

LEASE

BUSINESS PARK AT WILLIAMS

3021 Williams Rd Columbus, GA 31909



LEASE RATE

Negotiable

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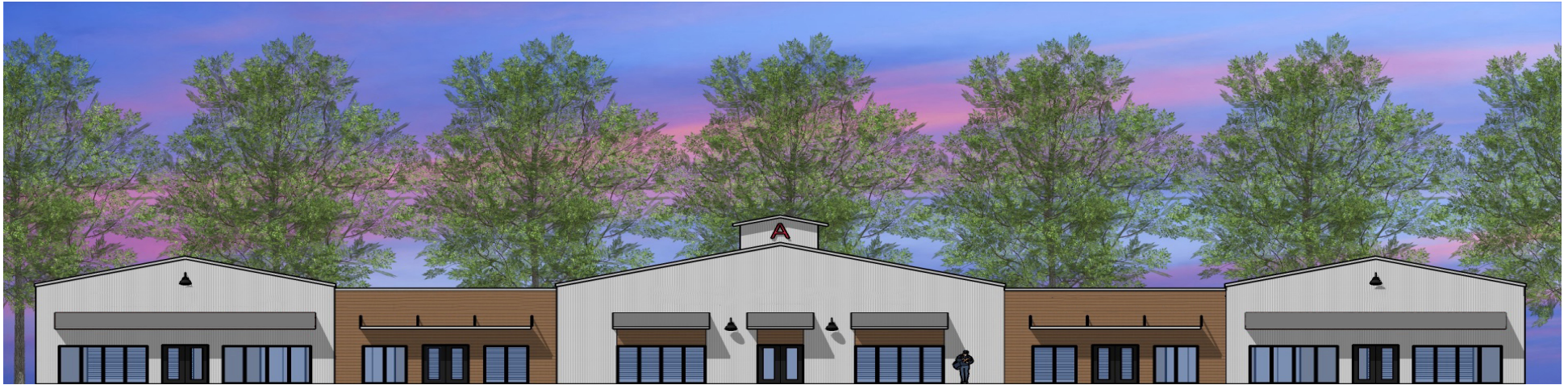


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PROPERTY DESCRIPTION

New business park under construction! It is currently being developed as an office/warehouse-flex space. The plans include ample parking, attractive landscaping, ability for drive-in doors and loading docks for tractor-trailer deliveries. The spaces will range from 1,700 SF up to 9,600 SF. It is located on Williams Road in close proximity to the intersection of Williams Road and Fortson Road. This is a great location, with close proximity to I-185 and Veterans Parkway.

PROPERTY HIGHLIGHTS

- Excellent location
- New construction
- Great visibility

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	9,600 SF
Building Size:	Various

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	928	29,841	97,557
Total Population	2,208	71,770	244,042
Average HH Income	\$82,530	\$68,739	\$56,966

