

AUGUSTA

G E O R G I A

Development Authority of Richmond County

Industrial Building Data

Pilcher RockTenn Building



156,000 SQUARE FEET
100,000 SF AVAILABLE
14.48 acres

DEVELOPMENT AUTHORITY OF RICHMOND COUNTY

P.O. Box 922, Augusta, GA 30903

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

E-mail: WSprouse@Augusta.EDA.com www.AugustaEDA.com

**PILCHER ROCKTENN BUILDING
15 LOVERS LANE
AUGUSTA, GA**

SITE ACREAGE

Acres 14.52

BUILDING SIZE

Mfg./Whse. Space: 147,000 SF
Office Space: 9,000 SF
Total: 156,000 SF

COST

Sale Price: Negotiable
Lease Price:
Terms:

CONSTRUCTION

Year Built/Additions: 1967
Former Use: Warehouse
Exterior Walls: Concrete
Interior Walls: Concrete
Roof: Built Up
Ceiling Height: 16'; 18.5'; 25'
Center: various
Column Spacing: 60'
Floor Thickness: 6" & 8"
Single/Multi Tenant: Multi
No. of Buildings: 1
No. of Floors: 1

MECHANICAL

Heat: Gas fired units in shipping area. Electric heat in production area
Air Conditioning: In portions of building
Sprinkler System: 100% coverage
Crane: n/a

UTILITIES / ZONING

Water: 14" line - Augusta Utilities
Sewer: 14' line - Augusta Utilities
Electric: Georgia Power
2,500 KVA pad mounted transformer 277/480 volts distributed by conduit
Natural Gas: 1 ¼" line into building Atlanta Gas Light
Telecommunications: BellSouth
Zoning: Commercial

TRANSPORTATION / PARKING

Dock High Doors: Five – 10' x 10' tailgate
Drive In Doors:
Rail Siding: Rail adjoins the rear of the property, but a spur does not serve the building
On-Site Parking: 150 parking spaces
Highway Access: Interstate 20
Airport: Augusta Regional
ATL Less than 5 mile
150 miles
Access Road: Lovers Lane

AVAILABILITY

Immediately

COMMENTS

Owner: Clyde Pilcher
3537 Interlachen Drive
Augusta, GA 30907
706-228-2583 706-755-4610

Building is partitioned into segments of three 24,000SF, one 25,000SF, and one 50,000SF, plus offices.

DEVELOPMENT AUTHORITY OF RICHMOND COUNTY

P.O. Box 922, Augusta, GA 30903
(706) 821-1321 (706) 821-1316
E-mail: WSprouse@Augusta EDA.com www.AugustaEDA.com