WAREHOUSE FOR SALE

2521 Reynolds Industrial Road | Augusta, GA 30907

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JORDAN TROTTER
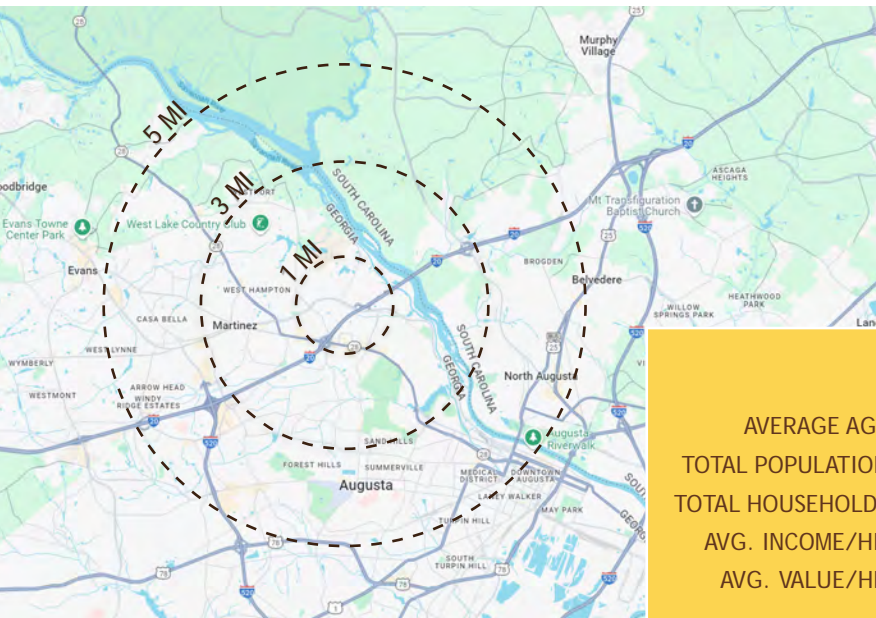COMMERCIAL REAL ESTATE

PRICE | $1,590,000   **APN | 007-0-075-00-0**

This property is located in Augusta, GA on Reynolds Industrial Road. Reynolds Industrial Road is accessed by Claussen Road that leads to a lighted intersection with Riverwatch Parkway. The property is visible along Riverwatch Parkway which see 33,100 vehicles per day. The property is additionally less than 0.25 miles from I-20, making this an easily accessible site.

There is a 15,000 SF warehouse building on the 0.95 AC property. The building has HVAC throughout, 2 restrooms, two dock height doors, and one ground level door. The building is currently being used as a furniture store.

- 15,000 square foot metal building
- 0.95 acre property
- Whole building is heated and cooled
- 2 Restrooms
- Zoned light industrial

RIVERWATCH PARKWAY (33,100 VPD)

REYNOLDS INDUSTRIAL ROAD

CLAUSSEN ROAD

WARE-HOUSE

PARKING

ARM AUGUSTA READY MIX

REEVES

GARNER WELDING & FABRICATION

NuCO2

WAFFLE HOUSE

Wendy's

Pilot TRAVEL CENTERS

INTERSTATE 20

	1 MI	**3** MI	**5** MI
AVERAGE AGE	36	41	41
TOTAL POPULATION	8,341	43,388	125,299
TOTAL HOUSEHOLDS	4,402	19,742	54,976
AVG. INCOME/HH	$75,477	$118,658	$104,085
AVG. VALUE/HH	$207,857	$315,046	$292,187

5 MI
3 MI
1 MI

SITE

VILLAGE AT RIVERWATCH

RIVERWATCH PARWAY

INTERSTATE 20

FURYS FERRY ROAD

WASHINGTON ROAD

S 66°26'58" E 194.10'

RBF

CONCRETE
PAD ENCROACHES
AS SHOWN

170.4'

87.7'

WALKWAY

BUILDING

PORTION OF 007-0-075-00-0
0.91 Acres
39657 Sq. Feet

87.7'

AC PAD

N 27°48'08" E 196.62'

S 23°33'02" W 197.70'

69.6'

70.4'

30.1'

ASPHALT PARKING

007-4-052-00-0
TERENCE PROPERTIES

N 66°00'20" W
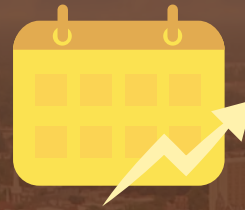
208.68'

