



2500 Blanchard Blvd

Columbus, Georgia 31901

Property Highlights

- +/- 12,060 SF industrial warehouse on 4.8 fenced acres
- +/- 8,000 SF warehouse space with 34 loading docks
- +/- 4,000 SF office/showroom with private offices and storage rooms
- Ample yard space for truck parking, equipment storage, or industrial operations

Property Overview

Industrial warehouse opportunity located at 2500 Blanchard Blvd in Columbus, GA featuring approximately 12,060 square feet on a 4.8-acre fenced lot. The property includes approximately 8,000 square feet of warehouse space with 34 loading docks, along with approximately 4,000 square feet of office/showroom space featuring private offices, storage rooms, and a showroom area. Ideal for distribution, logistics, or industrial operations with ample yard and parking space.

Offering Summary

Sale Price:	\$865,000
Lease Rate:	\$7 SF/yr (MG)
Building Size:	12,060 SF
Lot Size:	4.8 Acres

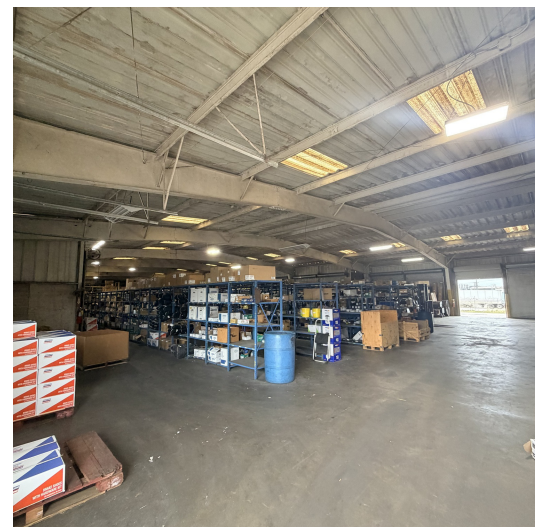
For More Information

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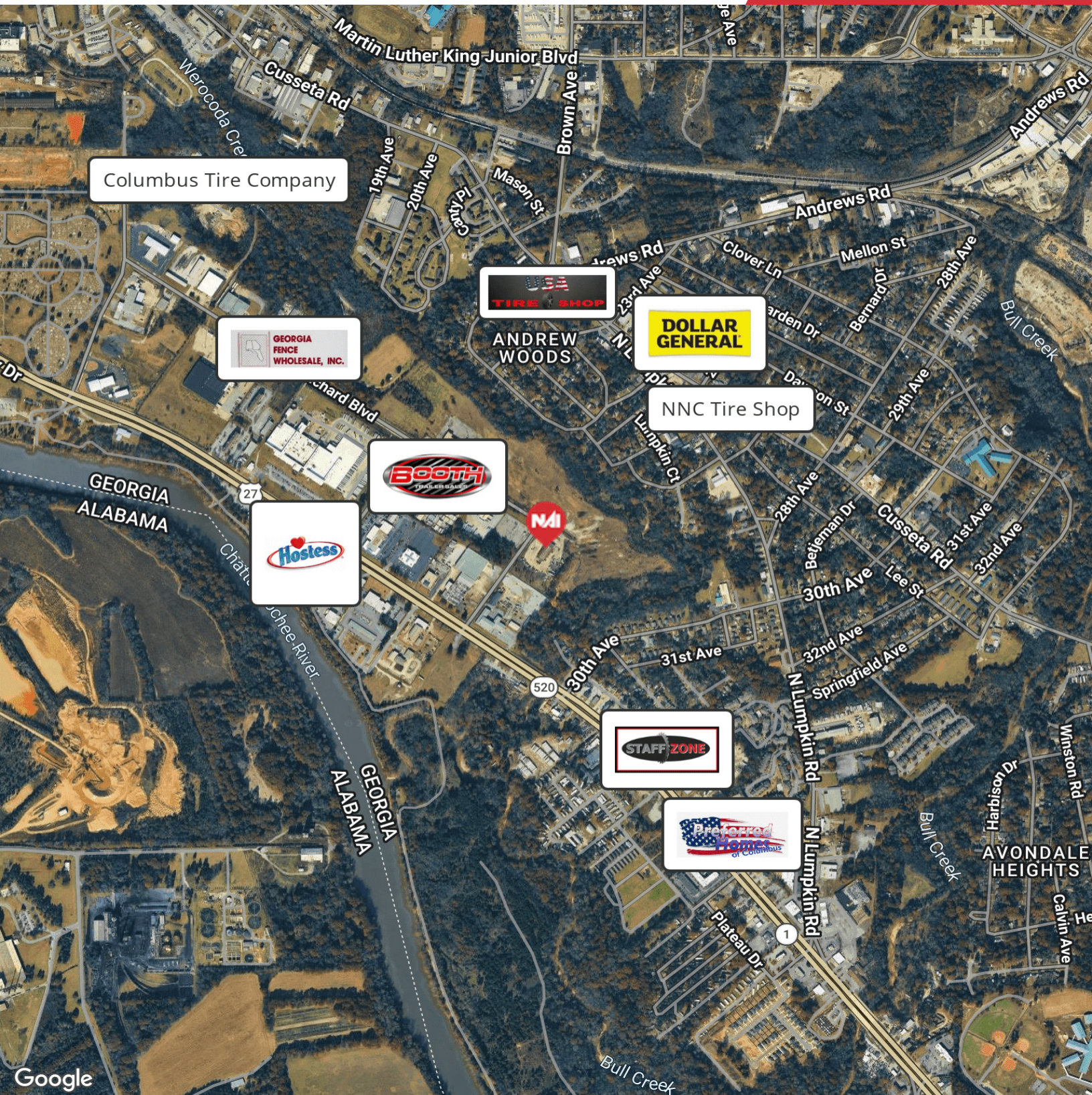
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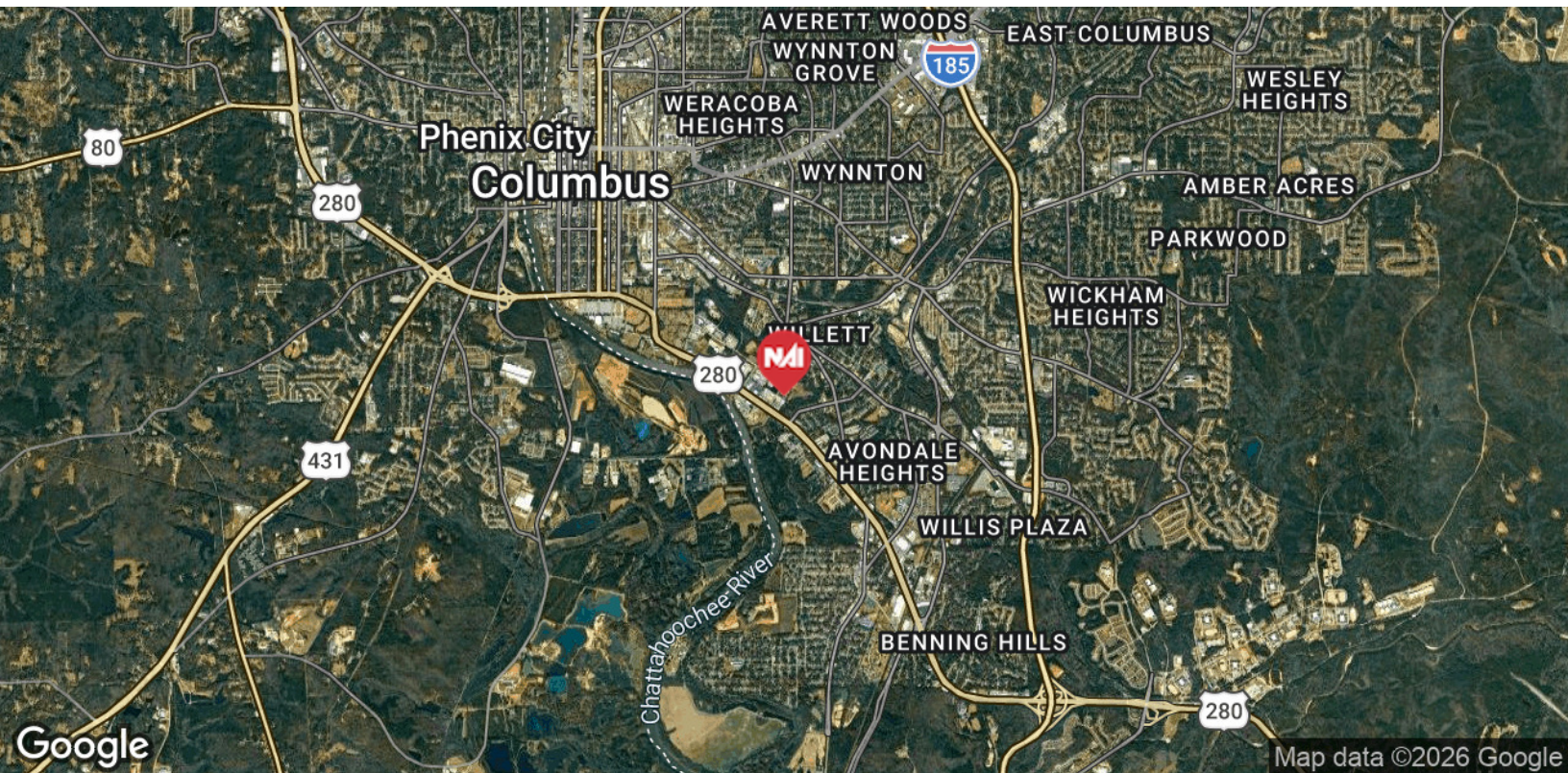
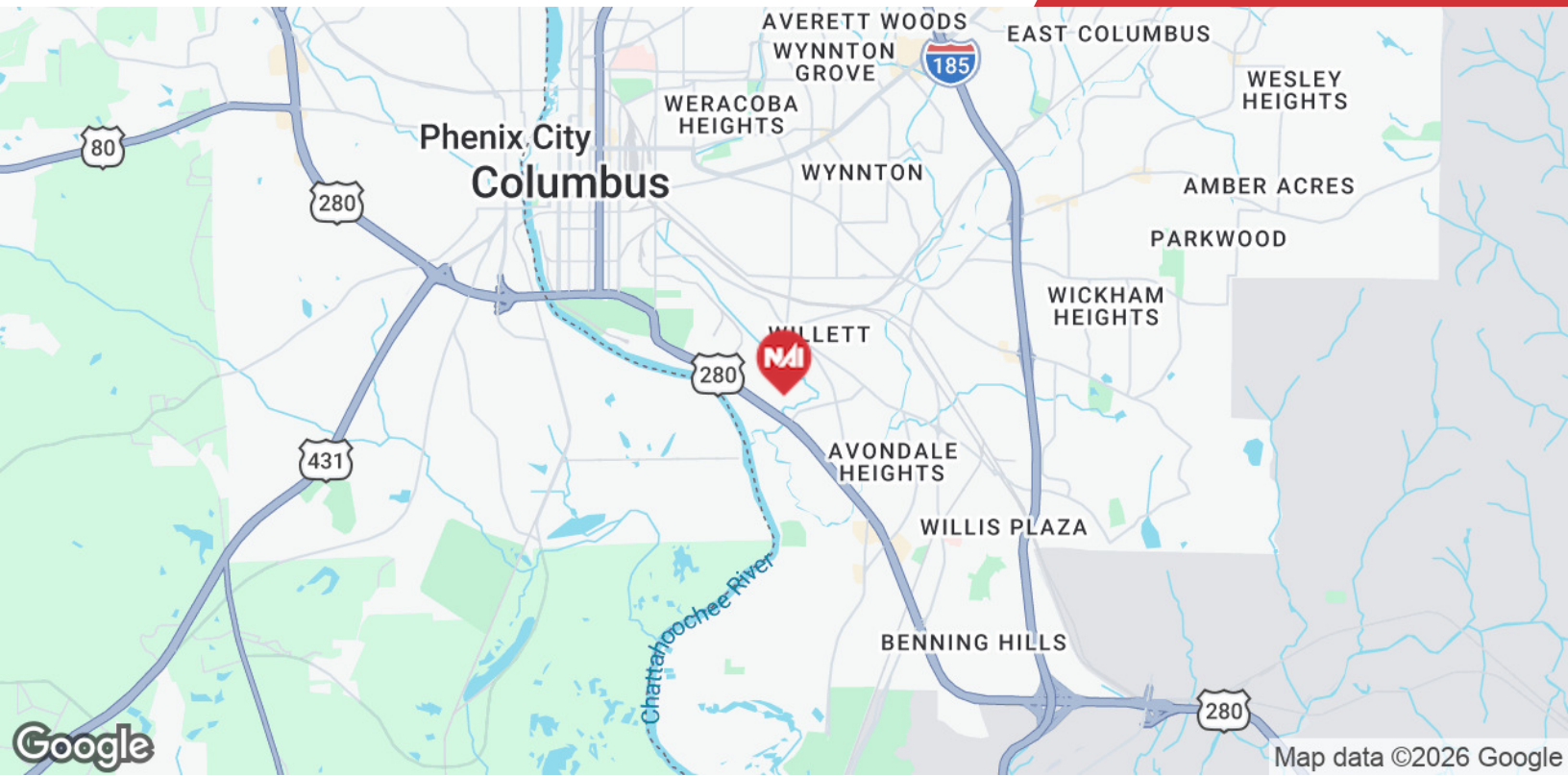
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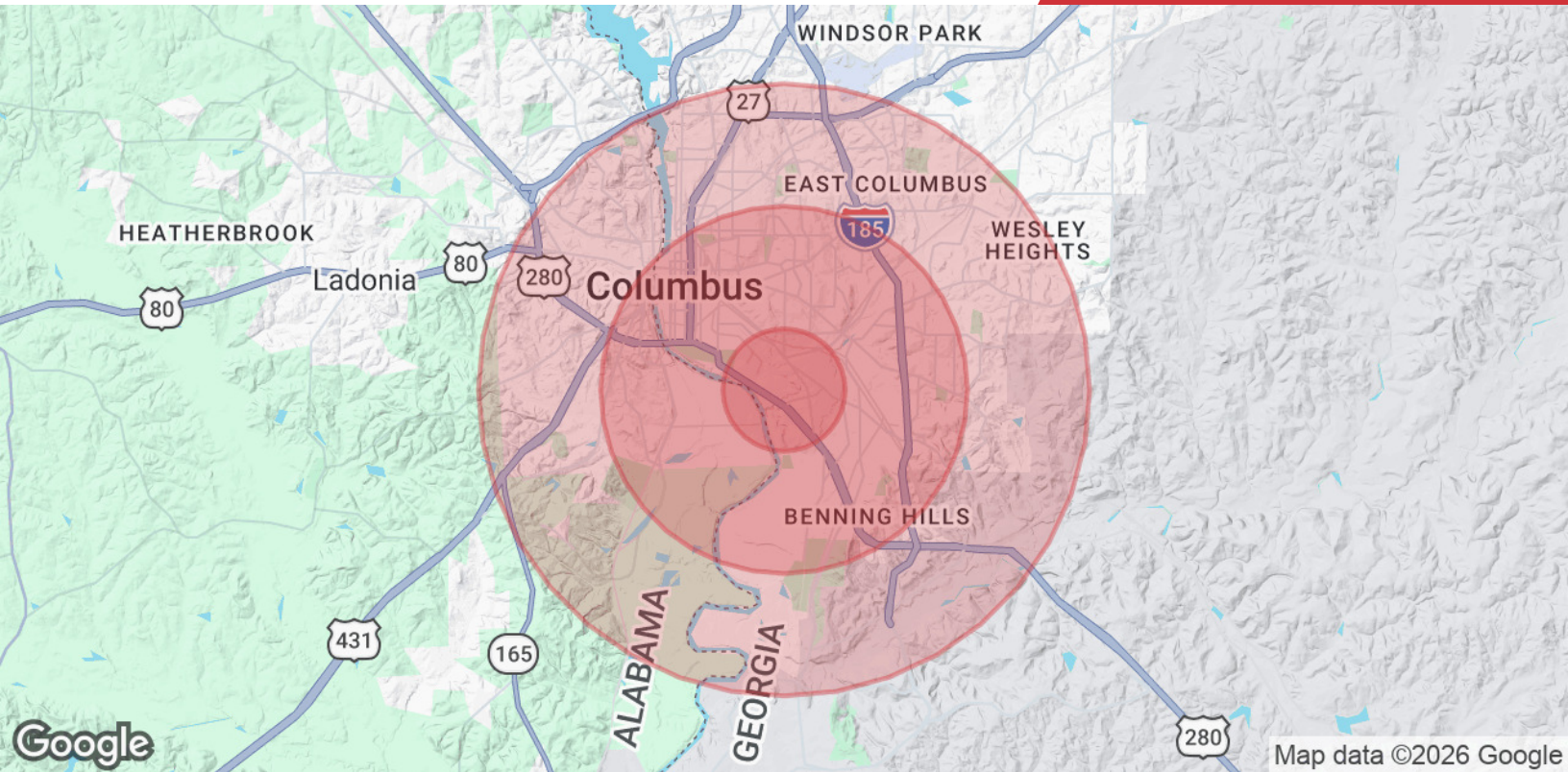
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,524	53,073	127,025
Average Age	28.3	37.5	35.6
Average Age (Male)	25.9	35.7	33.6
Average Age (Female)	32.9	40.4	38.7
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,560	22,730	52,610
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$32,985	\$52,274	\$58,353
Average House Value	\$77,108	\$141,973	\$139,509

2023 American Community Survey (ACS)