



Midtown Industrial Complex

1323 11th Ave & 1328 Webster Ave
Columbus, Georgia 31901

Property Highlights

- Two-building configuration featuring a +/- 75,118 SF main facility and +/- 4,000 SF warehouse
- Functional mix of office, conference, cafeteria, and expansive warehouse space
- Equipped with multiple drive-in bays and dock-high roll-up doors for efficient operations
- Ideal for manufacturing, warehousing, distribution, or owner-user investment
- Property is located within a Qualified Opportunity Zone

Offering Summary

Sale Price:	\$3,850,000
Lease Rate:	Negotiable
Building Size:	+/- 79,118 SF
Lot Size:	+/- 2.915 Acres
Zoning:	Light Manufacturing Industrial (LMI)

For More Information

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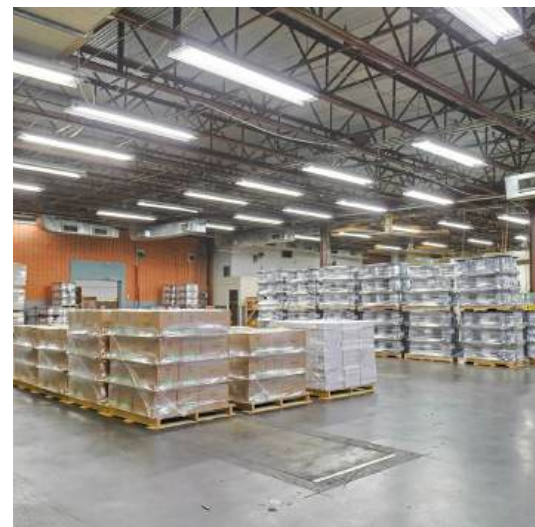
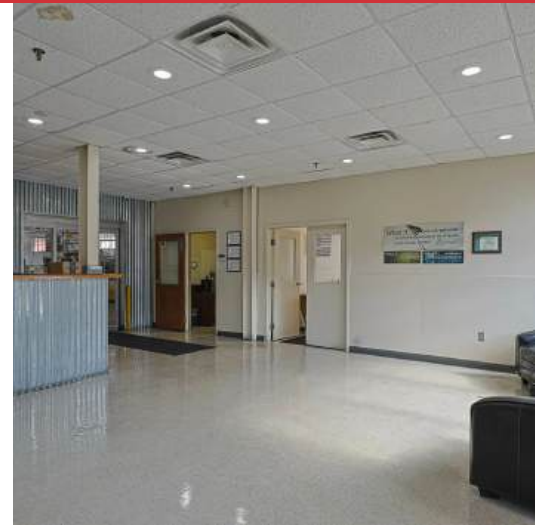
Property Overview

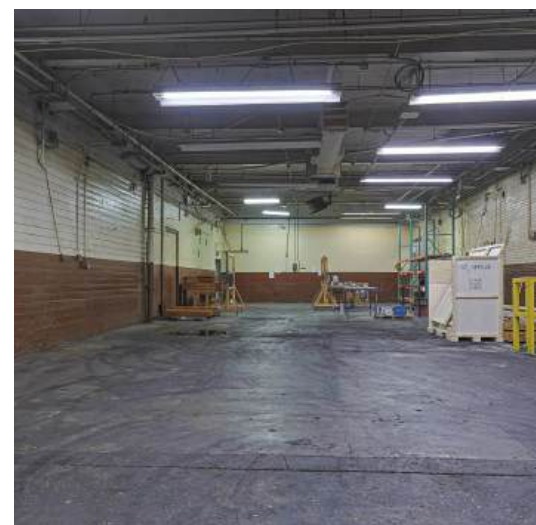
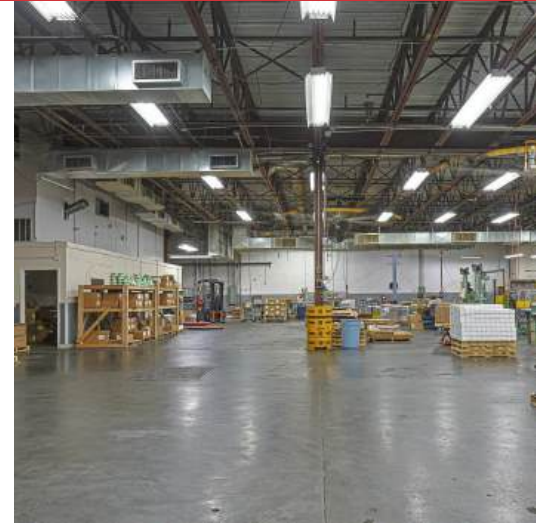
Located on approximately 2.915 acres, 1323 11th Avenue & 1328 Webster Avenue offers an exceptional industrial flex opportunity in Columbus, Georgia. Zoned LMI (Light Manufacturing Industrial), the property is well-suited for a variety of industrial, manufacturing, warehouse, distribution, and flex users.

