

AUGUSTA

G E O R G I A

Augusta Economic Development Authority

Office / Customer Service Building Data

Ice Forum Building



35,000 SQUARE FEET

6.2 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

**ICE FORUM BUILDING
1249 AUGUSTA WEST PARKWAY
AUGUSTA, GA 30909**

BUILDING SIZE

Office Space:	<u>35,000 SF</u>
Total:	35,000 SF

COST

Lease Price:	available
Sales Price:	\$2,675,000

CONSTRUCTION

Year Built/Additions:	1998
Former Use:	Ice Rink
Exterior Walls:	Masonry
Interior Walls:	Masonry
Roof:	Metal
Ceiling Height	15'
Column Spacing:	n/a
Floor Thickness:	6"
Single/Multi Tenant:	Multi
No. of Buildings	1
No. of Floors:	1

TRANSPORTATION / PARKING

Dock High Doors:	n/a
Drive In Doors:	n/a
On-Site Parking:	200 parking spaces
Highway Access:	Interstate 520
Airport:	
Augusta Regional	Less than 10 miles
ATL	150 miles
Access Road:	Augusta West Parkway

COMMENTS

Former ice skating rink, but has tremendous potential for a new office or customer service facility. Excellent highway visibility from Interstate 520.

UTILITIES / ZONING

Water:	6" line - Augusta Utilities
Sewer:	6' line - Augusta Utilities
Electric:	Georgia Power 3,000 amp
Natural Gas:	1 ¼" line into building Atlanta Gas Light
Telecommunications:	AT&T Fiber Optic
Zoning:	Office/commercial

AVAILABILITY

Immediately

MECHANICAL

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



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