

AUGUSTA

G E O R G I A

Development Authority of Richmond County

Office / Customer Service / Warehouse Building Data

Five-Fifty Building



9,660 SQUARE FEET

DEVELOPMENT AUTHORITY OF RICHMOND COUNTY

Suite 560, Historic Enterprise Mill, 1450 Greene Street, Augusta, GA 30901

(706) 821-1321 (706) 821-1316

E-mail: WSprouse@AugustaEDA.com www.AugustaEDA.com

© 2010 Development Authority of Augusta-Richmond County

**550 BUILDING
550 ELEVENTH STREET
AUGUSTA, GA 30901**

BUILDING SIZE

Warehouse Space	4,600 SF
Office Space	<u>5,060 SF</u>
Total	9,660 SF

AVAILABILITY:

Suite A...1,589SF,	\$12.00/SF/YR
Suite B...3,470SF,	\$12.00/SF/YR
Suite C...4,600SF,	\$ 6.00/SF/YR flex space

CONSTRUCTION

Year Built/Additions:	1956, renovated 2007
Former Use:	Office/Warehouse
Exterior Walls:	Brick & Masonry
Interior Walls:	Masonry
Roof:	Built Up
Ceiling Height	
Eaves:	16'
Floor Thickness:	6" reinforced
Number of Restrooms:	2
Single/Multi Tenant:	Single or multi
Number of Buildings:	One
Number of Floors:	Two
Floor Drains:	n/a

MECHANICAL

Heat:	Forced air
Air Conditioning:	Fully air conditioned
Sprinkler System:	100% wet
Compressed Air:	n/a
Lighting:	Fluorescent

TRANSPORTATION / PARKING

Dock High Doors:	n/a
Drive-In Doors:	2
Rail Siding:	n/a
On-Site Parking:	30 spaces, paved
Highway Access:	Eleventh Street, Downtown Augusta

Airports:

Augusta Regional:	Less than 10 miles
Atlanta	155 miles
Charlotte	154 miles

UTILITIES / ZONING

Water:	Augusta Utilities
Sewer:	Augusta Utilities
Electric:	Georgia Power
Natural Gas:	Atlanta Gas Light
Telecommunications:	AT&T
Zoning:	Heavy Industrial

COMMENTS

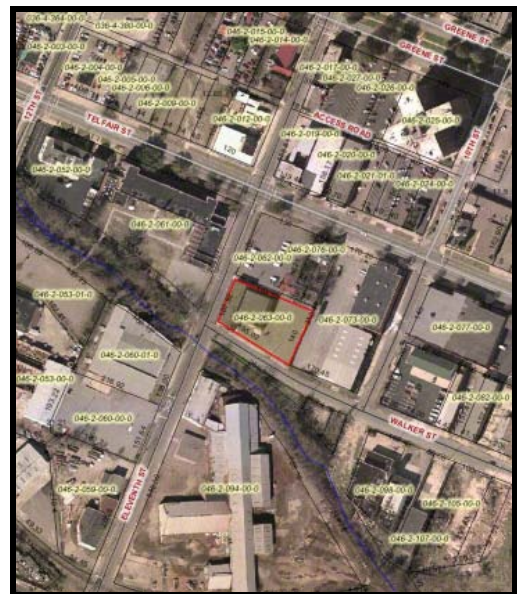
Includes generous build-out. Lease is negotiable based on tenant improvements.

SITE ACREAGE

Acres	0.53 acres
-------	------------

COST

Sales Price:	n/a
Lease Price:	\$6.00/SF/YR * Warehouse \$12.00/SF/YR * Office
Terms:	variable



080310 BHarrison