Properties for Lease

1 1300 Box Road, Columbus, GA 31907

Property Details
Total Space Available | 102,650 SF
Rental Rate Yr | $1.85 - 2.45 /SF/Yr
Min. Divisible | 10,000 SF
Max. Contiguous | 76,305 SF
Property Type | Industrial
Property Sub-type | Warehouse
Building Size | 76,305 SF
Lot Size | 4.03 AC
Status | Active

Property Notes

Spaces

<table>
<thead>
<tr>
<th>#</th>
<th>Space Avail.</th>
<th>Rental Rate</th>
<th>Min Divisible</th>
<th>Max Contiguous</th>
<th>Lease Type</th>
<th>Date Avail.</th>
<th>Description</th>
<th>Sublease</th>
</tr>
</thead>
<tbody>
<tr>
<td>Space 1</td>
<td>51,150 SF</td>
<td>$2.20 /SF/Yr</td>
<td>20,000 SF</td>
<td>76,305 SF</td>
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<tr>
<td>Space 3</td>
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<tr>
<td>Space 4</td>
<td>21,500 SF</td>
<td>$2.10 /SF/Yr</td>
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</table>

Property Description
This property consists of 76,305 square feet of warehouse space, which includes two loading docks and three offices. Property was previously occupied by a large furniture retail operation. Great exposure to I-185.

Location Description
Take exit 6 (Macon Road) from I-185. Go east to the first traffic light and turn right onto Box Road. Box Road dead ends into the property.
Property Details

Total Space Available 22,944 SF
Rental Rate Yr $2.95 /SF/Yr
Min. Divisible 22,944 SF
Max. Contiguous 22,944 SF
Property Type Industrial
Property Sub-type Warehouse
Additional Sub-types Manufacturing
Distribution Warehouse
Refrigerated/Cold Storage
Building Size 22,944 SF
Year Built 1984
Lot Size 1.90 AC
Zoning Description Manufacturing
Features Electricity/Power
Status Active

Spaces

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<tr>
<th>#</th>
<th>Space Avail.</th>
<th>Rental Rate</th>
<th>Min Divisible</th>
<th>Max Contiguous</th>
<th>Lease Type</th>
<th>Date Avail.</th>
<th>Description</th>
<th>Sublease</th>
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</thead>
<tbody>
<tr>
<td>Space 1</td>
<td>22,944 SF</td>
<td>$2.95 /SF/Yr</td>
<td>22,944 SF</td>
<td>Modified Gross</td>
<td>Now</td>
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Property Description

Subject Property is approximately 22,944 SF Warehouse with Office. Approximately 3,200 SF of the Warehouse area is Cold Storage/Climate controlled. The Office portion is approximately 2,500 SF including restroom, reception, shipping office, break room, and several administrative offices. The Warehouse area has two dock high roll up doors; the dock area is covered and fenced. Minimum clear heights in the warehouse are 22'. A portion of the warehouse can be used for cold storage. Steel frame & masonry construction. Office area has brick veneer.

Location Description

Subject is located on Cusseta Road near Uptown Columbus with easy access to Ft. Benning Military Installation.
Property Details

Total Space Available 32,720 SF
Rental Rate Yr Negotiable
Min. Divisible 32,720 SF
Max. Contiguous 32,720 SF
Property Type Industrial
Property Sub-type Warehouse
Building Size 44,000 SF
Year Built 1945
Lot Size 1.98 AC
Zoning Description Commercial
Status Active

Property Notes

Spaces

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<th>Max Contiguous</th>
<th>Lease Type</th>
<th>Date Avail.</th>
<th>Description</th>
<th>Sublease</th>
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<tr>
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<td>32,720 SF</td>
<td>Negotiable</td>
<td>32,720 SF</td>
<td>32,720 SF</td>
<td>NNN</td>
<td></td>
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</table>

Property Description

Great Warehouse located in downtown Columbus. Loading docks and yard space available.

Location Description

Located on 2nd Avenue near Railroad Avenue.
Property Details
Total Space Available 33,260 SF
Rental Rate Yr $2.90 /SF/Yr
Min. Divisible 16,600 SF
Max. Contiguous 33,260 SF
Property Type Industrial
Property Sub-type Distribution Warehouse
Additional Sub-types Flex Space Warehouse
Building Size 400,735 SF
Lot Size 5.35 AC
Zoning Description MROD Mill Restoration Overlay District
Features Electricity/Power - GA Power
Status Active

Spaces

<table>
<thead>
<tr>
<th>#</th>
<th>Space Avail.</th>
<th>Rental Rate</th>
<th>Min Divisible</th>
<th>Max Contiguous</th>
<th>Lease Type</th>
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<tr>
<td>8A-1</td>
<td>16,600 SF</td>
<td>$2.90 /SF/Yr</td>
<td>16,600 SF</td>
<td>33,260 SF</td>
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<td>Now</td>
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<tr>
<td>8A-2</td>
<td>16,660 SF</td>
<td>$2.90 /SF/Yr</td>
<td>16,660 SF</td>
<td>33,260 SF</td>
<td>Modified Gross</td>
<td>4/1/2017</td>
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</table>

Property Description
+/- 16,600 SF of clean, renovated warehouse available for immediate lease, up to +/- 33,260 SF available April 2017. 200 SF office, restrooms, 20' clear height, and new LED lighting throughout. Features include fire sprinkler, heating/ventilation, new roof, and fenced yard area. 8'x10' docks with motorized doors; all docks are covered, equipped with dock seals and levelers. This space was previously USDA certified for food storage. Flexible lease terms with additional space available in adjoining warehouses, and owner can provide custom buildout. The property's MROD zoning provides for broad range of warehouse and related uses.

