

AUGUSTA

G E O R G I A

Augusta Economic Development Authority

Industrial Building Data

Arthern Nowell Building



37,280 SQUARE FEET

4 Truck doors

3.65 acres

AUGUSTA ECONOMIC DEVELOPMENT AUTHORITY

Suite 560, 1450 Greene Street, Augusta, GA 30901

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

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

ARTHERN-NOWELL
ARTHERN ROAD AT GORDON HIGHWAY
AUGUSTA, GA

BUILDING SIZE

Mfg./Whse. Space:	34,544 SF
Office Space:	2,736 SF
Total:	<u>37,280 SF</u>

CONSTRUCTION

Year Built/Additions:	1967
Former Use:	Warehouse
Exterior Walls:	Metal
Interior Walls:	
Roof:	Membrane
Ceiling Height	22' eave
Center:	
Column Spacing:	
Floor Thickness:	6" & 8"
Single/Multi Tenant:	Single
No. of Buildings	1
No. of Floors:	1

UTILITIES / ZONING

Water:	14" line - Augusta Utilities
Sewer:	14' line - Augusta Utilities
Electric:	Georgia Power 2,500 KVA pad mounted transformer 277/480 volts distributed by conduit
Natural Gas:	Atlanta Gas Light
Telecommunications:	AT&T
Zoning:	Commercial

AVAILABILITY

Immediately

SITE ACREAGE

Acres	3.65
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COST

Sale Price:	\$995,000
Lease Price:	\$2.75/SF
Terms:	nnn

MECHANICAL

Heat:	100% coverage
Air Conditioning:	
Sprinkler System:	100% coverage
Crane:	n/a

TRANSPORTATION / PARKING

Dock High Doors:	Three – 10' x 10' tailgate
Drive In Doors:	One – 12' x 12'
Rail Siding:	n/a
On-Site Parking:	20 parking spaces
Highway Access:	Interstate 20
Airport:	
Augusta Regional	6 miles
ATL	150 miles
Access Road:	Gordon Highway at Arthern Road

COMMENTS

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