



3639 Joy Rd./Bldg. 5

Columbus, GA 31906

Property Highlights

- +/-30,298 SF clean warehouse
- +/-18' clear ceiling height
- 1 loading dock, 2 drive-in doors
- 2 blocks from I-185 / Old Cusseta Rd. interchange

Property Overview

+/-30,298 SF of clean, functional warehouse space available for short or long-term lease. Features include +/-18' clear ceiling heights, 1 loading dock, 2 drive-in doors, and HID lighting.

Large surrounding site can accommodate outdoor storage of vehicles, equipment, or materials. Up to 175,000 SF of additional warehouse space in adjoining buildings available soon with expansion potential for larger users. Located 2 blocks from the new I-185 / Old Cusseta Rd. interchange, opening late 2026.

Offering Summary

Lease Rate:	Negotiable
Available SF:	+/-30,298 SF
Site Size:	+/-35.49 Acres

For More Information

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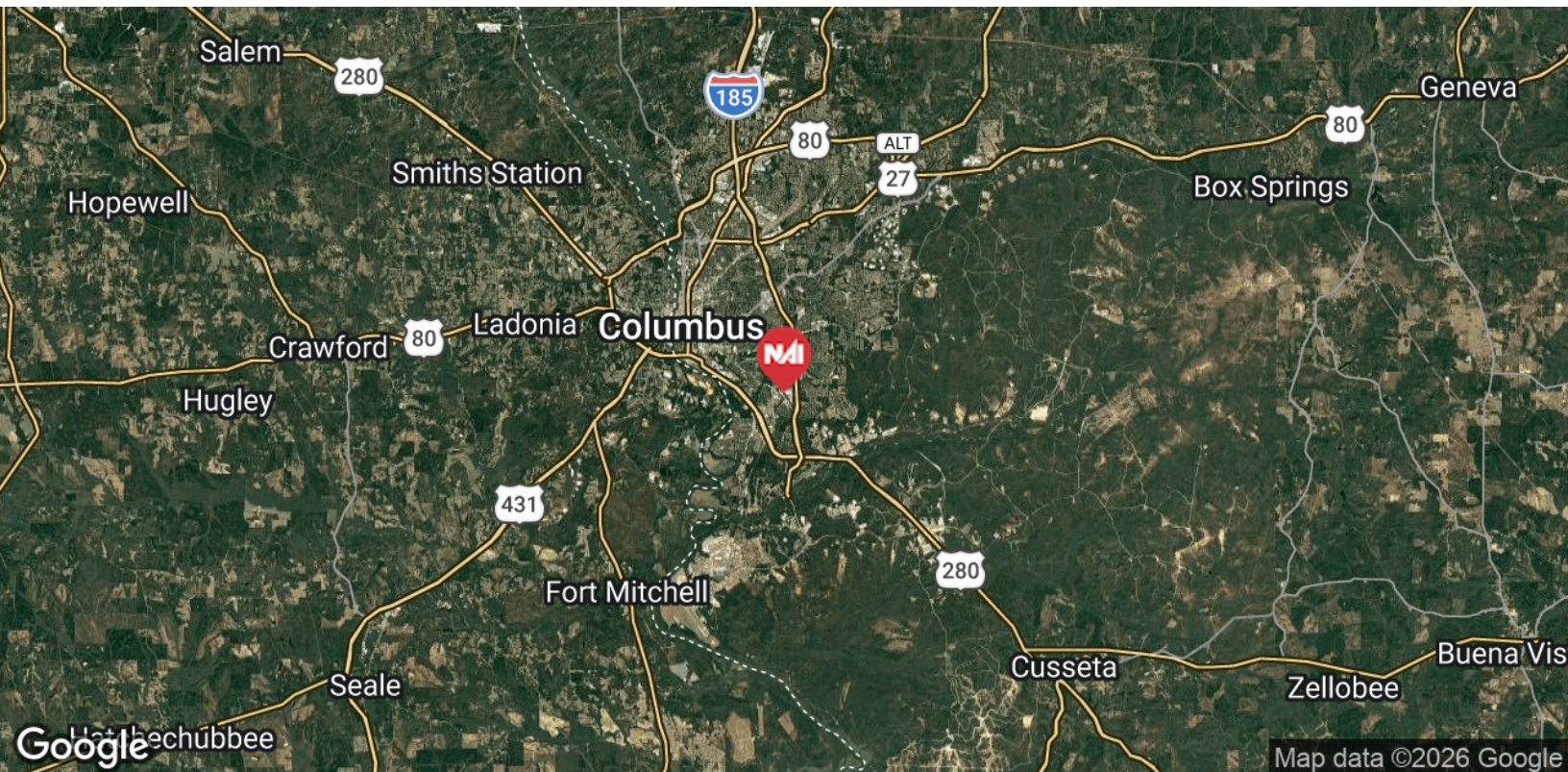
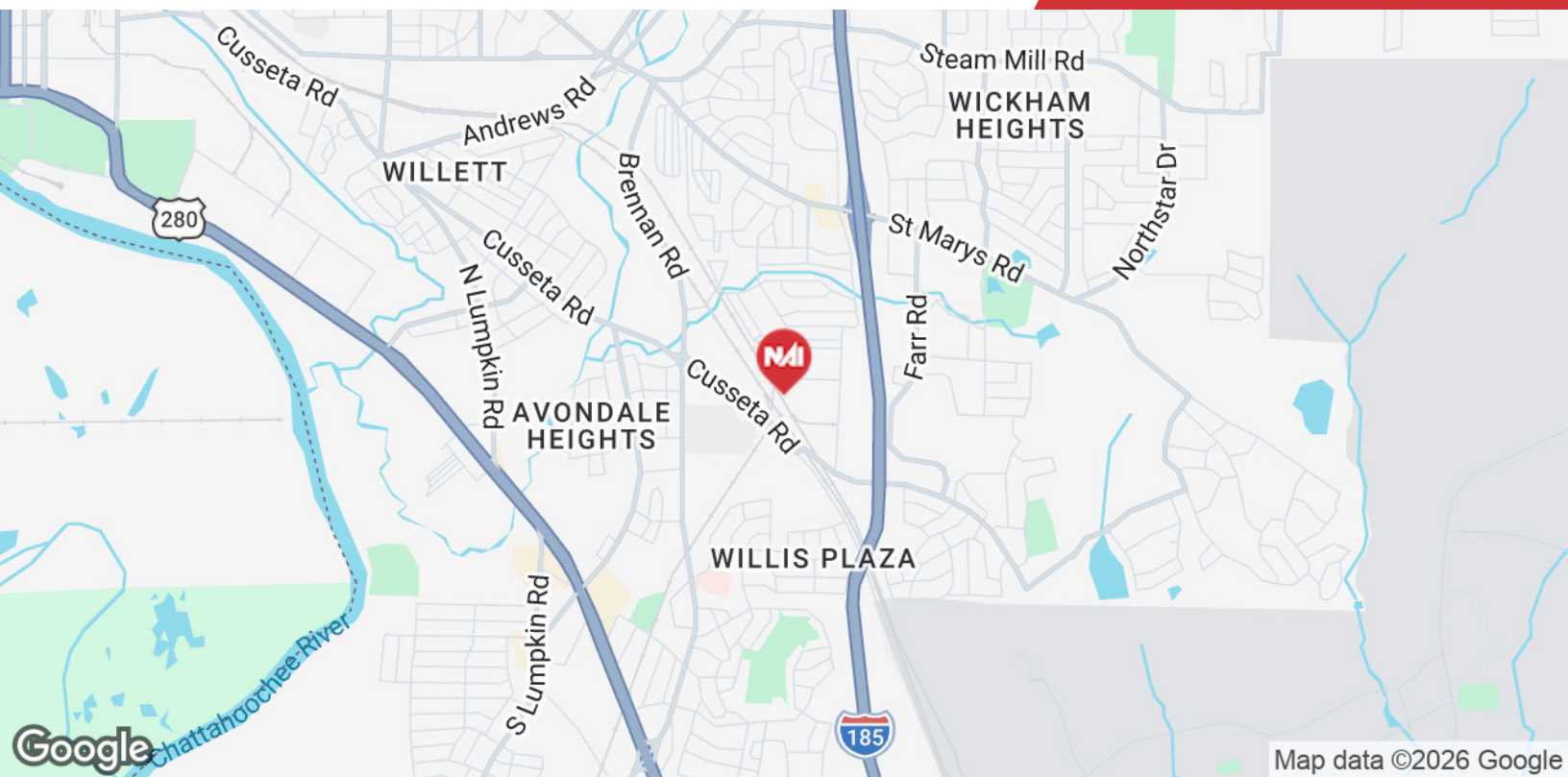