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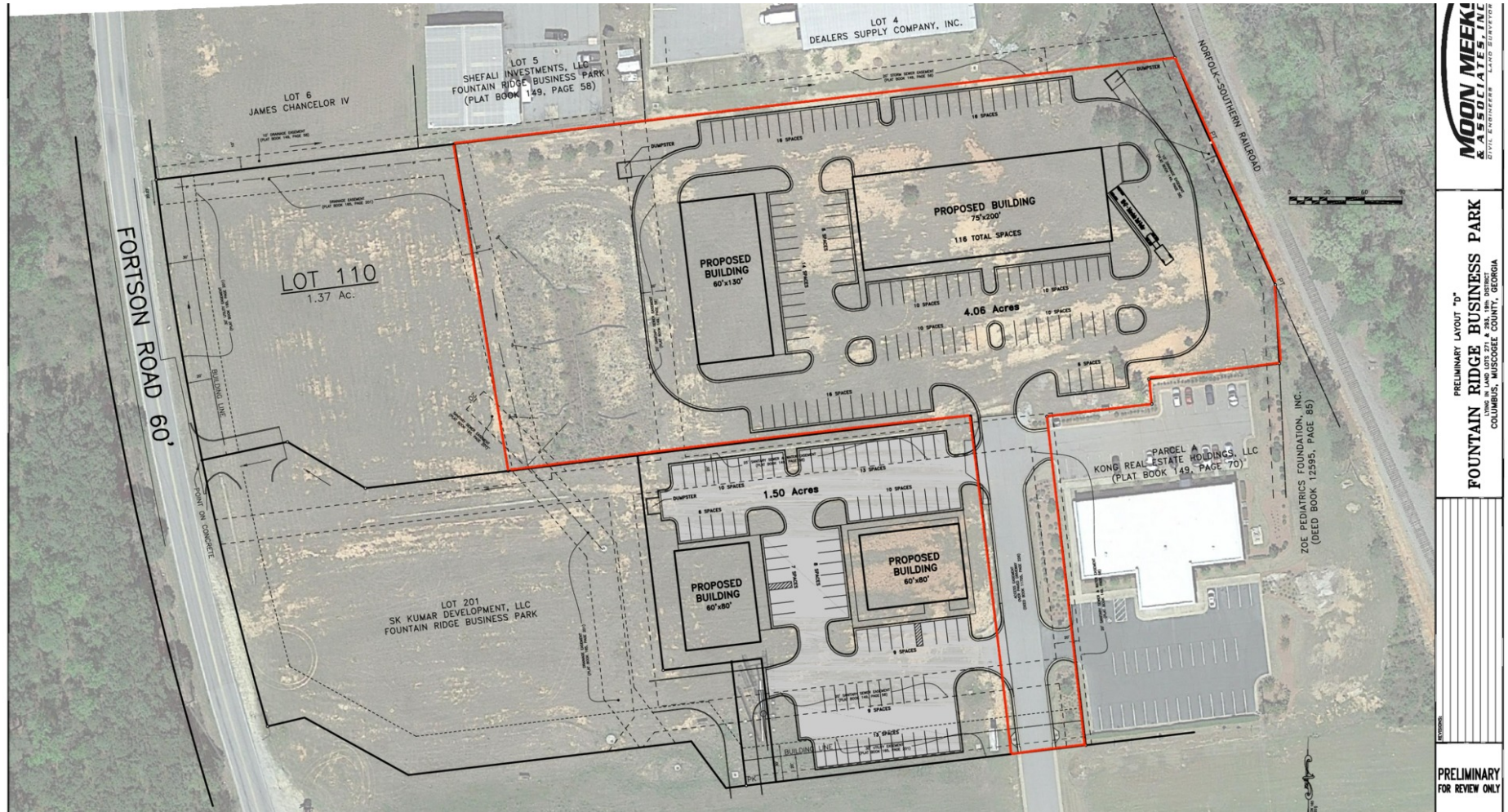


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Door Schedule
See plans for hinge locations & swing direction.

Aluminum & tempered glass storefront doors - see Owner for lockset hardware - self close.

Insulated metal veneer door with hollow metal frame.

14' x 14' Industrial grade roll-up metal door.

14' x 12' Industrial grade roll-up metal door.

Per LSC 200:
2.2.1.1 Units, Lockets, & Alarm Devices
2.2.1.1.1 Doors shall be arranged to be opened readily from the egress side whenever fire egress is involved.
2.2.1.1.2 Units, Lockets, & Alarm Devices shall not require use of a key, tool, or special knowledge to allow for egress from the egress side.

1/4" = 1' Main Floor Plan

Electrical Legend

Symbol	Symbol	Symbol
Symbol	Symbol	Symbol

CN Fire Extinguishers
Consult Fire Marshal for the number & type of Fire extinguishers.

CN Fire Alarm System
Per LSC 42.3.4.1.2 - Fire alarm system not required for Storage occupancy, if less than 100,000 s.f. & ordinary or high hazard contents.

CN Occupancy Calculation
Load ratios per IBC Table 1004.1.2

Area	Area	Load Ratio	Occupancy
Office Area: 10,000 sq ft	5,000 s.f.	1 occupant per 100 s.f.	50 occupants
Storage Area: 20,000 sq ft	10,000 s.f.	1 occupant per 100 s.f.	100 occupants
Total			150 occupants

CN Project Description
This project consists of building out a 15,000 s.f. prefabricated metal building shell.
The finished interior spaces will contain office/warehouse tenants. Plans for those build-outs will be submitted for separate permits as the building is leased.

CN Project Location
3017 Williams Road Columbus, GA, 31909

CN Plumbing Fixtures
IBC Table 2902.1 Storage
Plumbing requirements to be determined as individual spaces are leased out.

CN Exit Hardware
Per IBC 1008.1.10 - Panic hardware only required for H, A, & E occupancies with greater than 50 occupants.

CN Interior Finishes
Per LSC Table A.10.2.2 - Storage
Exits - Class A or B
Exit access corridors - Class A, B, or C
Other spaces - Class A, B, or C

CN Number of Exits
Number of Exits per LSC 7.4.1.1 - 3 exits per floor
IBC Table 1021.2(2) Single exit allowed for less than 49 occupants & less than 75' travel distances.