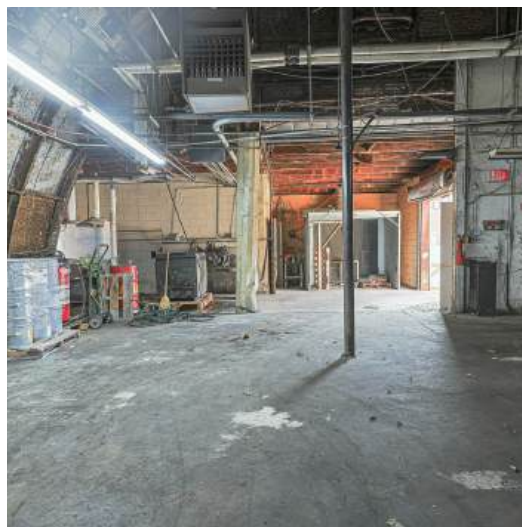
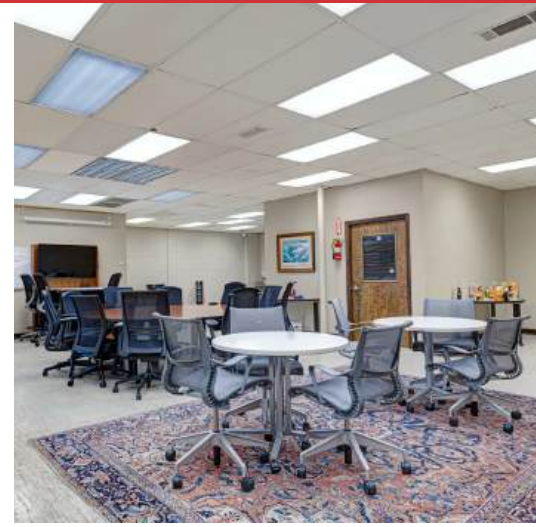
The property consists of two buildings totaling +/- 79,118 square feet. The primary building encompasses +/- 75,118 square feet and features a functional blend of office and warehouse space, including a welcoming reception area, private offices, conference rooms, a cafeteria, and expansive warehouse space designed to support a wide range of operations. The warehouse is equipped with three dock-high doors and two drive-in doors for efficient loading and distribution. Ceiling heights vary throughout the facility, reaching up to approximately 20 feet, while column spacing varies throughout the warehouse areas to accommodate a range of operational needs. The property also features three-phase power with ample electrical capacity to support manufacturing, production, and industrial operations.

A secondary +/- 4,000-square-foot warehouse offers additional flexibility and includes a drive-in bay, making it ideal for supplemental workspace, equipment storage, or inventory overflow.

The site provides approximately 70 parking spaces, offering ample parking for employees, customers, and fleet vehicles. The property is also located within a Qualified Opportunity Zone, providing potential tax advantages for eligible investors. With its versatile layout, robust industrial infrastructure, and convenient configuration, 1323 11th Avenue & 1328 Webster Avenue presents an excellent opportunity for owner-users, manufacturers, distributors, or investors seeking a well-equipped industrial facility in the Columbus market.

