

AUGUSTA

G E O R G I A

Development Authority of Richmond County

Industrial Building Data

Liz Claiborne Building



195,000 SQUARE FEET

12 Truck Doors

30 acres

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

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**LIZ CLAIBORNE BUILDING
1660 DIXON AIRLINE ROAD
AUGUSTA, GA**

BUILDING SIZE

Main Building 195,000SF
Outbuildings 15,940SF
Mezzanine (multi-floor) 28,016SF
Total 238,956SF

SITE ACREAGE

Acres 98 total, 30 for building site

CONSTRUCTION

Year Built/Additions: 1976, updated 1989
Former Use: Industrial
Exterior Walls: Concrete Tilt Up
Interior Walls: Masonry
Roof: Built Up
Ceiling Height
Center: 22'
Eaves:
Column Spacing: 26' x 52'
Floor Thickness: 6" reinforced
Number of Restrooms: Three
Single/Multi Tenant: Single or multi
Number of Buildings: One
Number of Floors: One
Floor Drains: n/a

COST

Sales Price: \$3,500,000
Lease Price: \$2.50/SF/YR NNN
Terms: variable

MECHANICAL

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

UTILITIES / ZONING

Water: Augusta Utilities
Sewer: Augusta Utilities
Electric: Georgia Power
Three 2,500KVA transformers, 480V
Natural Gas: Atlanta Gas Light
3" main
Telecommunications: AT&T
Zoning: Heavy Industrial

TRANSPORTATION / PARKING

Dock High Doors: Twelve
Drive-In Doors: One
Rail Siding: Possible
On-Site Parking: 500 spaces, paved
Highway Access: Doug Barnard Parkway, Interstate 520
Airports:
Augusta Regional: Less than one-half mile
Atlanta 155 miles
Charlotte 154 miles

COMMENTS

**CAN BE SUBDIVIDED.
Excellent location near Interstate 520 and
Augusta Regional Airport**

AVAILABILITY

Immediately

Industrial Properties Group, Inc
P.O. Box 653
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