

**For Sale / Lease  
Office Complex  
4 Bradley Park Court  
Columbus, Georgia**



**Lot Size:** 2.5 acres

**Size:** 23,804 SF

Building 1: 6,915 SF (7 Suites)

Building 2: 14,466 SF (3 Suites)

Building 3: 2,400 SF (2 Suites)

**Built:** Building 1 & 2: 1989

Building 3: 2003

**Utilities:** All available

**Parking:** 84 spaces

**Zoning:** Light Manufacturing/Industrial

**Notes:** This office building is located in a very nice area of Columbus. It is convenient to shopping, restaurants, I-185 & Hwy 80.

**Reduced Price: \$1,199,900**

**~~Sale Price: \$1,350,000~~**

**Lease Price: Call Agent for details**

**Call agent for financials**

**Contact Trip Wilhoit, CCIM, ALC or Patty Burns, CCIM, ALC 478-746-9421**

trip@fickling.com or patty@fickling.com

See detailed property information at [www.Fickling.com](http://www.Fickling.com)

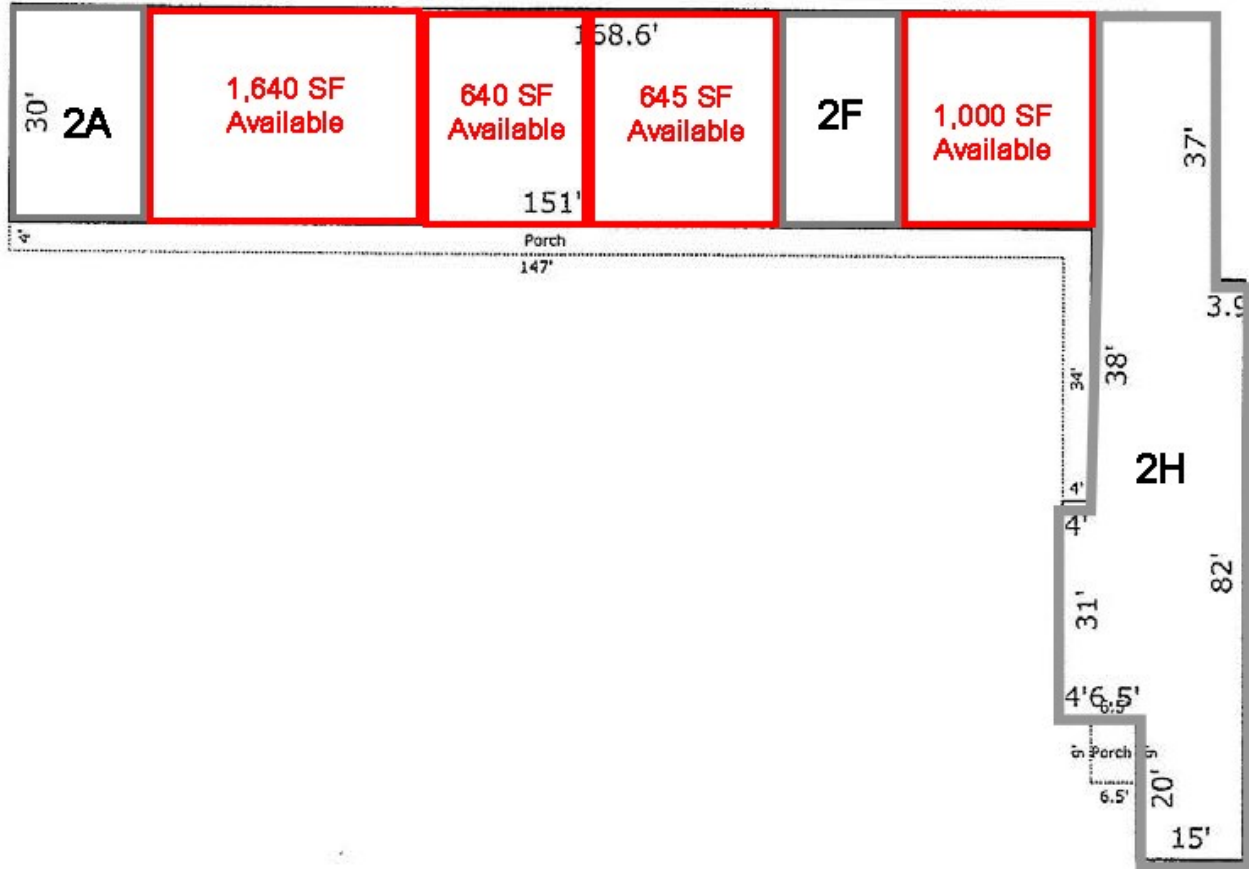




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# Building 1

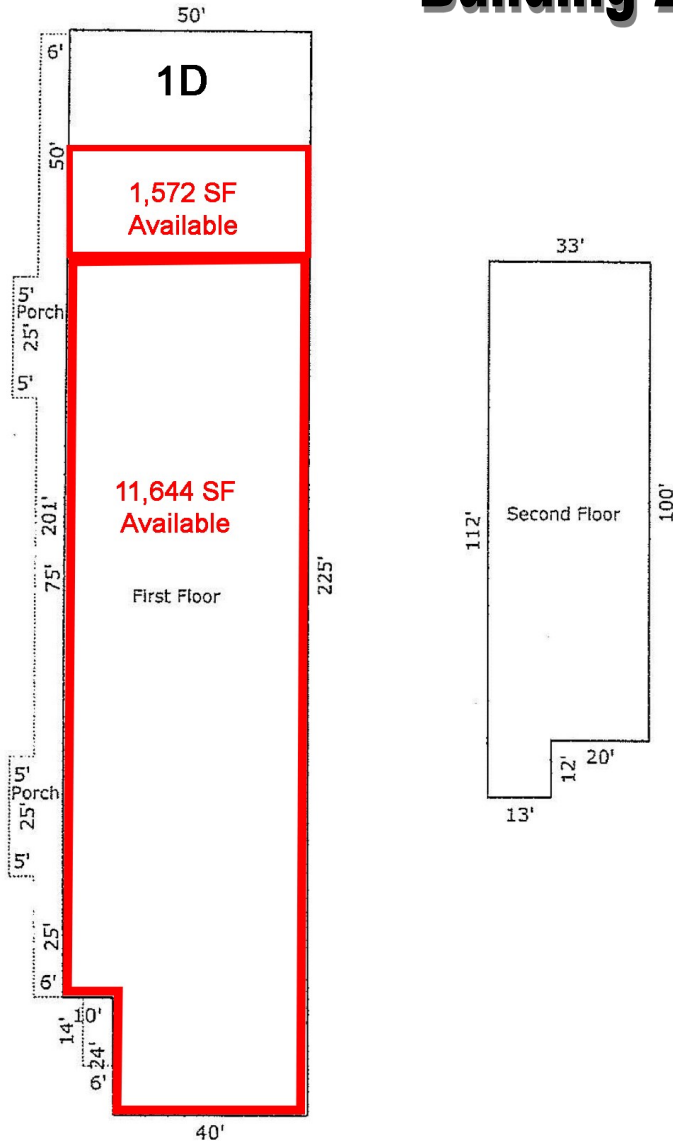


AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	Building #1	6938.2	6938.2
P/P	Porch	740.0	
	Porch	58.5	798.5

BUILDING AREA BREAKDOWN			
Breakdown		Subtotals	
Building #1			
168.6	x	30.0	5058.0
7.0	x	17.6	123.2
25.5	x	31.0	790.5
31.0	x	21.5	666.5
20.0	x	15.0	300.0

