

# Augusta Cup

1550 Wrightsboro Road, Augusta, GA 30904



## OFFERING SUMMARY

Available SF: 10,000 - 183,400 SF

Lease Rate: \$4.00 SF/yr. (NNN)

Lot Size: 15.83 Acres

Building Size: 382,046

Zoning: LI ( Light Industrial )

## PROPERTY OVERVIEW

This manufacturing and distribution facility has 183,400 sq. ft. of available office and warehouse space for lease. The 10,000 sq. ft. office space is a vanilla shell and will be renovated to suit the tenant's needs and the rate is negotiable. The 173,400 sq. ft. of warehouse space can be sub divided at a minimum of 40,467 sq. ft. The property has a total of 15.83 acres with 120 parking space and 34 container spaces.

## PROPERTY HIGHLIGHTS

- <https://tour.csrarealestatephoto.com/1550wrightsborord/player>
- 13.8 volts (primary), (6) switchgear, 480/277 volt @4,000 amps each
- LED and T-5 fluorescent lighting with translucent wall panels.
- Four silos between 150,000-200,000 lbs.
- Compressed air

### SHERMAN & HEMSTREET REAL ESTATE COMPANY

4316 Washington Road, Evans, GA 30809  
shermanandhemstreet.com  
706.722.8334

### CHARLES HOCK, SIOR, CCIM

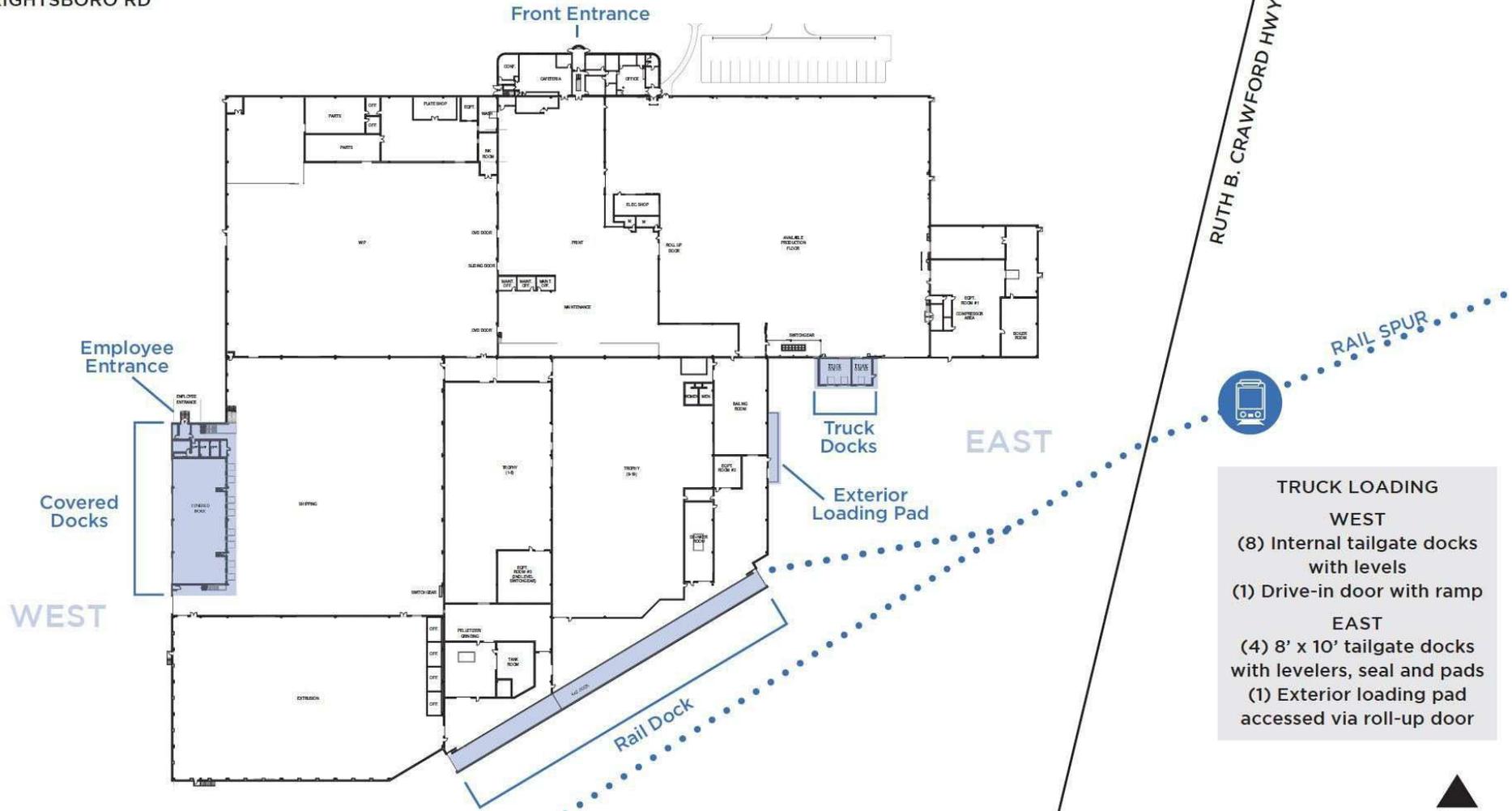
charleswhock@aol.com  
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## AUGUSTA GA

