

800 INDUSTRIAL CIR

Phenix City, AL 36869

Lease: \$6.50/SF

Sale: \$399,000

WAREHOUSE PROPERTY
FOR SALE OR LEASE





PROPERTY OVERVIEW

Highlights

- 5,600 SF warehouse/office building
- Approximately 0.98 acres across two parcels
- 13 grade-level roll-up doors
- Renovated office and support area
- Convenient access to US-280/431

800 Industrial Circle is a **5,600 SF** freestanding warehouse/office property situated on approximately 0.98 acres across two adjoining parcels in Phenix City. **Renovated in 2025**, the building combines an expansive open warehouse with a finished office and support area, providing a practical layout for storage, distribution, service, contractor, or light industrial operations.

The warehouse features concrete slab flooring, metal construction, exposed steel framing, overhead lighting, and **13 grade-level roll-up doors** measuring approximately 6 feet wide by 8 feet high. The finished portion includes multiple rooms and two restrooms, creating dedicated space for administrative and employee functions.

Property Specs

Property Type

Industrial

Property Sub-Type

Warehouse / Office

Building Size

5,600 SF

Lot Size

Approx. 0.98 Acres

Construction

Metal

Doors

13 Grade-Level Doors

Year Built

1985

Availability

For Sale or Lease

FOR SALE

399,000

FOR LEASE

\$6.50 / SF / Year (NNN)

Property Photos



FLOOR PLAN



FLOOR PLAN CREATED BY CURRICASA AND MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SPACE CONFIGURATION

- Predominantly open warehouse layout
- Finished office and support area at one end
- Multiple rooms for office, reception, or break space
- Two restrooms within the finished area
- 13 grade-level roll-up doors along the warehouse
- Direct access between the office and warehouse areas

LOCATION & ACCESS

Phenix City, Alabama



Location Overview

800 Industrial Circle is positioned within an established Phenix City industrial corridor just off State Docks Road. The property provides convenient access to Brickyard Road and US-280/431, supporting efficient travel throughout Phenix City, Russell County, and nearby Columbus, Georgia.

- US-280/431 access
- Convenient to Columbus, Georgia
- Established industrial corridor
- Nearby logistics and manufacturing users

Need a New Space for Your Business?

Call today to see if this space or one of our other properties can work for you!



Richard Henry

Owner
REALTOR® | Qualifying Broker



Delana Roe

Chief Operating Officer
REALTOR® | Associate Broker



(205) 236-5396



info@rightspacecre.com



RightSpaceCRE.com