

AUGUSTA

G E O R G I A

Development Authority of Richmond County

Industrial Building Data

VF Building



203,736 SQUARE FEET

29.42 acres

DEVELOPMENT AUTHORITY OF RICHMOND COUNTY

P.O. Box 922, Augusta, GA 30903

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

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

VF BUILDING
1816 TOBACCO ROAD
AUGUSTA, GA

BUILDING SIZE

Mfg/Whse Space	193,676SF
Office Space/Break	5,310SF
Showroom	<u>4,750SF</u>
Total	203,736SF

COST

Sales Price:	\$3,950,000
Lease Price:	\$2.45/SF/YR NNN
Terms:	variable

CONSTRUCTION

Year Built/Additions:	1991
Former Use:	Industrial
Exterior Walls:	Masonry
Interior Walls:	Masonry
Roof:	Built Up
Ceiling Height:	24'
Column Spacing:	40' x 50'
Floor Thickness:	6" reinforced
Number of Restrooms:	Three
Single/Multi Tenant:	Single or multi
Number of Buildings:	One
Number of Floors:	One
Floor Drains:	n/a

MECHANICAL

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

TRANSPORTATION / PARKING

Dock High Doors:	Seventeen, twelve with levelers
Drive-In Doors:	n/a
Rail Siding:	Possible
On-Site Parking:	171 spaces, paved Trailer parking on-site
Highway Access:	Tobacco Road, Mike Padgett Highway, Interstate 520
Airports:	
Augusta Regional:	Less than 2 miles
Atlanta	155 miles
Charlotte	154 miles

UTILITIES / ZONING

Water:	12" main Augusta Utilities
Sewer:	12" main, Augusta Utilities
Electric:	1250 amps, 3-phase, 480 V Georgia Power
Natural Gas:	3" main, Atlanta Gas Light
Telecommunications:	AT&T
Zoning:	Heavy Industrial

COMMENTS

Excellent building in a premier location.
Expandable to 461,743 square feet.

AVAILABILITY

Immediately

SITE ACREAGE

Acres	29.42
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August 2008

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