Location Description
Located in north Columbus one block west of 2nd Avenue at 38th Street. Wide streets and signaled intersection provide easy and immediate truck access to J.R. Allen Pkwy./US Highway 80, Manchester Expy./GA Highway 85 and I-185. Also convenient to downtown Columbus and Phenix City.
Property Details

Total Space Available: 23,000 SF
Rental Rate Yr: $2.30 /SF/Yr
Min. Divisible: 23,000 SF
Max. Contiguous: 23,000 SF
Property Type: Industrial
Property Sub-type: Warehouse
Building Size: 23,000 SF
Year Built: 1965
Lot Size: 0.82 AC
Status: Active

Property Notes

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<th>Date Avail.</th>
<th>Description</th>
<th>Sublease</th>
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<td>1</td>
<td>23,000 SF</td>
<td>$2.30 /SF/Yr</td>
<td>23,000 SF</td>
<td>23,000 SF</td>
<td>Modified Gross</td>
<td>Now</td>
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Property Description

23,000 sq ft building w/ 700 sq ft of office space. Ceiling height (24ft)

Location Description

Convenient location
Property Details

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
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<tr>
<td>Total Space Available</td>
<td>88,000 SF</td>
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<tr>
<td>Rental Rate Yr</td>
<td>Negotiable</td>
</tr>
<tr>
<td>Min. Divisible</td>
<td>88,000 SF</td>
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<tr>
<td>Max. Contiguous</td>
<td>88,000 SF</td>
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<tr>
<td>Property Type</td>
<td>Industrial</td>
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<tr>
<td>Property Sub-type</td>
<td>Warehouse</td>
</tr>
<tr>
<td>Building Size</td>
<td>188,000 SF</td>
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Spaces

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<th>Space Avail.</th>
<th>Rental Rate</th>
<th>Min Divisible</th>
<th>Max Contiguous</th>
<th>Lease Type</th>
<th>Date Avail.</th>
<th>Description</th>
<th>Sublease</th>
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<tbody>
<tr>
<td>1</td>
<td>88,000 SF</td>
<td>Negotiable</td>
<td></td>
<td></td>
<td>Modified Net</td>
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</table>

Property Description

The building is a stand-alone, approximately 200,000 square-foot facility located on approximately 13.6 acres. The building has clear heights from 22’-24’, with 40’ x 40’ bays and 18 dock doors. The property is located within The Columbus East Industrial Park, where it has quick access to US-27, US-80 and I-185.

Location Description

About InSite Real Estate InSite develops, owns, and operates tenant-driven investment property nationwide. Privately held since its 1988 formation, the company has completed over 400 industrial, office, and retail projects located in over 30 states ranging from 2,000 square feet to 2.6 million square feet in size and $1 million to $250 million in value. Our fully integrated, full-service expertise and experience includes build-to-suit development, value-add redevelopment, acquisition and operation of industrial real estate for clients ranging from Chrysler and General Motors, to Walmart and Whirlpool. We deliver high-quality bulk warehouses and mid-size distribution facilities and understand the technological and logistics requirements of today’s industrial buildings. We have developed or acquired over 15 million square feet of industrial building assets over the last 15 years throughout the United States.
### Property Details

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<tr>
<th>Property Details</th>
<th>Value</th>
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<tr>
<td>Total Space Available</td>
<td>49,385 SF</td>
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<tr>
<td>Rental Rate Yr</td>
<td>$2.90 /SF/Yr</td>
</tr>
<tr>
<td>Min. Divisible</td>
<td>20,000 SF</td>
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<tr>
<td>Max. Contiguous</td>
<td>49,385 SF</td>
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<td>Property Type</td>
<td>Industrial</td>
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<td>Property Sub-type</td>
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<td>Building Size</td>
<td>400,735 SF</td>
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<tr>
<td>Lot Size</td>
<td>5.35 AC</td>
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<td>Zoning Description</td>
<td>MROD Mill Restoration Overlay District</td>
</tr>
<tr>
<td>Features</td>
<td>Electricity/Power - GA Power</td>
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<tr>
<td>Status</td>
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### Property Notes

7315 1st Avenue, Columbus, GA 31904

### Spaces

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<thead>
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<th>#</th>
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<th>Lease Type</th>
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<th>Sublease</th>
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<td>Unit 6</td>
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<td>20,000 SF</td>
<td>49,385 SF</td>
<td>NNN</td>
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### Property Description

+/-49,385 SF of clean, renovated warehouse available for immediate lease. 150 SF office with 2 large restrooms, 18’ clear height and new T8 fluorescent lighting throughout. Features include fire sprinkler, new heat/ventilation system, new roof, 4 new 8’x10’ motorized roll-up doors, and covered loading dock equipped with 2 new McGuire hydraulic levelers. Flexible lease terms with additional space available in adjoining warehouses, and owner can provide custom buildout. The property’s MROD zoning allows for broad range of uses.

