

# AUGUSTA

G E O R G I A

*Augusta Economic Development Authority*

Industrial Building Data

**Olive Road Building**



**88,000 SQUARE FEET**

7.23 acres

**AUGUSTA ECONOMIC DEVELOPMENT AUTHORITY**

Suite 560, 1450 Greene Street, Augusta, GA 30901

(706) 821-1321 (706) 821-1316

E-mail: [WSprouse@AugustaEDA.com](mailto:WSprouse@AugustaEDA.com) [www.AugustaEDA.com](http://www.AugustaEDA.com)

**OLIVE ROAD BUILDING  
1634 OLIVE ROAD  
AUGUSTA, GA 30904**

**BUILDING SIZE**

Mfg/Whse Space 78,000SF  
Office Space 10,000SF  
Total 88,000SF

**CONSTRUCTION**

Year Built/Additions: 1976  
Former Use: Industrial  
Exterior Walls: Brick  
Interior Walls: Masonry  
Roof: Built Up  
Ceiling Height  
Center: 20'  
Eaves: 20'  
Column Spacing:  
Floor Thickness: 6" reinforced  
Number of Restrooms: Two  
Single/Multi Tenant: Single or multi  
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: Light Industrial

**AVAILABILITY**

Immediately

**SITE ACREAGE**

Acres 7.23

**COST**

Sales Price: \$1,350,000  
Lease Price: \$2.25/SF/YR  
Terms: variable

**MECHANICAL**

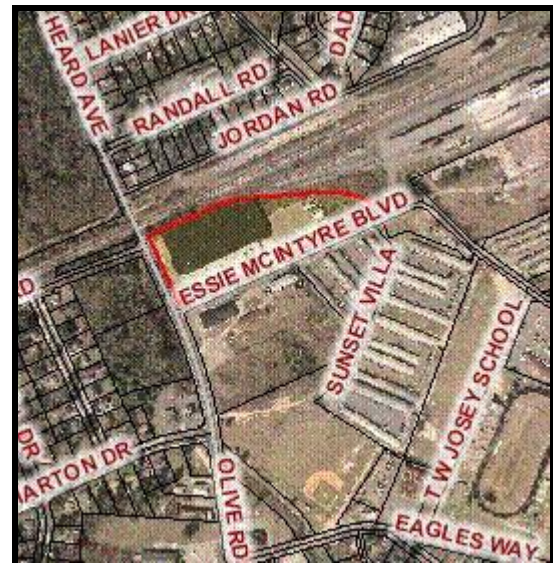
Heat: Forced air  
Air Conditioning: Office air conditioned  
Sprinkler System: 100% wet  
Lighting: Fluorescent

**TRANSPORTATION / PARKING**

Dock High Doors: Six, covered  
Drive-In Doors:  
Rail Siding: Definitely Possible  
Adjacent to rail yard  
On-Site Parking: 30 spaces, paved  
Highway Access: Olive Road and  
Essie McIntyre Blvd  
Airports:  
Augusta Regional: Less than 2 miles  
Atlanta 155 miles  
Charlotte 154 miles

**COMMENTS**

Entire property is fenced. Excellent South Augusta location.



Rkitchens060311

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