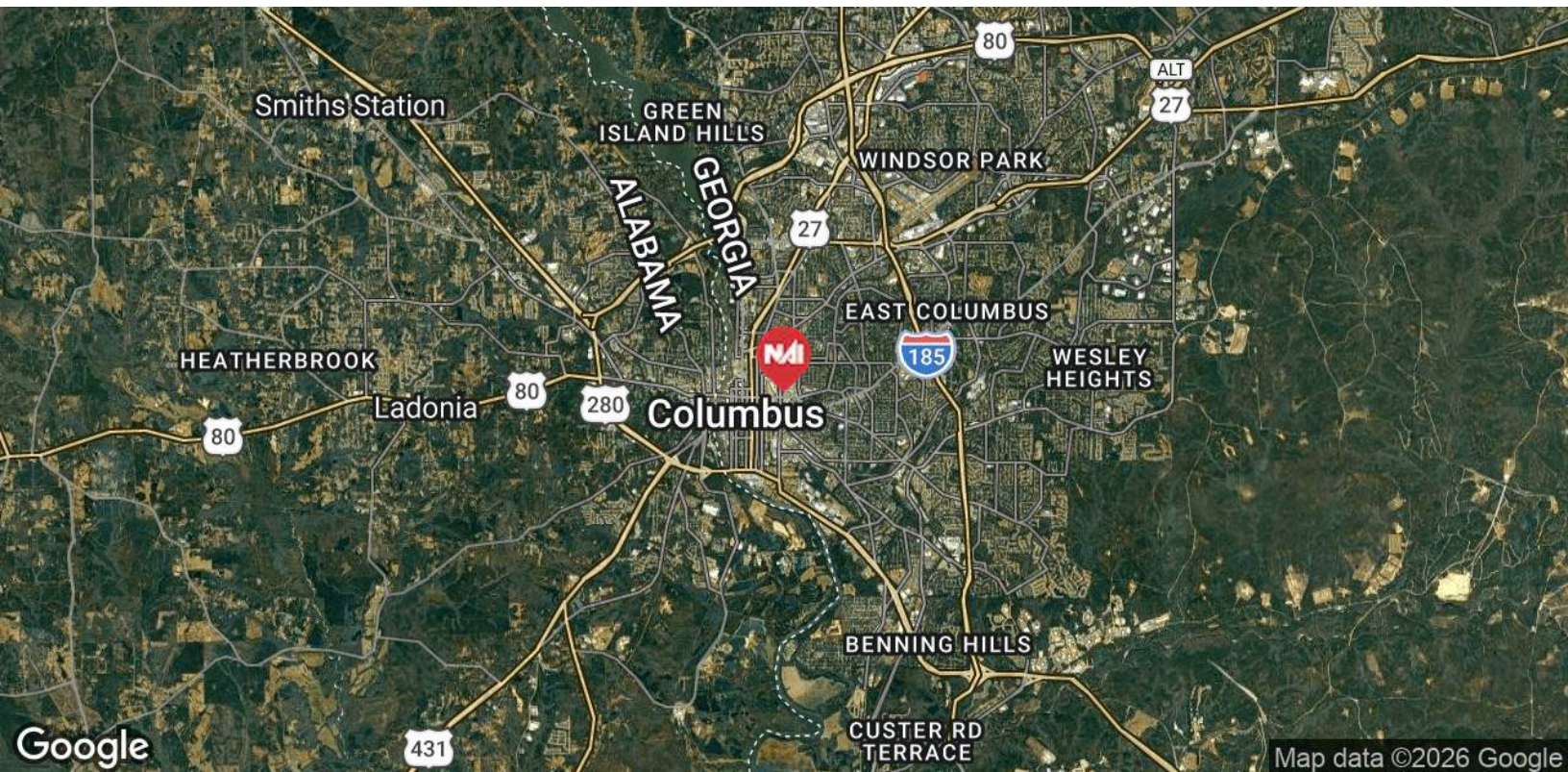
