

AUGUSTA

G E O R G I A

Development Authority of Richmond County

Industrial Building Data

Wrightsboro Road Building



202,500 SQUARE FEET

12 dock high doors

2 drive in doors

DEVELOPMENT AUTHORITY OF RICHMOND COUNTY

P.O. Box 922, Augusta, GA 30903-0922

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

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

**WRIGHTSBORO ROAD BUILDING
1550 WRIGHTSBORO ROAD
AUGUSTA, GA**

BUILDING SIZE

Mfg./Whse. Space:	201,700 SF
Office Space:	800 SF
Total:	202,500 SF

CONSTRUCTION

Year Built/Additions:	1990
Former Use:	Warehouse
Exterior Walls:	Insulated metal
Roof:	Membrane Roof
Ceiling Height	22'-24' clear
Center:	24'
Column Spacing:	60' x 30'
Floor Thickness:	6 in reinforced
Single/Multi Tenant:	Single
No. of Buildings	1
No. of Floors:	1

UTILITIES / ZONING

Water:	City of Augusta
Sewer:	City of Augusta
Electric:	Georgia Power 750KVA, 2000amp/480V
Natural Gas:	Atlanta Gas Light
Telecommunications:	AT&T
Zoning:	Industrial

AVAILABILITY Immediately

SITE ACREAGE

Acres 8

COMMENTS

Less than five miles from Interstate 520 and Interstate 20. Excellent building with cross dock configuration.

COST

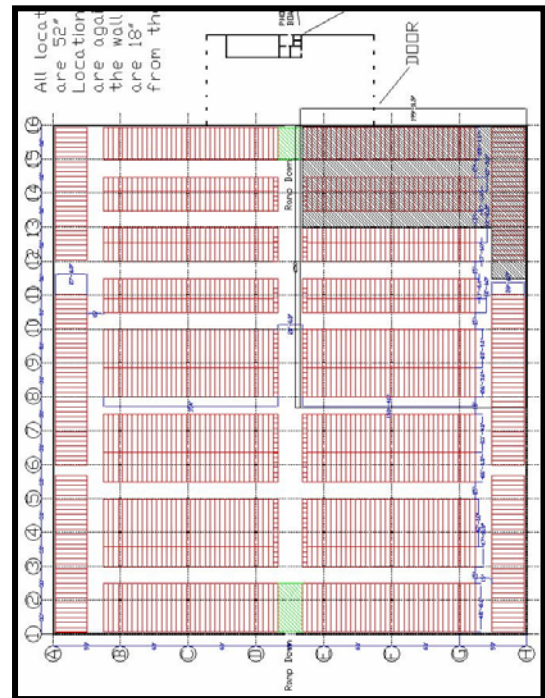
Sale Price:	Negotiable
Sub-Lease Price:	\$2.25/SF/YR NNN

MECHANICAL

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

TRANSPORTATION / PARKING

Dock High Doors:	Twelve, with seals and 40,000LB levelers
Drive In Doors:	Two
Rail Siding:	Possible
On-Site Parking:	100 parking spaces
Highway Access:	Wrightsboro Road
Airport:	
Augusta Regional	Less than 7 miles
ATL	150 miles
Access Road:	Wrightsboro Road



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