

# AUGUSTA

G E O R G I A

*Development Authority of Richmond County*

Building Data

**Xpedx Building**



**34,800 SQUARE FEET**

7 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](mailto:WSprouse@AugustaEDA.com) [www.AugustaEDA.com](http://www.AugustaEDA.com)

**XPEDX BUILDING**  
**1427 Marvin Griffin Road**  
**AUGUSTA, GA 30906**

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**BUILDING SIZE**

Mfg/Whse Space 32,000 SF  
Office Space 2,000 SF  
Total 34,000 SF

**COST:**

Sales Price: \$1,295,000.00  
Lease Price: \$2.80 \$/SF/YR NNN  
Terms: variable

**CONSTRUCTION**

Year Built/Additions: 1969  
Former Use: Warehouse  
Exterior Walls: Masonry  
Interior Walls: Sheetrock  
Roof:  
Ceiling Height  
Center:  
Eaves: 25'-30'  
Column Spacing:  
Floor Thickness: 6"  
Number of Restrooms: 3  
Single/Multi Tenant: Single or multi  
Number of Buildings: One  
Number of Floors: One  
Floor Drains: n/a

**MECHANICAL**

Heat: Central HVAC in office area, fans and space heaters in warehouse  
Air Conditioning: Office  
Sprinkler System: Entire Building  
Compressed Air: n/a  
Lighting: Fluorescent

**TRANSPORTATION / PARKING**

Dock High Doors: 3 8'-10' Doors  
Drive-In Doors: 0  
Rail Siding: Yes, three dock doors available 8'-10'  
On-Site Parking: 26 spaces plus gravel area  
Highway Access: I-520 is .86 miles from site

**Airports:**

Augusta Regional: 2 Miles from site  
Atlanta: 157 miles from site  
Charlotte: 173 miles from site

**UTILITIES / ZONING**

Water: Augusta Utilities  
Sewer: Augusta Utilities  
Electric: Georgia Power  
Natural Gas: Georgia Power  
Telecommunications: Nuvox  
Zoning: HI

**COMMENTS: Building is in great condition and easily accessible.**

**AVAILABILITY**

Immediately

**bcsdavis**

**SITE ACREAGE**

Acres 7

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