CN Exit Capacity
Per Life Safety Code Table 7.3.3.1
Level Components width per person = 0.2 inches
33 people x 0.2 inches = 11 inches Total
This plan far exceeds this requirement.

CN Construction Type
IBC 602.5 - Type III B - unprotected

CN Allowable Area
Per IBC Table 504.3 - S-1 Occupancy, not sprinklered - 17,500 s.f. allowed

CN Travel Distance
Per LSC Table A.7.6 for Unsprinklered New Storage Ordinary Hazard -
Travel distance shall not exceed 200 ft.
This plan complies with this requirement.

CN Exterior Rendering
For general reference only; actual construction details have changed.

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Georgia #38652
Architect #6277

note: Prior to construction, Contractor shall review all drawings & report any conflicts promptly to the Architect.
sheet number **A.1 OF 2**
print date: Monday, March 21, 2022

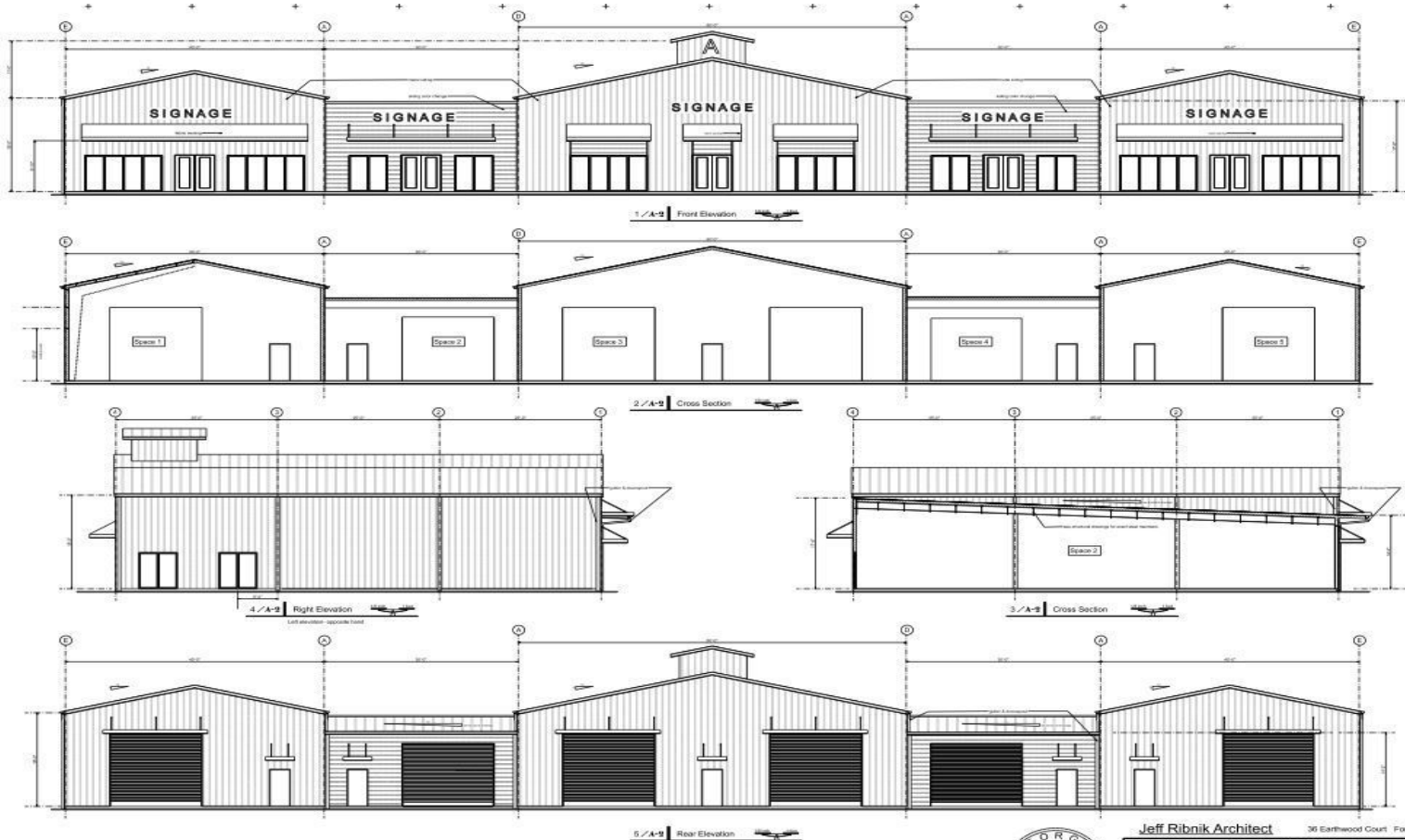
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notes
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sheet number
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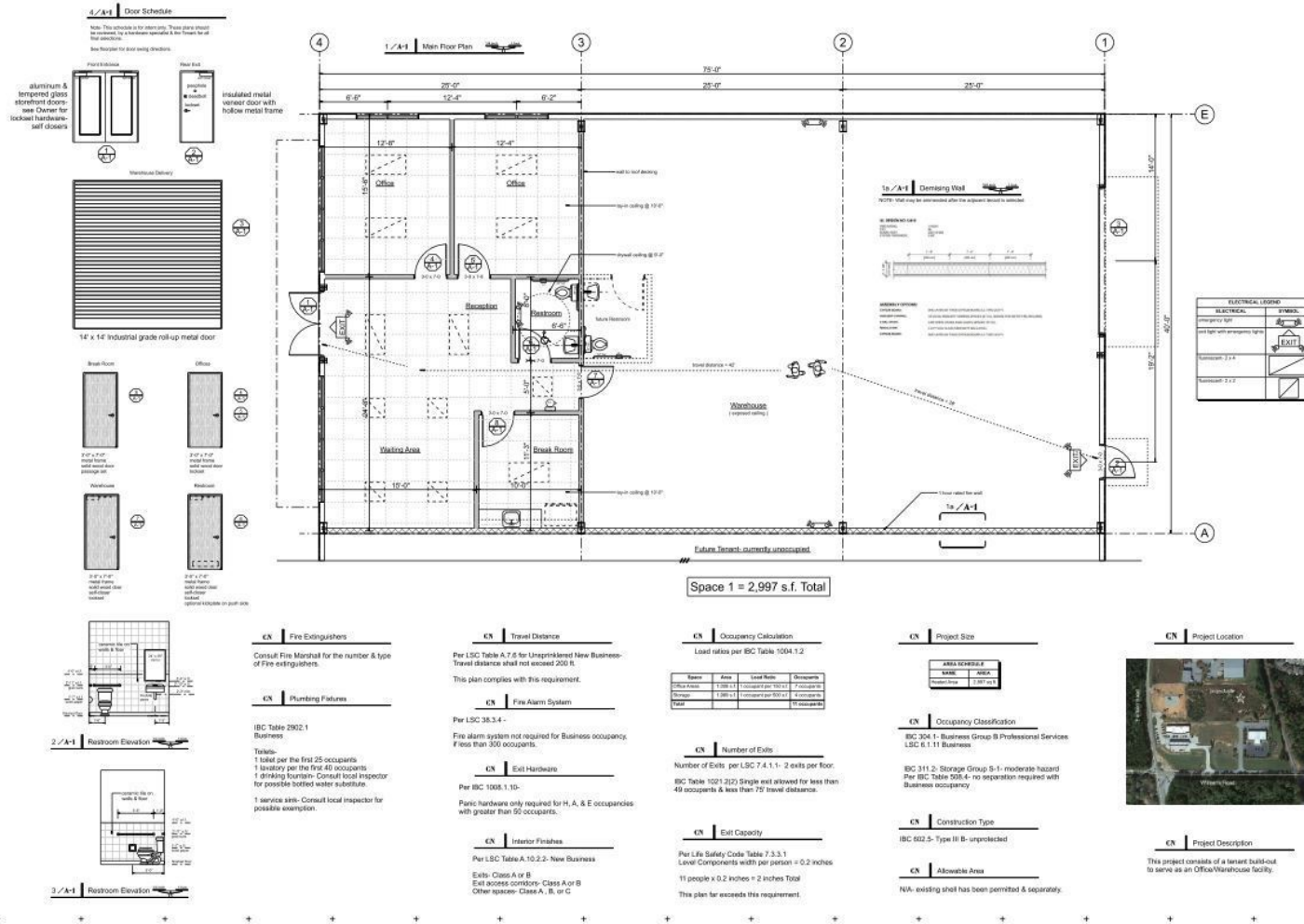


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Georgia #3859
 Alabama #4477

project
 Office/
 Warehouse
 Facility
 Columbus,
 Georgia

drawings
A-1
 Main Floor Plan
 Code Notes
 scale
 or as noted

print date
 Monday, March 21, 2022

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Door Schedule

See plan for hinge locations & swing direction.