### Location Description

Located in north Columbus one block west of 2nd Avenue at 38th Street. Wide streets and signaled intersection provide easy and immediate truck access to J.R. Allen Pkwy./US Highway 80, Manchester Expwy./GA Highway 85 and I-185. Also convenient to downtown Columbus and Phenix City.
Property Details

- **Total Space Available**: 17,400 SF
- **Rental Rate Yr**: $1.38 /SF/Yr
- **Min. Divisible**: 5,000 SF
- **Max. Contiguous**: 24,900 SF
- **Property Type**: Industrial
- **Property Sub-type**: Warehouse
- **Building Size**: 24,900 SF
- **Year Built**: 1946
- **Lot Size**: 1.20 AC
- **Zoning Description**: GC / General Commercial
- **Features**: Electricity/Power - GA Power; 3 phase/1200 amp
- **Status**: Active
- **Property Notes**: 8500 Andrews Road, Columbus, GA 31903

Spaces

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<th>#</th>
<th>Space Avail.</th>
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<th>Min Divisible</th>
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<th>Lease Type</th>
<th>Date Avail.</th>
<th>Description</th>
<th>Sublease</th>
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</thead>
</table>
| 1 | 17,400 SF   | $1.38 /SF/Yr | 5,000 SF | 24,900 SF | Modified Gross | +/-17,400 SF shop/warehouse building available for sale, formerly "GFA Compressors". Buildout includes +/-1,200 SF offices, +/-9,000 SF fully heated/cooled shop area & +/-2,500 SF of secure storage.

Property Description

PRICE REDUCED! +/-24,900 SF shop/warehouse building for lease, formerly "GFA Compressors". Buildout includes +/-1,200 SF offices, +/-9,000 SF fully heated/cooled shop area & +/-2,500 SF of secure storage. Building features include: Security system w/ motion detectors, door/window sensors, two (2) 60 HP compressors & compressed air system in shop, vent hoods in shop & heavy 3-phase power. Also includes a large safe, several 1-ton hoists, covered loading dock, a large drive-in door & fenced/gated yard area. The property is zoned GC / General Commercial & is located in Columbus' Enterprise & Hub Zones. Very functional building suitable for a contractor, parts supplier, repair, service business or similar users. Also available FOR SALE; contact broker for details.

Location Description

Located on Andrews Rd. approx. 1/2 mile SW of Andrews/Buena Vista Rd. intersection. Convenient to I-185, Victory Dr. & Ft. Benning.
**Waddell Industrial Park**

**Properties Details**
- **Total Space Available**: 51,000 SF
- **Rental Rate Yr**: $4 /SF/Yr
- **Min. Divisible**: 5,400 SF
- **Max. Contiguous**: 21,600 SF
- **Property Type**: Industrial
- **Property Sub-type**: Warehouse
- **Building Size**: 43,200 SF
- **Features**: Electricity/Power
- **Status**: Active

**Property Notes**

**Spaces**

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<th>Sublease</th>
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<tbody>
<tr>
<td>A1-4</td>
<td>21,600 SF</td>
<td>$4 /SF/Yr</td>
<td>5,400 SF</td>
<td>21,600 SF</td>
<td></td>
<td></td>
<td>Space can consist of the entire 21,600 or can be broken into smaller sections. Office space also available.</td>
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<tr>
<td>A7</td>
<td>5,400 SF</td>
<td>$4 /SF/Yr</td>
<td>5,400 SF</td>
<td>5,400 SF</td>
<td>Modified Gross</td>
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<td>Office and Warehouse space available. Multiple loading docks.</td>
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<tr>
<td>C</td>
<td>16,000 SF</td>
<td>$4 /SF/Yr</td>
<td>16,000 SF</td>
<td>16,000 SF</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>D4</td>
<td>8,000 SF</td>
<td>$4 /SF/Yr</td>
<td>8,000 SF</td>
<td>8,000 SF</td>
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</tbody>
</table>

**Property Description**

Waddell Industrial Park offers industrial and warehouse space as well as prepared building sites.

**Location Description**

Conveniently located with easy access to major highways serving Columbus, GA and Phenix City, AL.
Spaces

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<tr>
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<td>Space 1</td>
<td>30,000 SF</td>
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<td>30,000 SF</td>
<td></td>
<td>Now</td>
<td></td>
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</tbody>
</table>

Property Description

Turn of the century warehouse space, 25 foot ceilings, 3 docks and doors

Location Description

Central downtown Columbus, industrial area