WRIGHTSBORO RD



- TRUCK LOADING**
- WEST**
- (8) Internal tailgate docks with levels
  - (1) Drive-in door with ramp
- EAST**
- (4) 8' x 10' tailgate docks with levelers, seal and pads
  - (1) Exterior loading pad accessed via roll-up door

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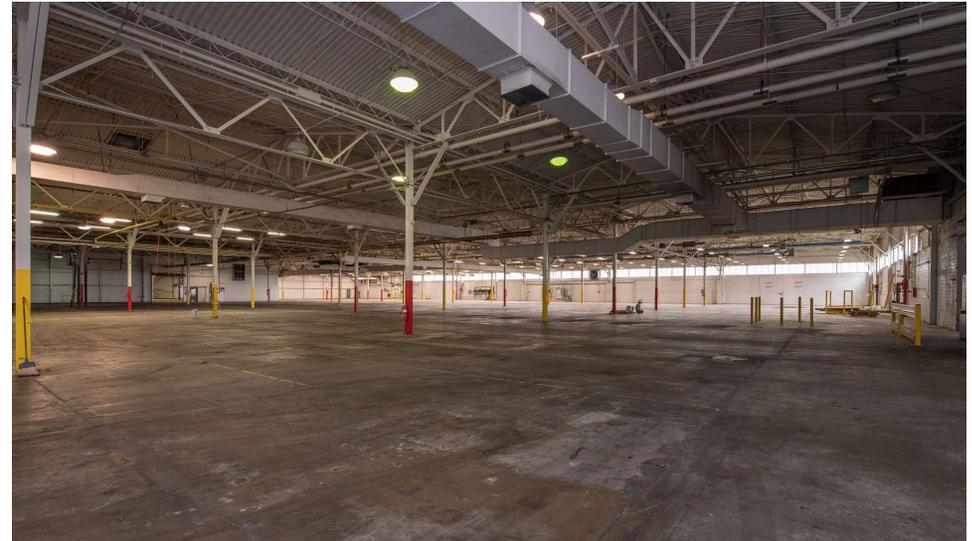
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## PROFESSIONAL BACKGROUND

Charles Hock, is an industrial and office specialist and has been the top sales agent for the last 6 years from 2015 to 2021. He is an Associate Broker and Vice President of Sherman and Hemstreet, Inc. He is a graduate of Avon Old Farms School, Southern Methodist University in Dallas, Texas, and is a double major in History and Economics. Charles has been employed with Hock Development Company since 2000 and has been a licensed realtor in Georgia and South Carolina since 2004. Some of Charles's civic involvement include: Member and President of Georgia Carolina Toastmasters Club 2523, Hope House Board Member, Leadership Augusta Board Member and Treasurer and Christian Learning Center of Augusta Board Member. Past involvements include: Salvation Army, Advisory Board, Leadership Augusta Class of 2008, Richmond County Exchange Club, Augusta Training Shop, Young Philanthropists of Augusta and Young Professionals of Augusta. Charles and his wife Valorie are members of First Presbyterian Church of Augusta and Bible Study Fellowship since 2001.

## MEMBERSHIPS & AFFILIATIONS

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