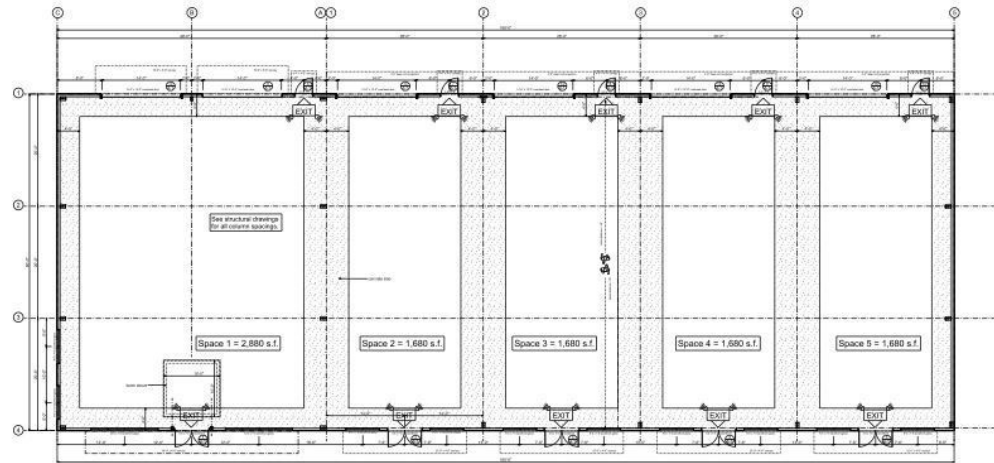
aluminum & tempered glass storefront doors - see Owner for lockset hardware - see closets

insulated metal voice door with hollow metal frame

14' x 14' industrial grade roll-up metal door

14' x 12' industrial grade roll-up metal door

Per IBC 2006:
 2.2.2.1.1 Locks, Latches, & Bolts
 2.2.2.1.2 Doors shall be arranged to be opened readily from the egress side whenever the building is occupied.
 2.2.2.1.3 Locks, if provided, shall not require use of a key, bolt, or special knowledge or technique to operate from the egress side.



1/4" = 1' Main Floor Plan

ELECTRICAL SYMBOLS
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 and light with emergency lights



2/4" = 1' Exterior Rendering
 For general reference only - actual construction details have changed.

KN Fire Alarm System
 Per LSC 42.3.4.1.2 -
 Fire alarm system not required for Storage occupancy, if less than 100,000 s.f. & ordinary or high hazard contents.

KN Exit Hardware
 Per IBC 1008.1.10 -
 Panic hardware only required for H, A, & E occupancies with greater than 50 occupants.

KN Interior Finishes
 Per LSC Table A.10.2.2 - Storage
 Exit - Class A or B
 Exit access corridors - Class A, B, or C
 Other spaces - Class A, B, or C

KN Fire Extinguishers
 Consult Fire Marshal for the number & type of fire extinguishers.

KN Plumbing Fixtures
 IBC Table 2902.1
 Storage
 Plumbing requirements to be determined as individual spaces are leased out.

KN Occupancy Calculation
 Load ratios per IBC Table 1004.1.2

Space	Area	Load Ratio	Occupants
Office Area - 10' of travel space	1,180 s.f.	1 occupant per 100 s.f.	12 occupants
Storage Area - 10' of travel space	4,700 s.f.	1 occupant per 100 s.f.	47 occupants
Total			59 occupants

KN Number of Exits
 Number of Exits per LSC 7.4.1.1 - 2 exits per floor.
 IBC Table 1001.2(2) Single exit allowed for less than 49 occupants & less than 75' travel distance.

KN Exit Capacity
 Per Life Safety Code Table 7.3.3.1
 Level Components width per person = 0.2 inches
 34 people x 0.2 inches = 7 inches Total
 This plan for exceeds this requirement.

KN Travel Distance
 Per LSC Table A.7.6 for Unsprinklered New Storage Ordinary Hazard -
 Travel distance shall not exceed 200 ft.
 This plan complies with this requirement.

KN Project Description
 This project consists of building out a 9,600 s.f. precast metal building shell.
 The finished interior spaces will contain office/warehouse tenants. Plans for those build-outs will be submitted for separate permits as the building is leased.

