



River Mill Warehouses Unit 4C

3715 1st Avenue
 Columbus, GA 31904

Property Highlights

- Flexible lease terms
- Convenient to downtown Columbus and Phenix City
- Immediate access to J.R. Allen Parkway and I-185

Property Overview

+/-21,000 SF warehouse available Sept. 1, 2025. Features include LED lighting, fire sprinkler, 14' clear ceiling, office and restroom, 2 docks with levelers, motorized doors, and weather cover. Flexible lease terms and owner will finish to suit. MROD zoning allows a broad range of warehouse, retail, and related uses.

1 block west of 2nd Avenue with immediate access to J.R. Allen Parkway/US 80, Manchester Expressway/GA 85, and I-185.

Offering Summary

Lease Rate:	\$5.85/SF Mod. Gross
Building Size:	400,735 SF
Available SF:	+/-21,000 SF
Lot Size:	16.1 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,331	24,230	50,035
Total Population	8,197	56,715	119,794
Average HH Income	\$33,698	\$45,973	\$50,004

For More Information

David C. Johnson

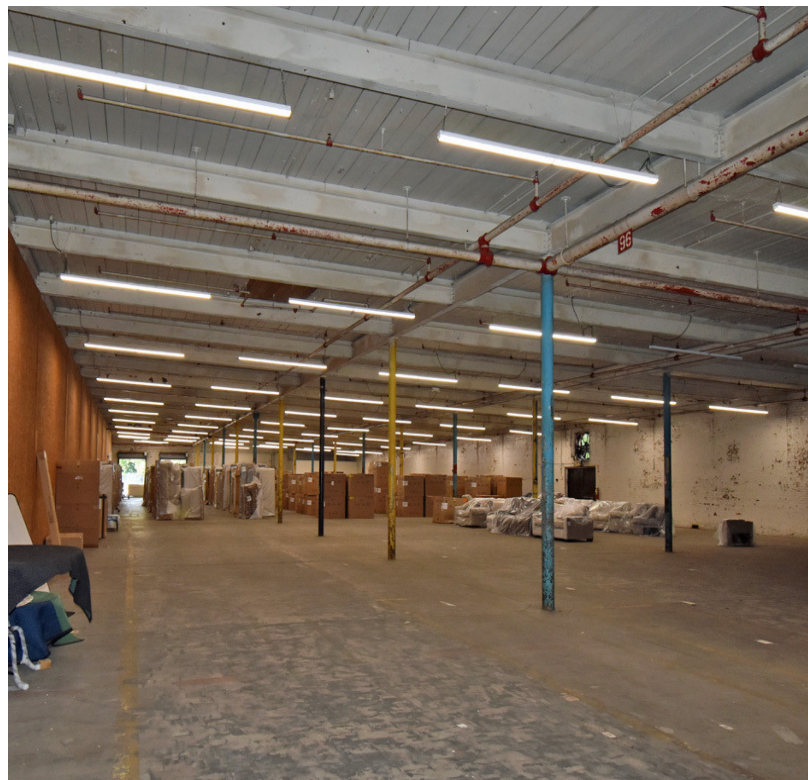
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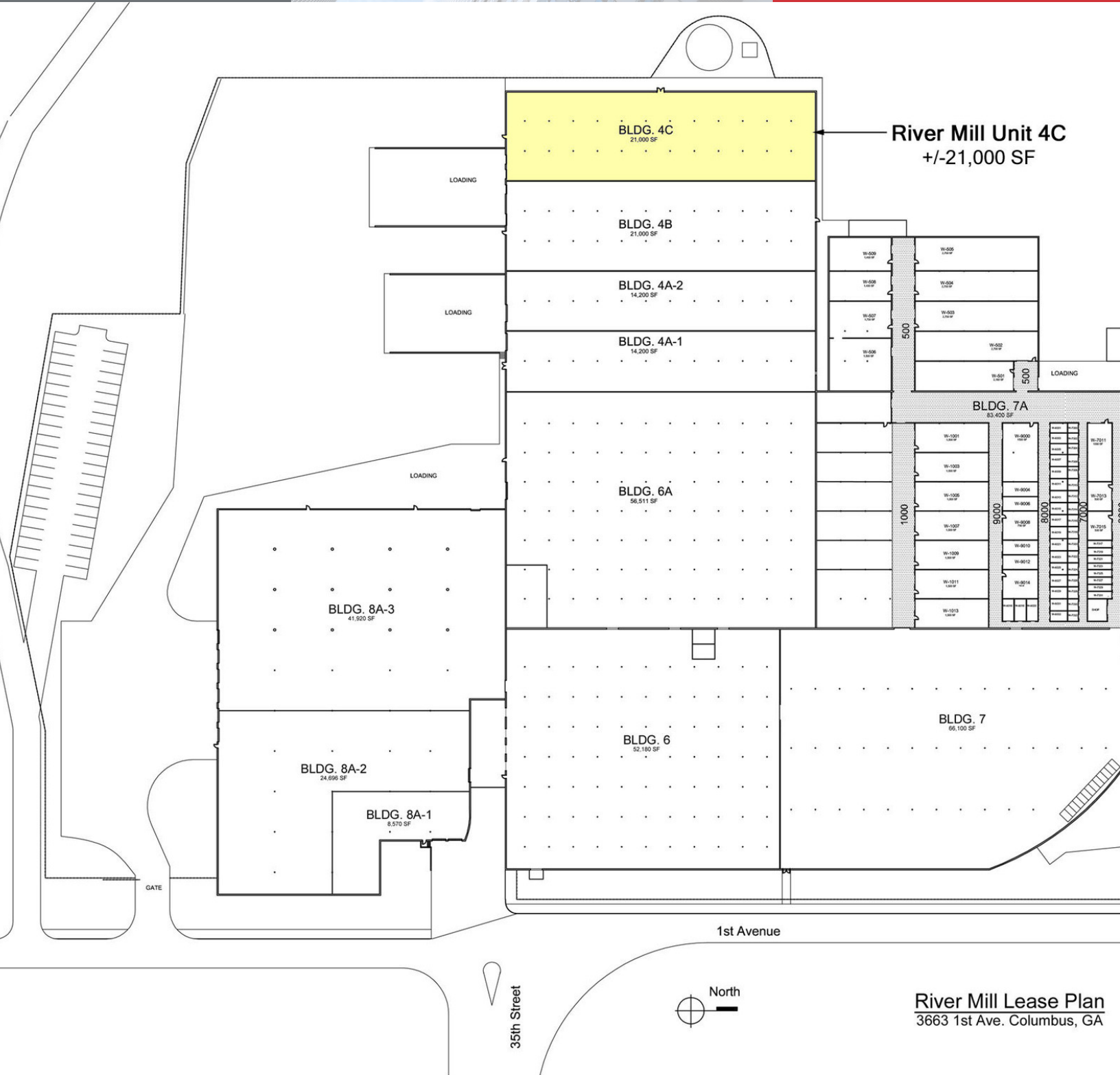
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**River Mill Unit 4C
+/-21,000 SF**

