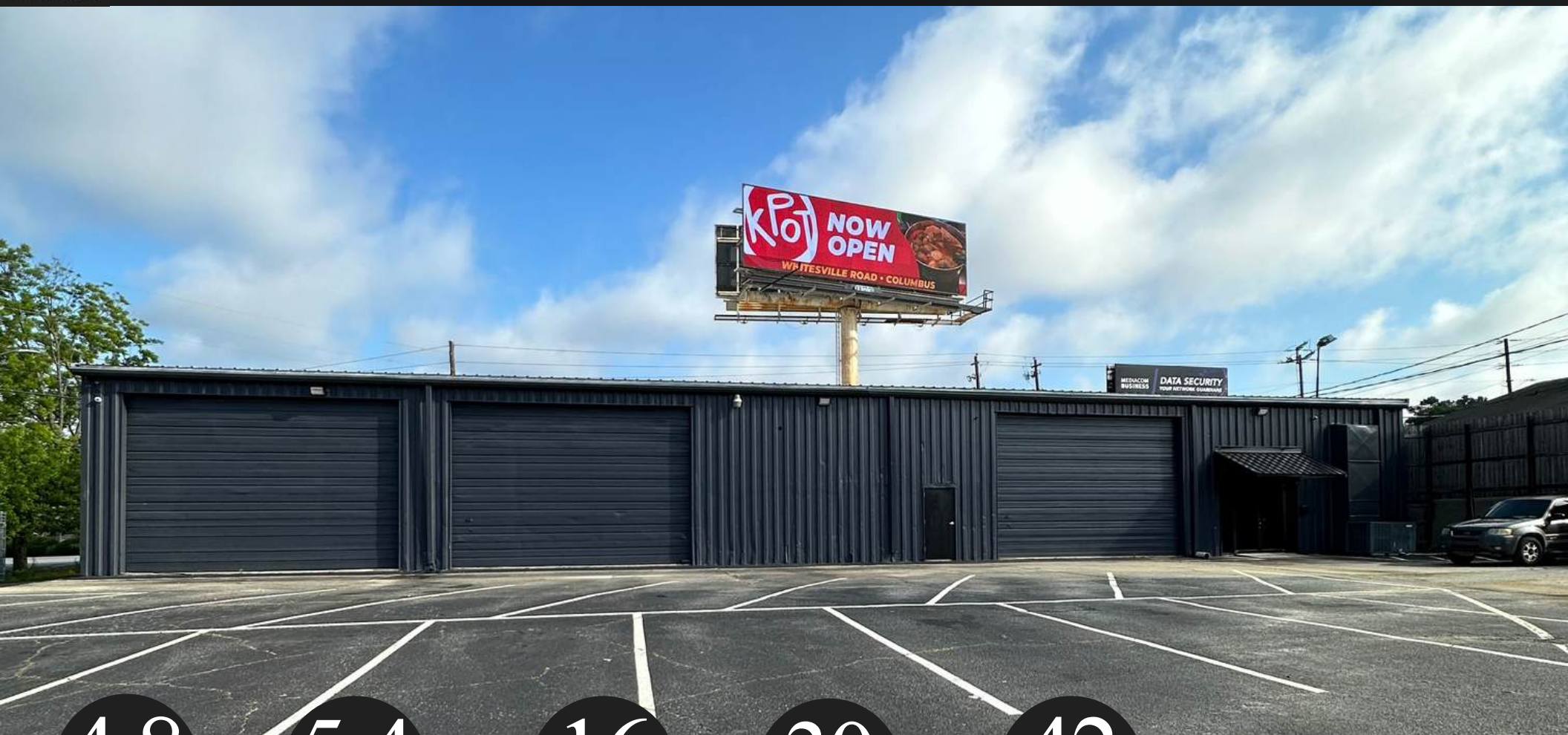


FLOOR PLAN

[CLICK TO TAKE A
VIRTUAL TOUR](#)



PROPERTY



4.8
MILES

5.4
MILES

16
MILES

30
MILES

42
MILES

TO
UPTOWN
COLUMBUS

TO
PHENIX
CITY

TO
FT MOORE

TO
OPELIKA

TO
LAGRANGE



COLDWELL BANKER

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MEET THE TEAM



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ERNIE SMALLMAN, CCIM, MRED

Ernie Smallman is a top-performing commercial real estate broker with over 20 years of experience in sales, leasing, and development. He has been involved in more than 500,000 square feet of transactions across owned, partnered, and third-party assets.

A graduate of the University of Georgia, Ernie also earned his Master's in Real Estate Development from Auburn University, where he studied alongside Chad Odom and Zach Small. He holds the CCIM designation and has ranked in the top 2% of Coldwell Banker Commercial brokers nationwide since 2014.

Known throughout Columbus and Phenix City for his market knowledge and deal-making approach, Ernie delivers strategic, results-driven solutions for landlords, tenants, and investors.



706.888.6651 (Cell)



ernie@erniesmallmancre.com

Zachary Small brings elite discipline, precision, and leadership to commercial real estate, following a distinguished career as a lead instructor at the U.S. Army's Sniper Course. A Columbus resident since 2018, Zach retired from the military in 2023 and now applies his intense focus to guiding clients through complex commercial transactions and investment opportunities.

He holds a Master's in Real Estate Development from Auburn University and an undergraduate degree from Roger Williams University's School of Architecture. This unique academic foundation provides Zach with a deep understanding of structure, space, and design, allowing him to deliver both creative vision and analytical expertise to investors, developers, and business owners.

Beyond his professional pursuits, Zach is deeply dedicated to community mentorship. He currently volunteers as the head coach for Auburn University's Women's Club Ice Hockey team, instilling the same values of teamwork and long-term success that drive his real estate career.



ZACH SMALL, MRED



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