KN Occupancy Classifications
 IBC 311.2 - Storage Group S-1 - moderate hazard
 Per IBC Table 108.4 - no separation required from future Business occupancy areas.

KN Construction Type
 IBC 602.5 - Type II B - unprotected

KN Allowable Area
 Per IBC Table 504.3 -
 S-1 Occupancy, not sprinklered - 17,500 s.f. allowed

KN Project Location
 3017 Williams Road Columbus, GA 31909



Jeff Ribnik Architect 36 Eastwood Court Folsom, Ga 31808 706-321-1800

3017 Williams Road Office/ Warehouse Facility
 Columbus, Georgia

notes
 Prior to construction, Contractor shall review all drawings & report any conflicts, promptly to the Architect.

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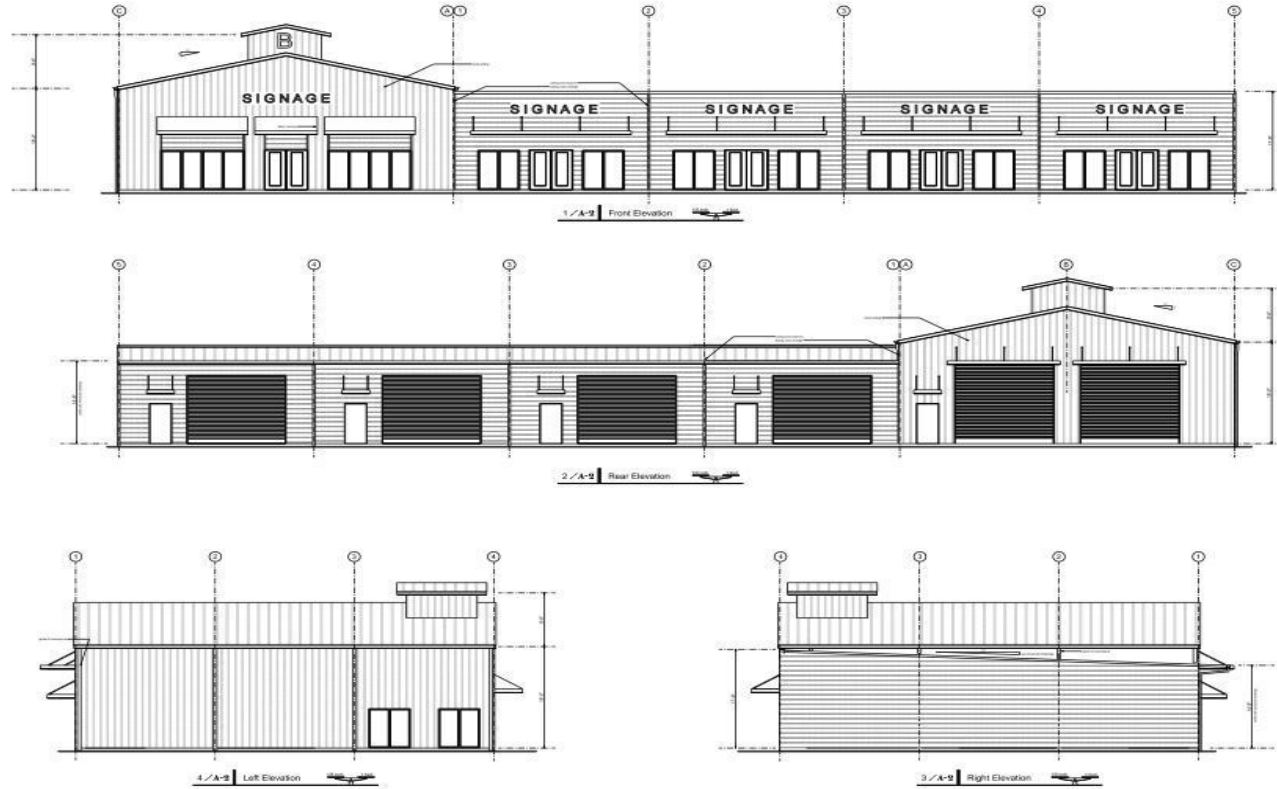
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Alabama #4477

