

4301 Evans To Locks Rd

Evans, GA 30809



OFFERING SUMMARY

Available SF:	283,079 SF
Lease Rate:	\$5.00 SF/yr (NNN)
Lot Size:	81.72 Acres
Year Built:	1982
Building Size:	652,000
Zoning:	M-2
Submarket:	Outlying Columbia County

PROPERTY OVERVIEW

This building has 283,079 sq. ft. of available warehouse space. The 31,124 sq. ft section is 37 feet in height to the deck and has 4 fully equipped loading docks. This building also has 4 rail doors. There will be another 251,955 sq. ft. of available warehouse space on March 1st, 2024. This space will have 9,392 sq. ft. of office with 19 loading docks and 3 on grade drive in doors. The facility is 1/2 mile from River Watch Parkway and three miles from I-20. Features include signage and a fenced lot for added security.

The building is rail served and has a dual rail spur with CSX. It also has a dedicated line from GA Power and has 2- 2500 KVA transformers that are 480V with 3 Phase power.

<https://tour.csrarealestatephoto.com/4301evanstolocksrd/player>

PROPERTY HIGHLIGHTS

- High Bay Warehouse
- 4 loading docks
- trailer storage
- 3" water main

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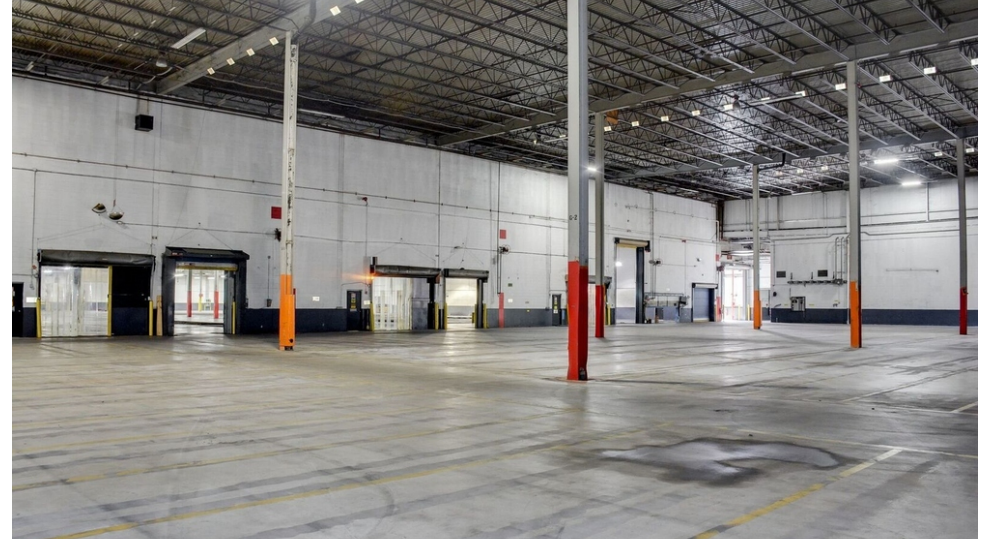
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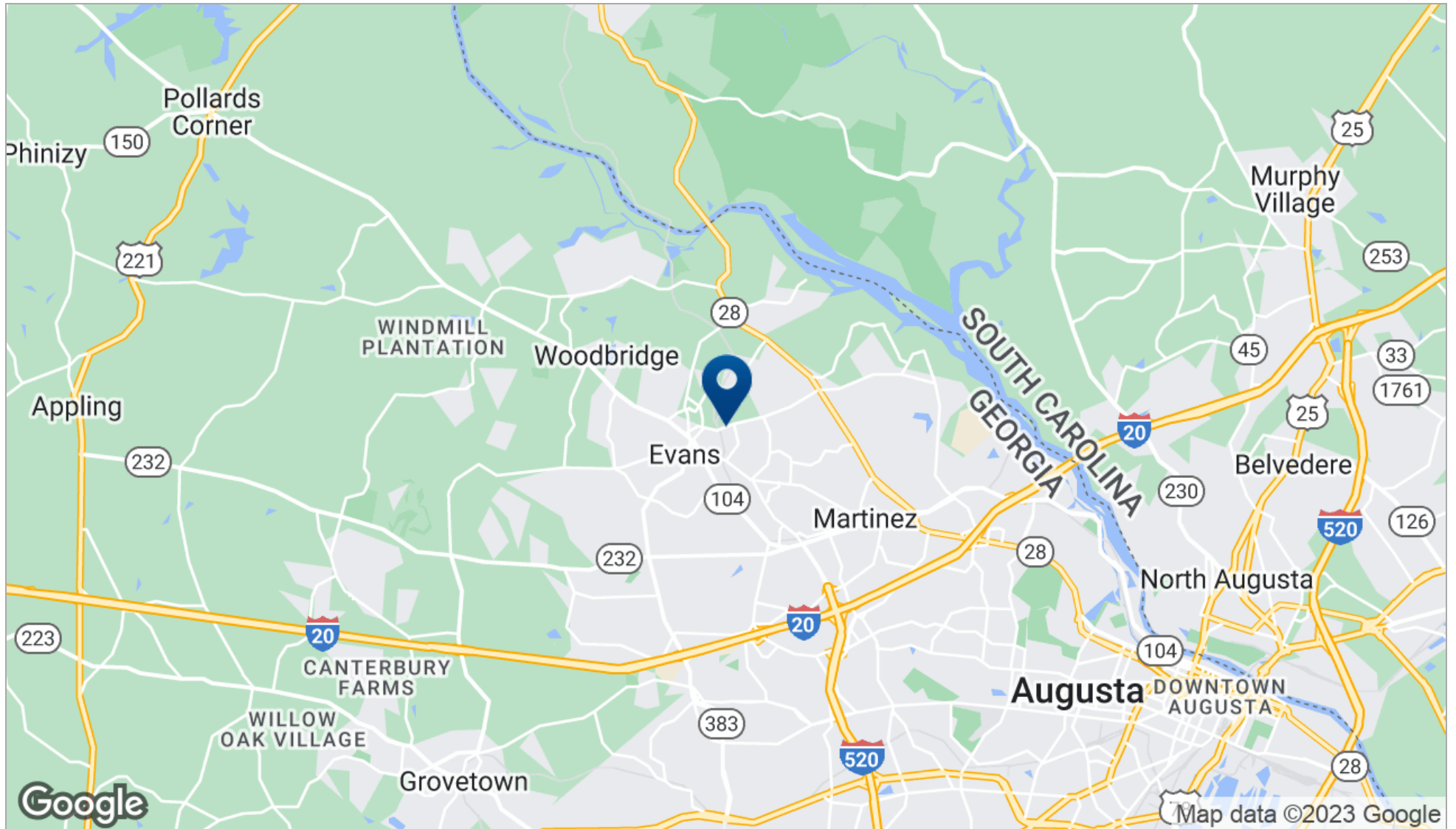
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