

AUGUSTA

G E O R G I A

Development Authority of Richmond County

Industrial Building Data

West Wheeler Building



65,000 SF
divisible

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



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

**WEST WHEELER BUILDING
1220 WEST WHEELER PARKWAY
AUGUSTA, GA**

BUILDING SIZE

| | |
|-------------------|------------------|
| Mfg./Whse. Space: | 65,000 SF |
| Office Space: | SF |
| Total: | <u>65,000 SF</u> |

SITE ACREAGE

Acres 6

CONSTRUCTION

Year Built/Additions: 2003
Former Use: Office
Exterior Walls: Masonry
Interior Walls: Masonry
Roof: Built Up
Ceiling Height: 28'
Center: 20'
Column Spacing:
Floor Thickness: 6"
Single/Multi Tenant: Multiple
No. of Buildings: 1
No. of Floors: 1

COST

Sale Price: Negotiable
Lease Price: \$10.25 to \$11.00/SF

MECHANICAL

Heat: 100%
Air Conditioning: 100%
Sprinkler System: 100% coverage
Crane: n/a

UTILITIES / ZONING

Water: 6" line - Augusta Utilities
Sewer: 6' line - Augusta Utilities
Electric: Georgia Power
3,000 amp
Natural Gas: 1 1/4" line into building
Atlanta Gas Light
Telecommunications: BellSouth Fiber Optic
Zoning: LI- Light Industrial

TRANSPORTATION / PARKING

Dock High Doors: n/a
Drive In Doors: n/a
Rail Siding: n/a
On-Site Parking: 100 parking spaces
Highway Access: Wheeler Road,
Interstate 20
Airport:
Augusta Regional Less than 12 miles
ATL 150 miles
Access Road: West Wheeler Parkway

COMMENTS

Excellent building, very adaptable

AVAILABILITY

30,800SF available immediately; an additional 18,000SF can be made available in 30 to 60 days

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