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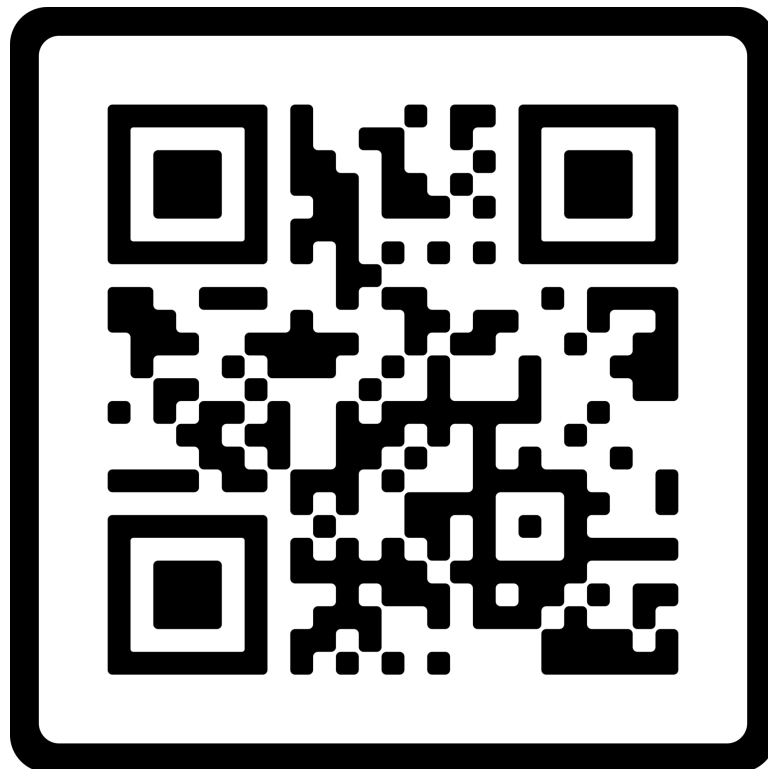


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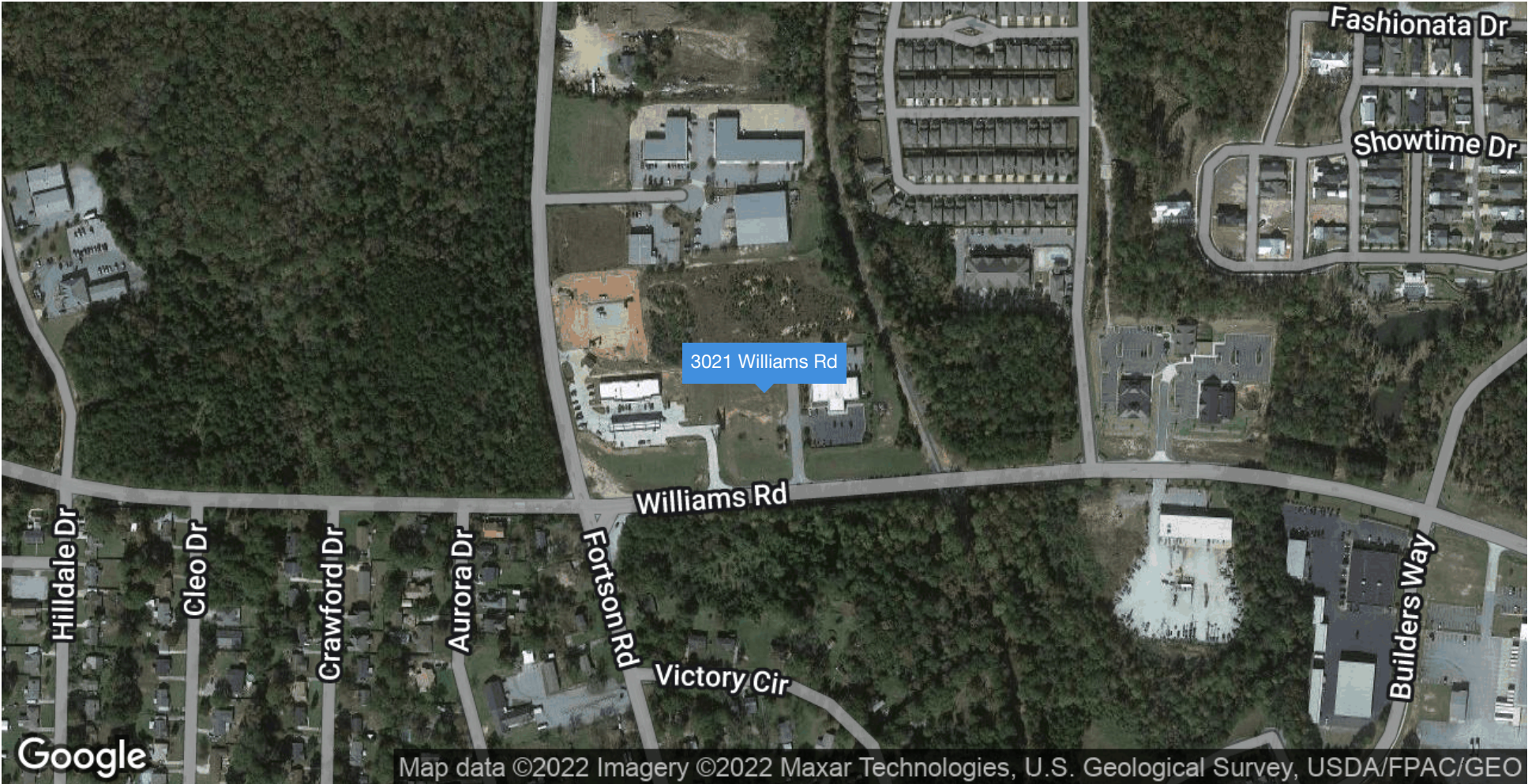


