

AUGUSTA

G E O R G I A

Development Authority of Richmond County

Industrial Building Data

Lovers Lane Warehouse



277,500 SQUARE FEET

12.96 acres

DEVELOPMENT AUTHORITY OF RICHMOND COUNTY

Suite 560, Historic Enterprise Mill, 1450 Greene Street, Augusta, GA 30901

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

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

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LOVERS LANE WAREHOUSE BUILDING
1425 LOVERS LANE
AUGUSTA, GA 30901

BUILDING SIZE

Mfg/Warehouse Space 277,500SF

COST

Sales Price: \$2,220,000
 Lease Price: \$1.95/SF/YR NNN
 Terms: variable

CONSTRUCTION

Year Built/Additions: 1987
 Former Use: Industrial
 Exterior Walls: Masonry
 Interior Walls: Masonry
 Roof: Built Up
 Ceiling Height
 Center: 24'-38'
 Bay depth: 300'
 Floor Thickness: 6" reinforced
 Number of Restrooms: Two
 Single/Multi Tenant: Multi or single
 Number of Buildings: One
 Number of Floors: One
 Floor Drains: n/a

TRANSPORTATION / PARKING

Dock High Doors: 36
 Drive-In Doors: Two
 Rail Siding: Norfolk Southern
 On-Site Parking: 50 spaces, paved
 Highway Access: Lovers Lane,
 Interstate 520

 Airports:
 Augusta Regional: Less than 5 miles
 Atlanta 155 miles
 Charlotte 154 miles

COMMENTS

Very good warehouse

UTILITIES / ZONING

Water: Augusta Utilities
 Sewer: Augusta Utilities
 Electric: Georgia Power
 Natural Gas: Atlanta Gas Light
 3" main
 Telecommunications: AT&T
 Zoning: Heavy Industrial

AVAILABILITY

Immediately

SITE ACREAGE

Acres 12.96 acres

MECHANICAL

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



080310 Willingham



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