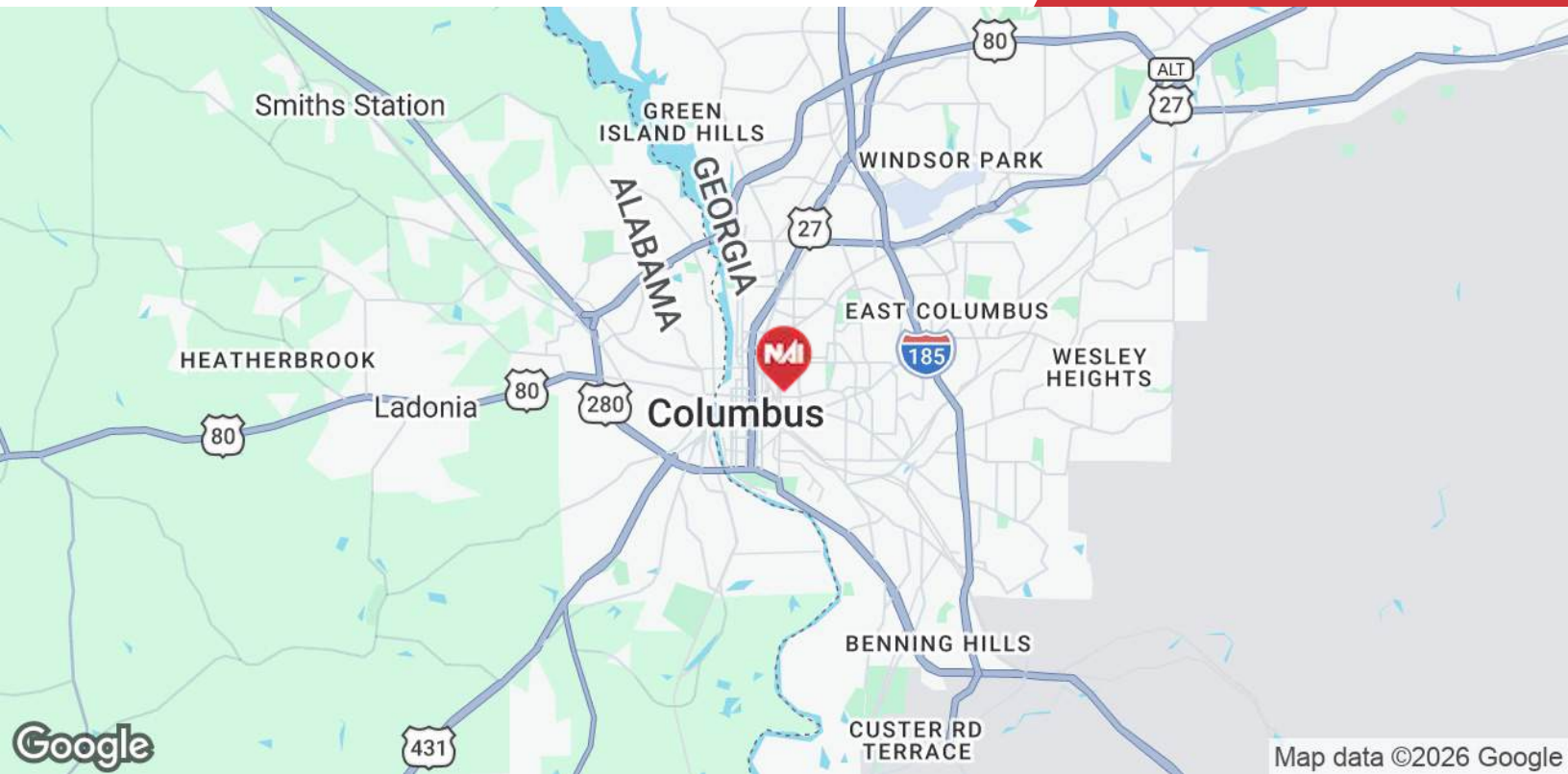


