



**FOR LEASE**

Office/Warehouse/Manufacturing Space

## Greater Columbus Industrial Hub

903 Fontaine Road, Phenix City, AL 36869  
Columbus, Georgia MSA

**129,798-334,667 SF | \$3.50 PSF/YR NNN**

**Tripp Alexander, CCIM, SIOR**

Partner, Director of Industrial Services  
+1 205 949 5989  
tripp.alexander@colliers.com

**Joe Azar, CCIM**

Senior Associate  
+1 205 949 2692  
joe.azar@colliers.com

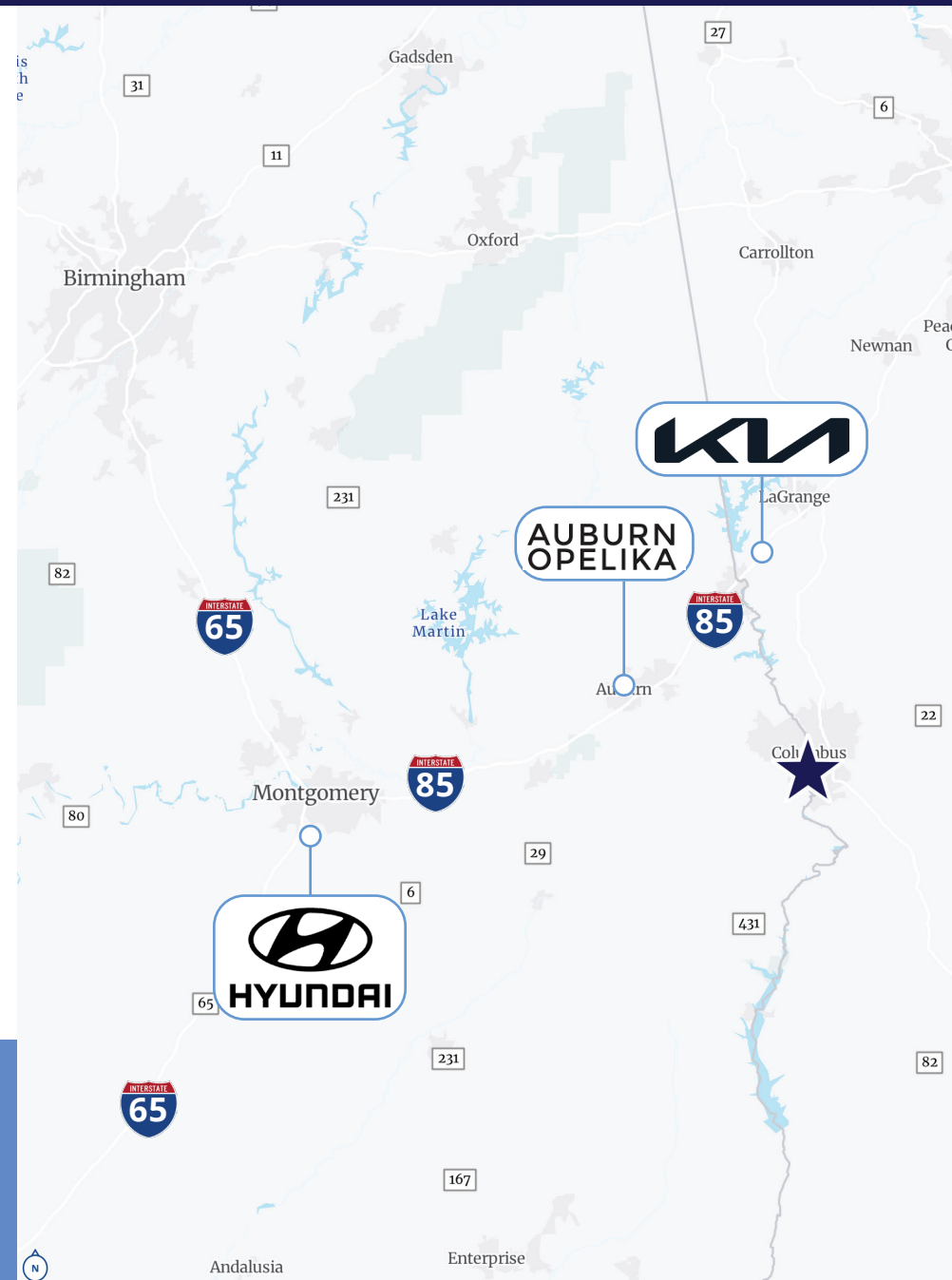
**Colliers**

880 Montclair Road, Suite 250  
Birmingham, AL 35213  
+1 205 445 0955  
colliers.com



# Property Overview

<b>Location</b>	Greater Columbus Industrial Hub 903 Fontaine Road, Phenix City, AL 36869
<b>Space Available</b>	129,798-334,667 SF
<b>Office</b>	10,000 SF
<b>Warehouse/Production</b>	324,667
<b>Ceiling Height</b>	Up to 31'
<b>Power</b>	3-phase; 480/277 volts; 4,000 amps Potential for 18 MW per power company as of 2025, per reverification
<b>Column Spacing</b>	30'x 43'
<b>Roof</b>	TPO rubber membrane
<b>Construction</b>	Steel frame/heavy masonry construction
<b>Dock Doors</b>	22 dock high doors - 9'x 8'
<b>Drive-In Doors</b>	1 oversized drive-in door - 15'x 12'
<b>Fire Suppression Sprinklers</b>	100% coverage
<b>IOS/Parking</b>	Abundant in multiple areas across campus



