

SALE

TALBOTTON ROAD FLEX BUILDING

1308 Talbotton Road Columbus Columbus, GA 31901



OFFERING SUMMARY

Sale Price:	\$275,000
Price/SF:	\$56.54
Building Size:	4,864 SF
Lot Size:	0.34 Acres
Year Built:	1965
Zoning:	LMI-Light Manufacturing Industrial
Market:	Columbus, GA/AL
Submarket:	Midtown
Traffic Count:	8,300

LOCATION OVERVIEW

This property is centrally located in Midtown Columbus offering excellent access to major employment centers, downtown Columbus, and regional transportation corridors. It is approximately 0.75 miles from Piedmont Columbus Regional Midtown, 1.25 miles from Downtown Columbus, and less than one mile from Veterans Parkway. The property is clearly visible from Warm Springs Road, with over 8,300 vehicles per day.

PROPERTY HIGHLIGHTS

- 4,864 SF flex space with office, warehouse, and production area
- Four roll up doors
- Secure fenced parking and storage yard with automatic gate
- Additional 864 SF storage building located in fenced area
- Recent capital improvements
- Strategic Midtown location with visibility from Warm Springs Road

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PROPERTY DESCRIPTION

This versatile 4,864± SF office/warehouse property offers a flexible layout designed to accommodate a wide range of commercial and industrial users. The improvements include approximately 1,339 SF of office space, 1,319 SF of heated and cooled production area, and 2,212 SF of warehouse/shop space, with interior walls that can be reconfigured to meet the needs of future occupants. Four roll-up doors provide convenient access from both the front and rear of the building, while a fenced parking and storage yard with an automatic gate enhances security and operational efficiency. An additional 864± SF storage building located behind the main improvements features a newer roof and provides valuable supplemental storage space. Recent capital improvements include exterior painting, new gutters, replacement of plumbing fixtures, HVAC installation in portions of the building, and a newer roof on part of the facility. This property presents an excellent opportunity for contractors, service businesses, light manufacturers, and other owner-users seeking adaptable flex space with indoor and outdoor storage capabilities.



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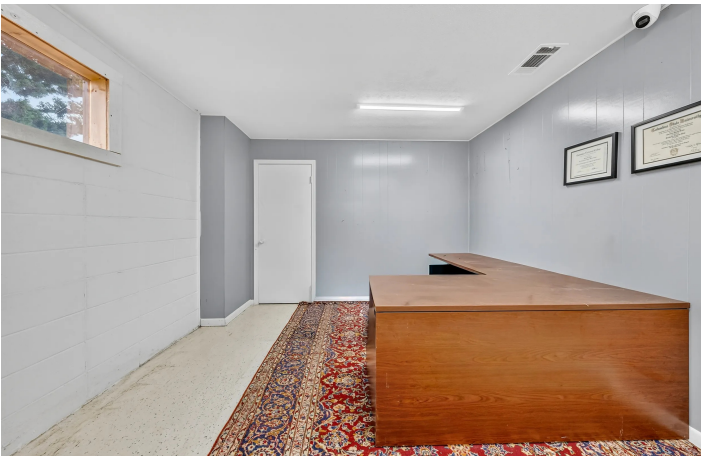


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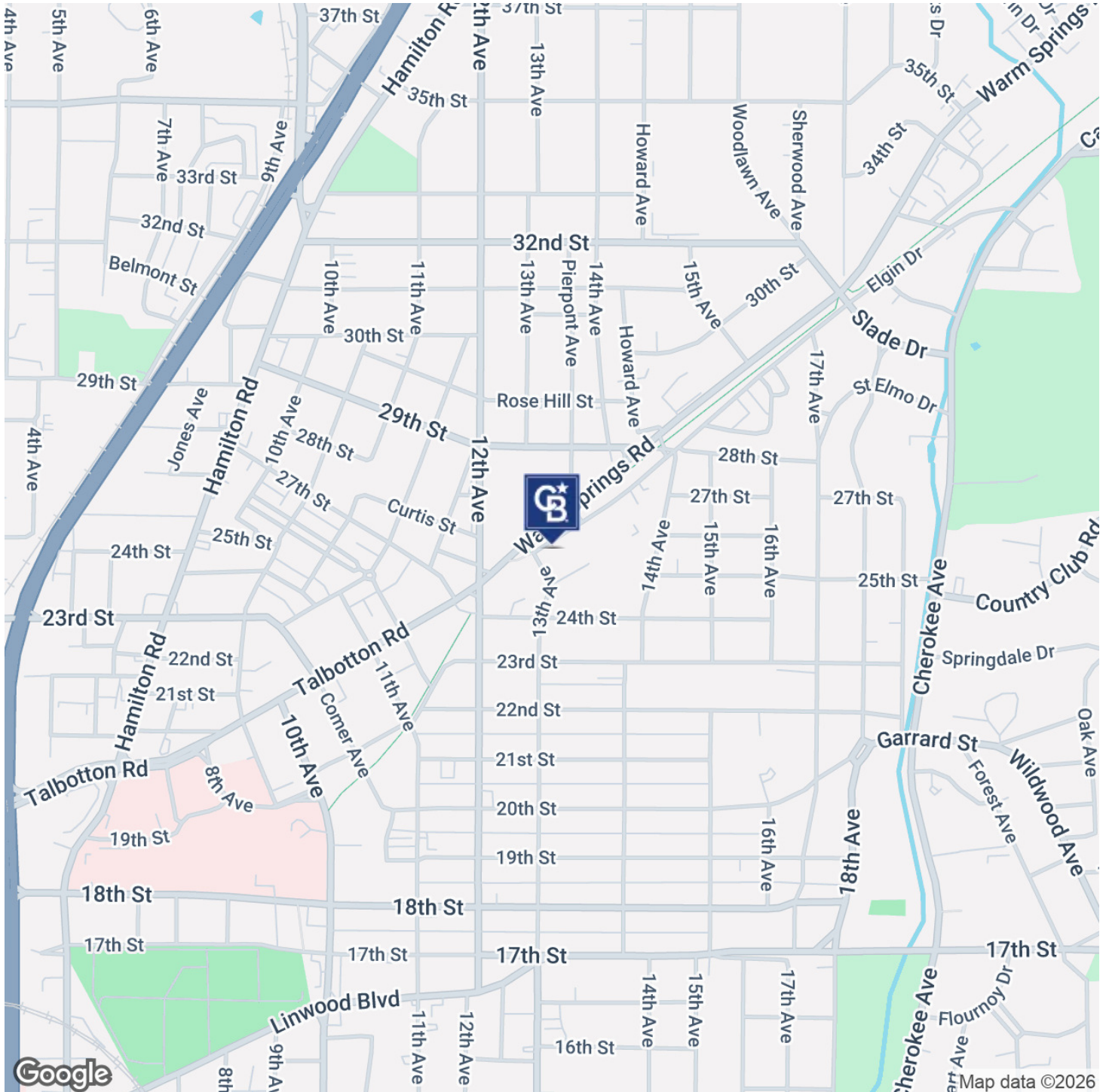


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