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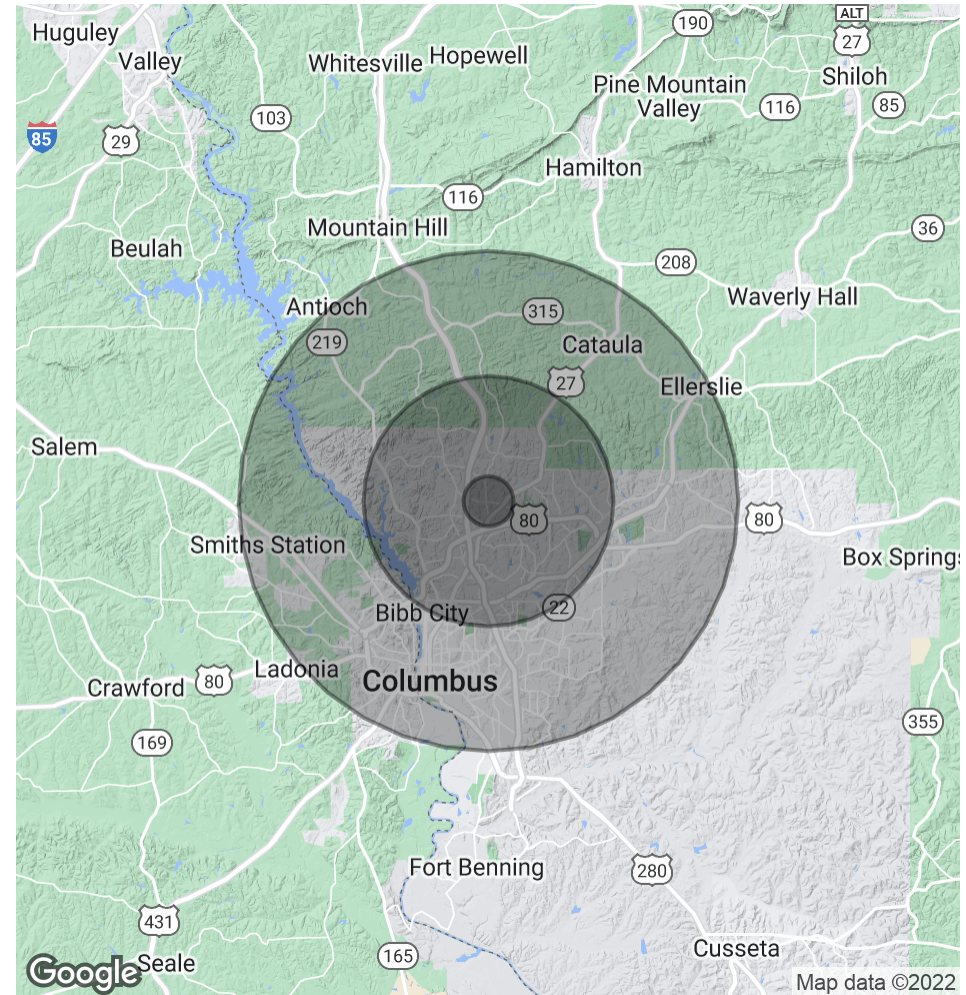
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,208	71,770	244,042
Average Age	37.9	38.1	36.0
Average Age (Male)	39.5	38.2	34.7
Average Age (Female)	36.3	37.8	37.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	928	29,841	97,557
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$82,530	\$68,739	\$56,966
Average House Value	\$188,180	\$158,801	\$150,507

* Demographic data derived from 2020 ACS - US Census



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