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## Building 2



### AREA CALCULATIONS SUMMARY

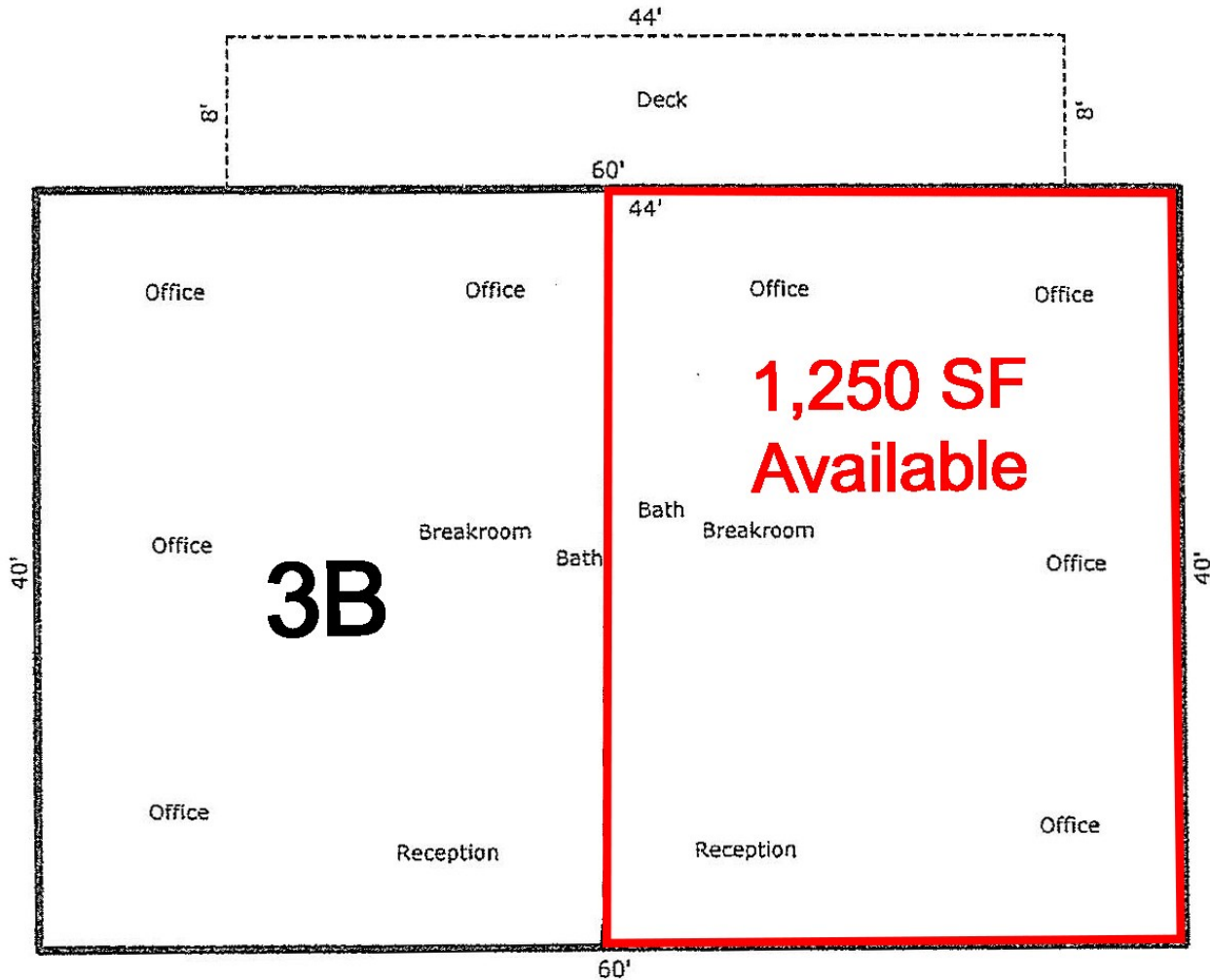
Code	Description	Net Size	Net Totals
GBA1	Building #2	11010.0	
	Second Floor	3456.0	14466.0
P/P	Porch	84.0	
	Covered Porch	1450.0	1534.0

### BUILDING AREA BREAKDOWN

Breakdown		Subtotals
Building #2		
50.0 x 201.0		10050.0
24.0 x 40.0		960.0
Second Floor		
33.0 x 100.0		3300.0
12.0 x 13.0		156.0

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## Building 3



AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	Building #3	2400.0	2400.0
P/P	Porch	352.0	352.0

BUILDING AREA BREAKDOWN			
Breakdown			Subtotals
Building #3	60.0	x	40.0
			2400.0

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