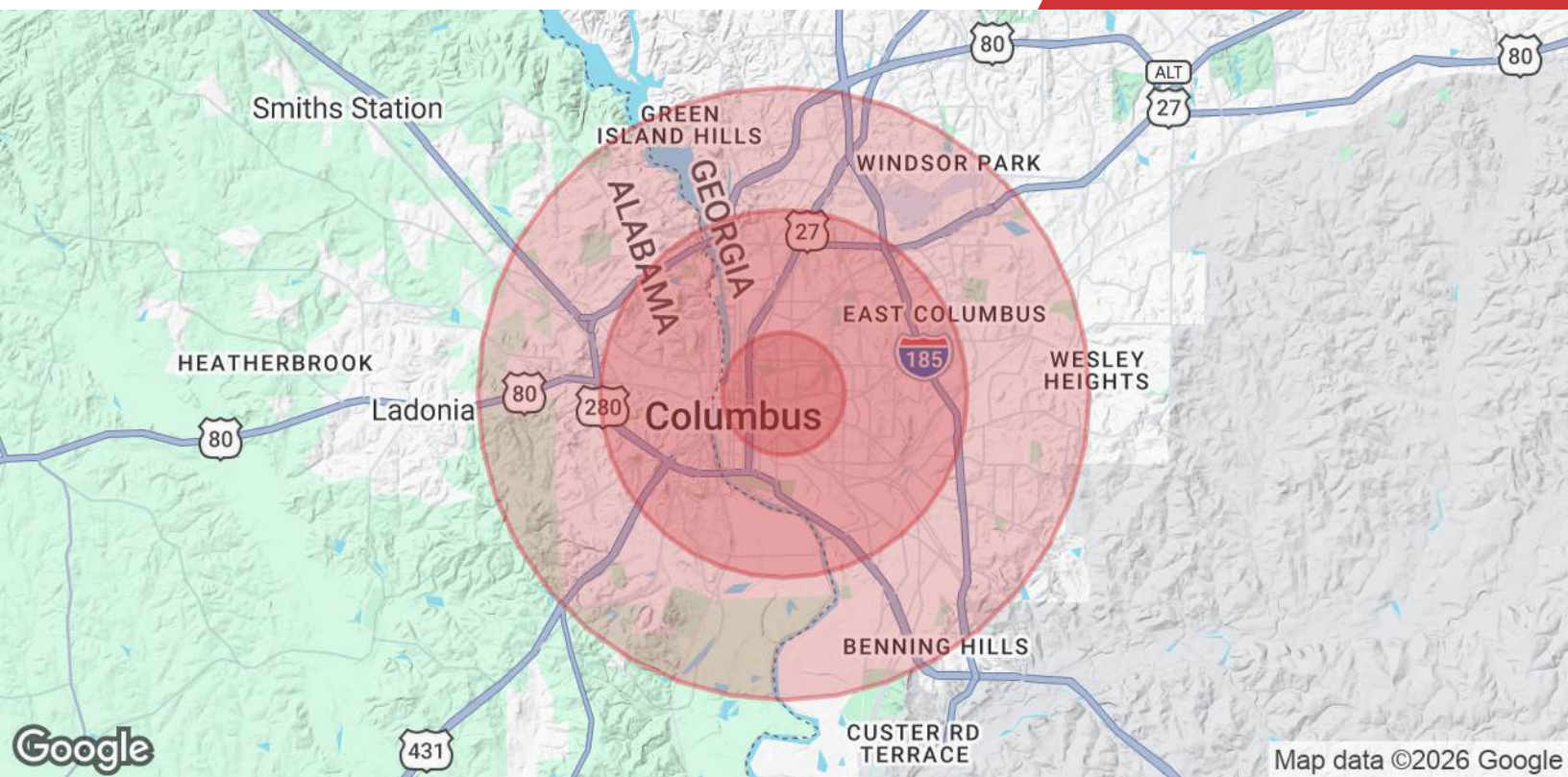












Population	1 Mile	3 Miles	5 Miles
Total Population	7,534	63,120	145,395
Average Age	40.5	35.6	36.5
Average Age (Male)	36.3	33.1	34.4
Average Age (Female)	45.9	38.7	39.5
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,727	27,208	60,748
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$60,476	\$58,230	\$63,547
Average House Value	\$204,897	\$155,673	\$163,773

2023 American Community Survey (ACS)