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83,400 SF**

**BLDG. 6A
56,511 SF**

**BLDG. 7
66,100 SF**

**BLDG. 6
52,180 SF**

**BLDG. 8A-2
24,696 SF**

**BLDG. 8A-3
41,920 SF**

**BLDG. 8A-1
8,570 SF**

**BLDG. 4B
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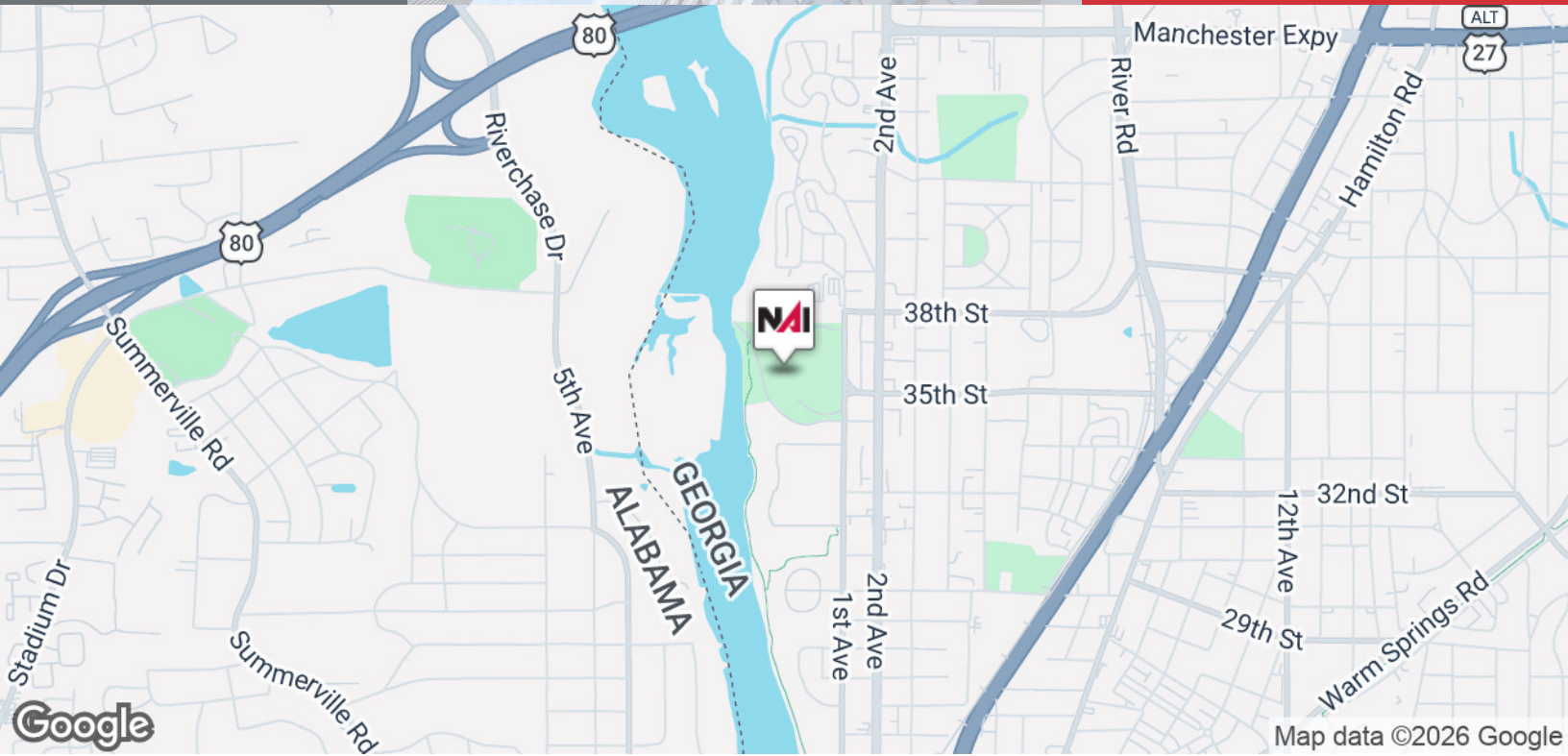
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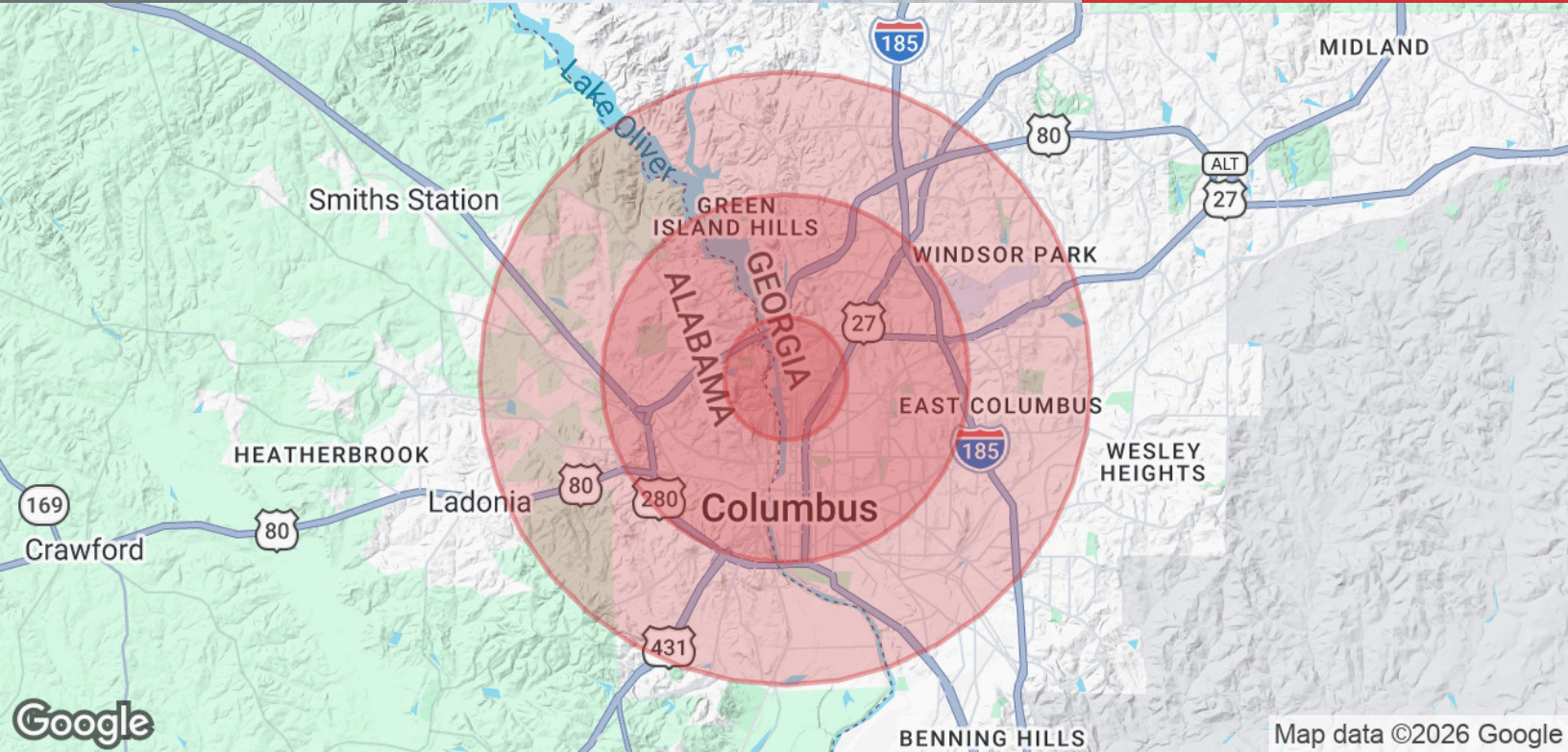
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Population

1 Mile

3 Miles

5 Miles

Total Population	8,197	56,715	119,794
Average Age	32.0	35.6	35.9
Average Age (Male)	30.6	33.8	34.0
Average Age (Female)	32.9	37.2	37.3

Households & Income

1 Mile

3 Miles

5 Miles

Total Households	3,331	24,230	50,035
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$33,698	\$45,973	\$50,004
Average House Value	\$124,911	\$141,076	\$150,525

2020 American Community Survey (ACS)

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