

AUGUSTA

G E O R G I A

Augusta Economic Development Authority

Industrial Building Data

North Leg Road Building



11,200 SQUARE FEET

1 Acre

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

**NORTH LEG ROAD BUILDING
2225 NORTH LEG ROAD
AUGUSTA, GA 30309**

BUILDING SIZE

Mfg/Whse Space 11,200 SF

CONSTRUCTION

Year Built/Additions: 2011
 Former Use: Industrial
 Exterior Walls: Metal
 Interior Walls: Metal
 Roof: Built Up
 Ceiling Height
 Center: 20'
 Eaves: 20'
 Floor Thickness: 6" reinforced
 Number of Restrooms: Two
 Single/Multi Tenant: Single
 Number of Buildings: One
 Number of Floors: One
 Floor Drains: n/a

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

COST

Sales Price: Negotiable
 Lease Price: \$5.25/SF/YR
 Ind Gross
 Terms: variable

MECHANICAL

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

TRANSPORTATION / PARKING

Dock High Doors: One
 Drive-In Doors: One
 Rail Siding: No
 On-Site Parking: 15 spaces, paved
 Highway Access: North Leg Road,
 Gordon Highway,
 Interstate 520

Airports:
 Augusta Regional: 12 miles
 Atlanta 155 miles
 Charlotte 154 miles



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