

# AUGUSTA

G E O R G I A

*Augusta Economic Development Authority*

Industrial Building Data

**Augusta Distribution Building**



**400,000 SQUARE FEET**

51.7 acres

**AUGUSTA ECONOMIC DEVELOPMENT AUTHORITY**

Suite 560, 1450 Greene Street, Augusta, GA 30901

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

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

**AUGUSTA DISTRIBUTION BUILDING**  
**1824 TOBACCO ROAD**  
**AUGUSTA, GA**

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**BUILDING SIZE**

Mfg/Whse Space 400,000SF  
Office Space 7,765SF

**CONSTRUCTION**

Year Built/Additions: 1999  
Former Use: Distribution  
Exterior Walls: Tilt wall, concrete  
Interior Walls: Masonry  
Roof: EPDM Membrane  
Ceiling Height  
Center: 31'  
Eaves: 31'  
Column Spacing: 43'6" x 43'6"  
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

**UTILITIES / ZONING**

Water: Augusta Utilities  
12 inch main, 8 inch  
Sprinkler lead-in  
Sewer: Augusta Utilities  
8 inch main  
Electric: Georgia Power  
750 KVA, 4000  
amp/480V  
Natural Gas: Atlanta Gas Light  
Telecommunications: AT&T  
Zoning: Heavy Industrial

**AVAILABILITY**

Immediately

**MECHANICAL**

Heat: Forced air  
Air Conditioning: Fully air conditioned  
Sprinkler System: ESFR 100% wet  
Compressed Air: yes  
Lighting: Fluorescent & skylight

**SITE ACREAGE**

51.7 acres

**COST**

Sales Price: \$10,300,000  
Lease Price: \$3.15/sf

**TRANSPORTATION / PARKING**

Dock High Doors: 58 – 9.2' x 10'  
Drive-In Doors: Two – 15' x 18'  
Rail Siding: Possible  
On-Site Parking: 200 trailer and 200 car,  
paved  
Highway Access: Georgia Hwy 56, I-20,  
I-520, Tobacco Road  
Airports:  
Augusta Regional: Less than one-fourth mile  
Atlanta 155 miles  
Charlotte 154 miles

**COMMENTS**

- Building is in excellent condition
- Building can be expanded to over 1,000,000SF
- 566.71' x 705.83' total bldg dimensions

*Satkins060311*

*See additional photos next page*

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