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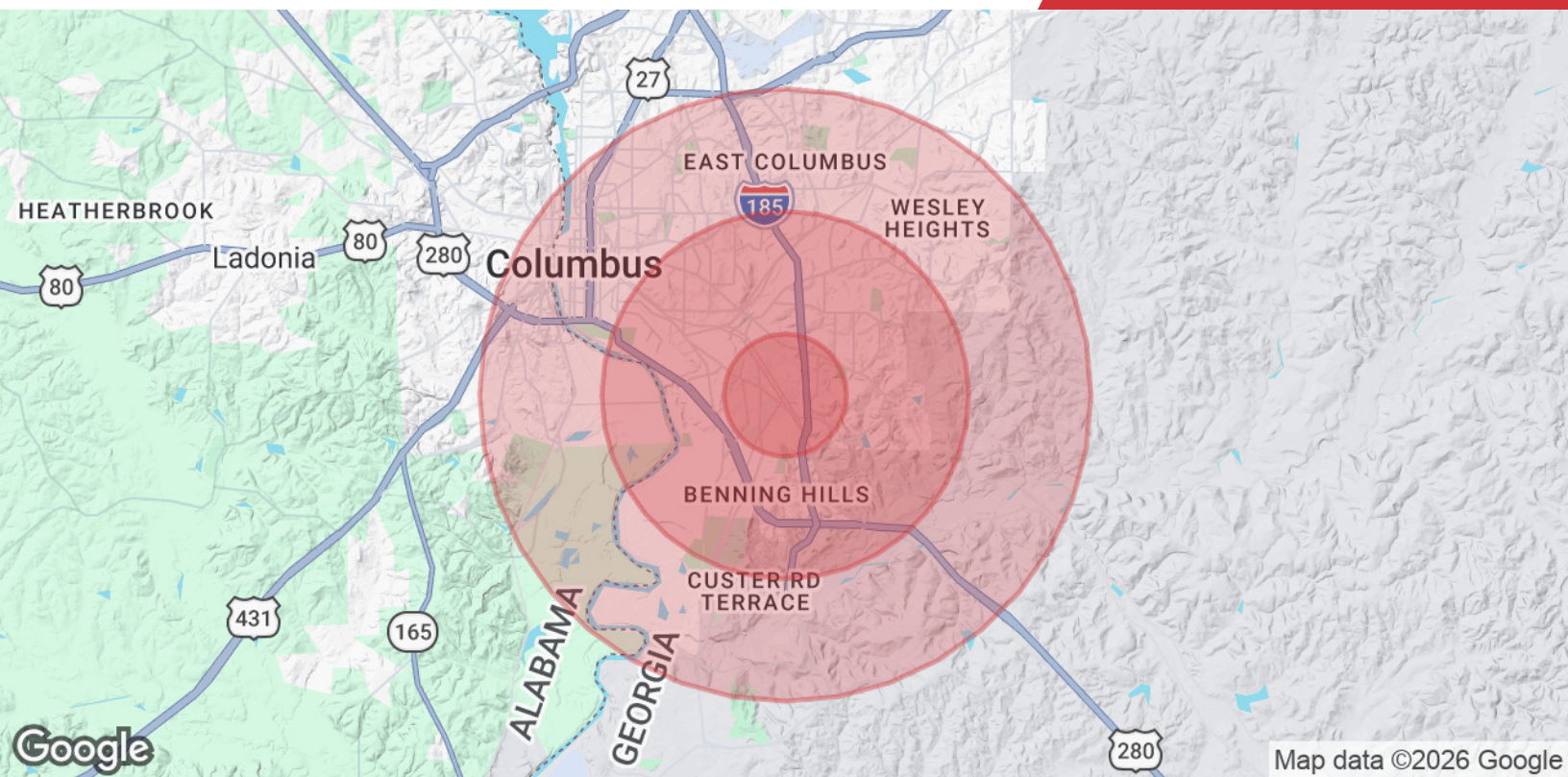
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Population

	1 Mile	3 Miles	5 Miles
Total Population	9,145	55,759	112,864
Average Age	35.4	36.4	35.7
Average Age (Male)	31.4	34.1	33.9
Average Age (Female)	39.5	39.7	38.3

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,597	22,283	45,727
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$46,823	\$52,304	\$59,131
Average House Value	\$114,923	\$126,433	\$146,682

2023 American Community Survey (ACS)