

AUGUSTA

G E O R G I A

Augusta Economic Development Authority

Industrial Building Data

Modern Roofing Building



12,000 SQUARE FEET

1.3 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

**MODERN ROOFING BUILDING
1241 GORDON PARK ROAD
AUGUSTA, GA 30901**

BUILDING SIZE

Mfg/Whse Space 9,800 SF
Office Space 2,200 SF
Total 12,000SF

COST

Sales Price: \$395,000
Lease Price: Negotiable
Terms: variable

CONSTRUCTION

Year Built/Additions: 1969
Former Use: Industrial
Exterior Walls: Concrete Block
Interior Walls: Masonry
Roof: Built Up
Ceiling Height
 Center: 20'
 Eaves: 16'
Column Spacing:
Floor Thickness: 6" reinforced
Number of Restrooms: Two
Single/Multi Tenant: Single
Number of Floors: One
Floor Drains: n/a

MECHANICAL

Heat: Forced air
Air Conditioning: Office
Sprinkler System: 100% wet
Compressed Air: yes
Lighting: Fluorescent

TRANSPORTATION / PARKING

Dock High Doors: n/a
Drive-In Doors: Six, 10' & 12'
Rail Siding: No
On-Site Parking: 20 spaces, paved
Highway Access: Gordon Park Road,
 Gordon Highway,
 Interstate 520

Airports:
Augusta Regional: Less than 2 miles
Atlanta 155 miles
Charlotte 154 miles

UTILITIES / ZONING

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

AVAILABILITY

Immediately

SITE ACREAGE

Acres 1.3



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