

AUGUSTA

G E O R G I A

Development Authority of Richmond County

Office / Customer Service Building Data

Augusta West Building



30,900 SQUARE FEET

2.2 acres

AUGUSTA ECONOMIC DEVELOPMENT AUTHORITY

Suite 560, 1450 Greene Street, Augusta, GA 30901

(706) 821-1321 821-1316

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

AUGUSTA WEST BUILDING
1254 AUGUSTA WEST PARKWAY
AUGUSTA, GA

BUILDING SIZE

Display Space:	22,000 SF
Warehouse Space:	8,900 SF
Total:	30,900 SF

COST

Sale Price:	\$2,150,000
Lease Price:	negotiable
Terms:	

CONSTRUCTION

Year Built/Additions:	1963, addition in 1997
Former Use:	Retail
Exterior Walls:	Steel frame w/stucco
Interior Walls:	Metal and s/r
Roof:	Excellent
Ceiling Height:	15'
Column Spacing:	
Floor Thickness:	6" concrete
No. of Restrooms:	2
Single/Multi Tenant:	Single
No. of Buildings:	1
No. of Floors:	1

MECHANICAL

Heat:	Forced air, gas
Air Conditioning:	n/a
Sprinkler System:	Wet, 100%
Compressed Air:	
Lighting:	Fluorescent
Crane:	n/a

TRANSPORTATION / PARKING

Dock High Doors:	1
Drive In Doors:	n/a
Rail Siding:	no
On-Site Parking:	100
Highway Access:	Interstate 520
Airport:	
Augusta Regional	Less than 5 miles
ATL	150 miles

UTILITIES / ZONING

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

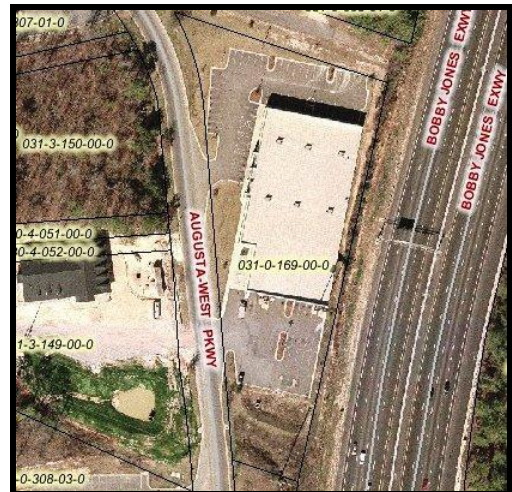
COMMENTS: PROPERTY OWNER WILL EXPAND PARKING TO 300 SPACES ADJACENT TO THIS SITE

AVAILABILITY

Immediately

SITE ACREAGE

2.2 Acres



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