

AUGUSTA

G E O R G I A

Augusta Economic Development Authority

Industrial / Office Building Data

Tobacco Road Building



13,300 square feet

4 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

**TOBACCO ROAD BUILDING
1885 TOBACCO ROAD
AUGUSTA, GA30909**

BUILDING SIZE

Total Office Space: 22,500 SF
Office Space Available: 13,300 SF

SITE ACREAGE

Acres 4.0

CONSTRUCTION

Year Built/Additions: 1989
Former Use: Offices, warehouse
Exterior Walls: Masonry
Roof:
Ceiling Height 15'
Center: 15'
Column Spacing:
Floor Thickness: 6"
Single/Multi Tenant: Single
No. of Buildings 1
No. of Floors: 1

COST

Sale Price: Negotiable
Lease Price: \$5.00/SF/NNN
Terms:

MECHANICAL

Heat: Electric
Air Conditioning: Electric
Sprinkler System: Wet
Lighting: Fluorescent
Crane: n/a

UTILITIES / ZONING

Water: City of Augusta
Sewer: City of Augusta
Electric: Georgia Power

Natural Gas: Atlanta Gas Light
Telecommunications: AT&T
Zoning: Commercial Zoning

TRANSPORTATION / PARKING

Dock High Doors:
Drive In Doors: n/a
Rail Siding: n/a
On-Site Parking: 50 parking spaces
Highway Access: Interstate 520 &
Interstate 20

Airport: Augusta Regional
Augusta Regional
ATL
Less than 1 mile
150 miles
Access Road: Tobacco Road

AVAILABILITY

Immediately

COMMENTS

Rkitchens060311

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