

# AUGUSTA

G E O R G I A

*Development Authority of Richmond County*

Customer Service Building Data

**Rooms-To-Go Showroom and Warehouse**



**57,550 SQUARE FEET**

4.39 acres

**DEVELOPMENT AUTHORITY OF RICHMOND COUNTY**

P.O. Box 922, Augusta, GA 30903

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

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

**ROOMS-TO-GO BUILDING  
3360 WRIGHTSBORO ROAD  
AUGUSTA, GA**

**BUILDING SIZE**

Showroom Space	30,950SF
Office Space	<u>26,600SF</u>
Total	57,550SF

**CONSTRUCTION**

Year Built/Additions:	1986
Former Use:	Commercial
Exterior Walls:	Brick
Interior Walls:	Masonry
Roof:	Built Up
Ceiling Height, showroom	12' drop panel
Ceiling Height, warehouse	25'
Column Spacing:	
Floor Thickness:	4" reinforced
Number of Restrooms:	Three
Single/Multi Tenant:	Single or multi
Number of Buildings:	One
Number of Floors:	One + warehouse
Floor Drains:	n/a

**UTILITIES / ZONING**

Water:	Augusta Utilities
Sewer:	Augusta Utilities
Electric:	Georgia Power
Natural Gas:	Atlanta Gas Light
Telecommunications:	AT&T
Zoning:	Commercial

**AVAILABILITY**

**December 2008**

**SITE ACREAGE**

Acres	4.39
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**COST**

Sales Price:	\$3,500,000
Lease Price:	\$5.00/SF/YR NNN
Terms:	variable

**MECHANICAL**

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

**TRANSPORTATION / PARKING**

Dock High Doors:	Four
Drive-In Doors:	n/a
On-Site Parking:	100 spaces, paved <i>100 additional parking spaces can be added</i>
Highway Access:	Wrightsboro Road, Interstate 520

Airports:  
Augusta Regional, less than 8 miles  
Atlanta, 155 miles; Charlotte, 154 miles

**COMMENTS:** Excellent location near Augusta Mall and Interstate 520. Available December.



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