38

miles to  
Auburn/Opelika

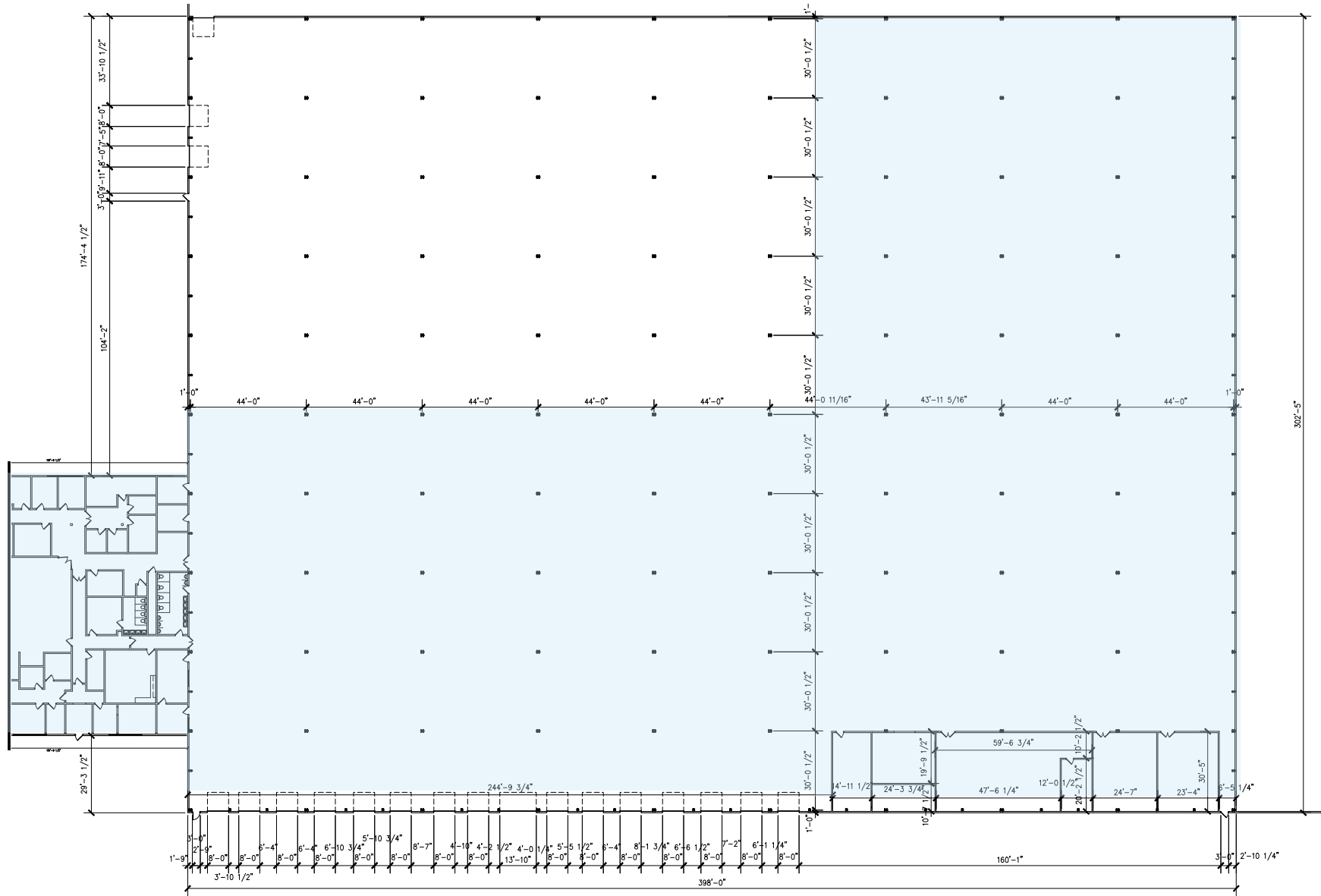
45

miles to  
Kia Plant  
(West Point, GA)

94

miles to  
Hyundai Plant  
(Montgomery, AL)

# Site Plan



# Market Overview | Columbus, GA MSA



324,100  
Total Population



\$54,030  
Median HHI



\$194,491  
Median Home Value



8,010  
Businesses



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**Contact Us:**

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Services  
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**PRICING: \$3.50 PSF/YR NNN**