REYNOLDS INDUSTRIAL ROAD
R/W VARIES
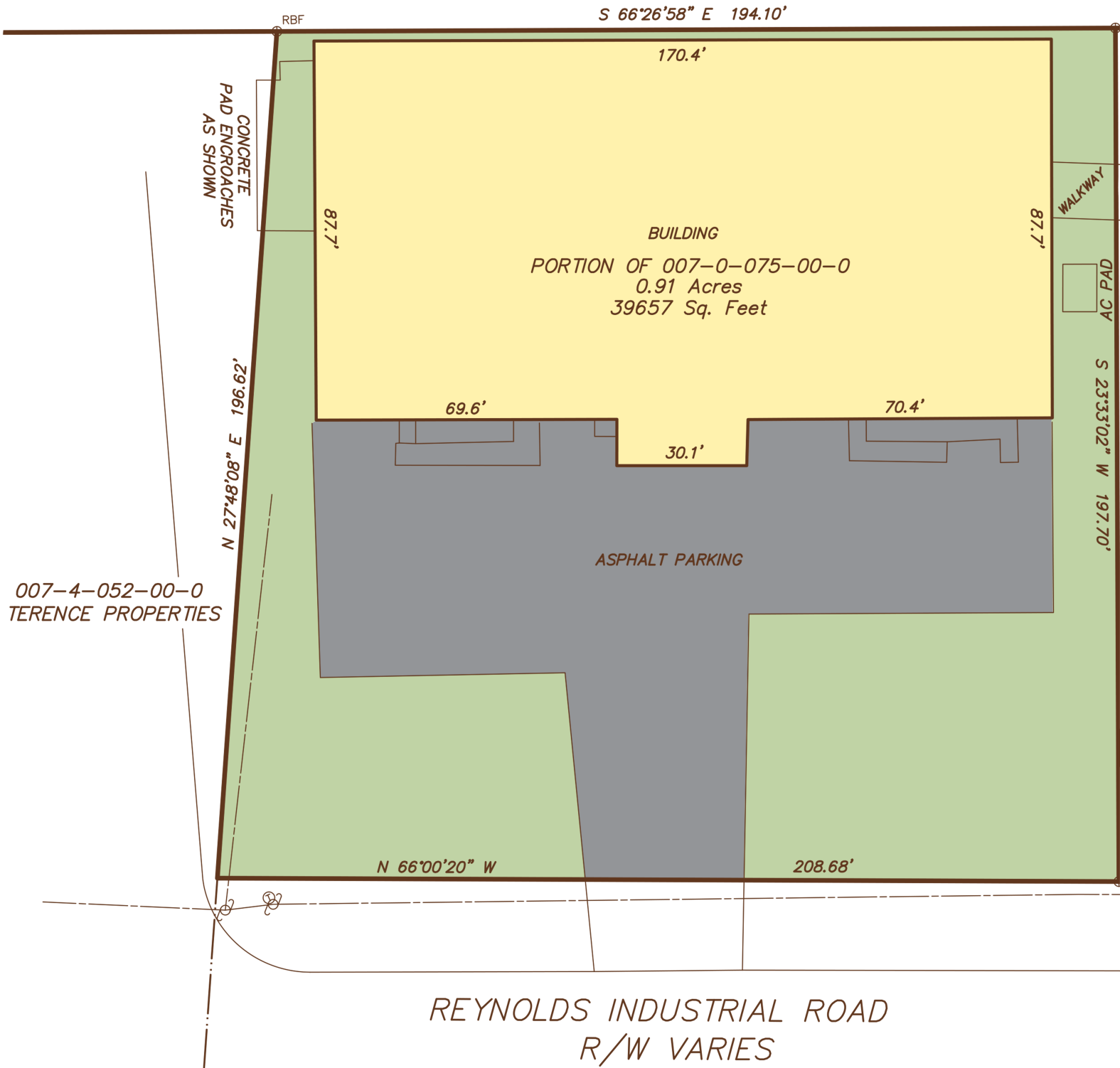
RIVER REGION STATISTICS

River Region Population:
767,478

Annual Growth Rate:
0.89%

Average Commute:
23.5 mins

Trade Area Population:
767,478

Medium Income:
$55,049

Unemployment Rate:
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Eisenhower

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Major Industry: Fort Eisenhower, Savannah River Site, Augusta University, Piedmont Augusta, Charlie Norwood VA Medical Center, Bridgestone, East Central Regional, E-Z, Starbucks