

# For Sale or Lease

231 E 13th Street  
Waynesboro, GA 30830

±193,791 SF of subdividable  
industrial buildings

- (1) 2,000 amp & (1) 1,200 amp  
480/277v 3 phase electrical service
- 12 dock doors | 3 drive-in doors  
available
- LED lighting




Accelerating success.

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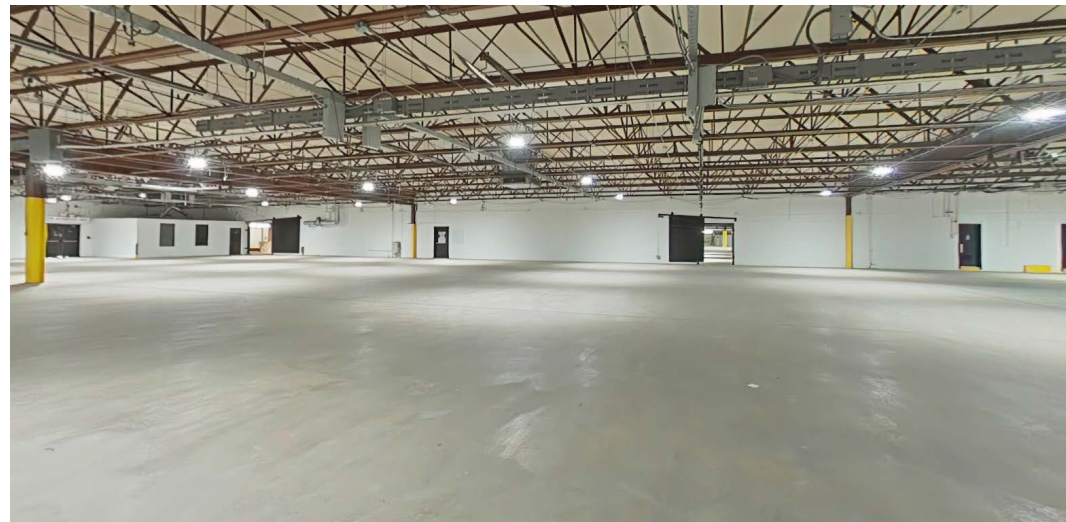
View virtual tour 




# Property Overview

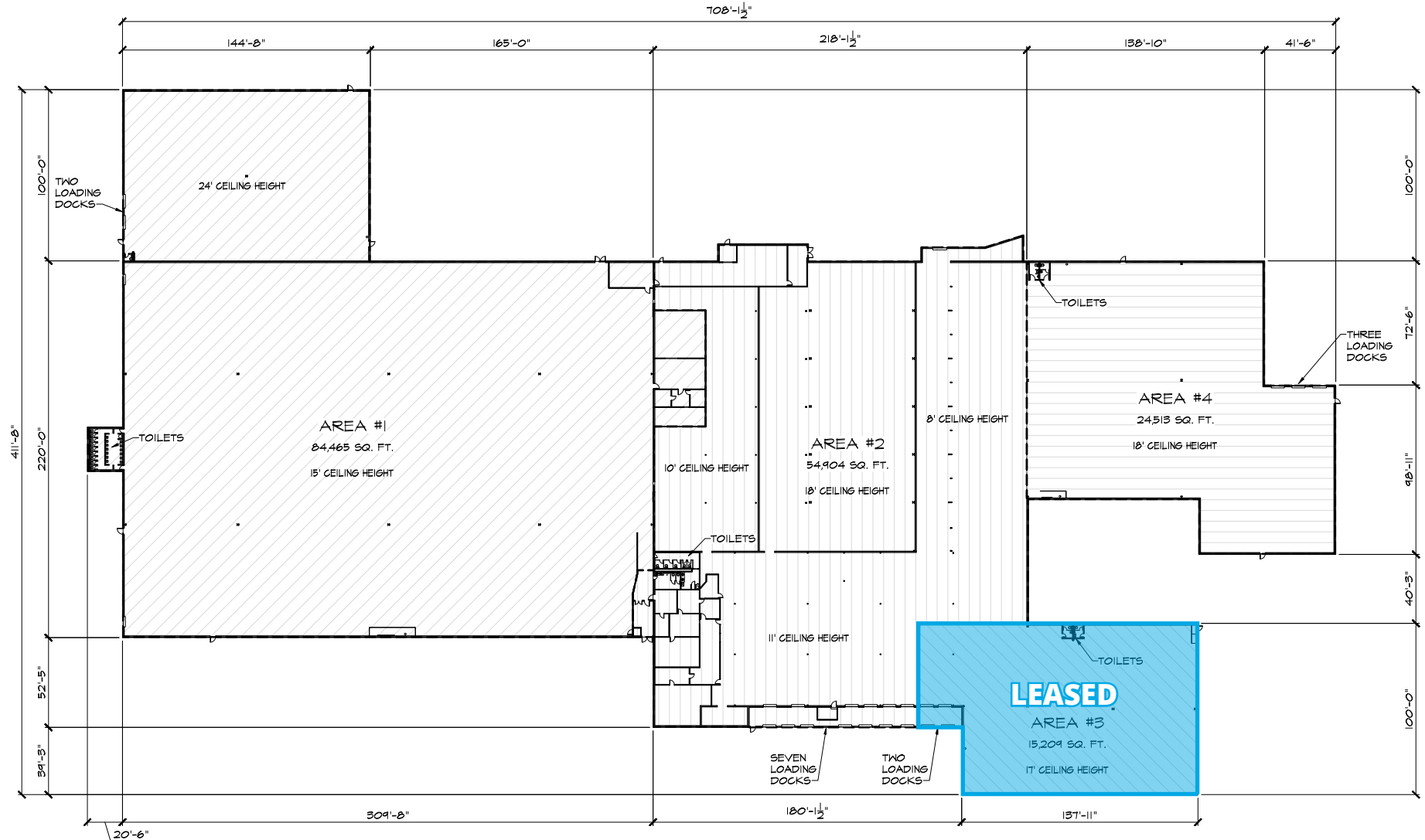
Building area:	±209,000 SF total buildings size ±163,791 SF available in building A (includes ±10,000 SF office space) ±30,000 SF building B available
Parcel ID:	065-029
Zoning:	Industrial
Acreage:	±13.5 acres ±3 acres of parking/laydown yard
County:	Burke
Power:	(1) 2,000 amp & (1) 1,200 amp 480/277v 3 phase
Clear height:	8' - 24'
HVAC:	Partially climate-controlled (heating and cooling)
Sprinklers:	100% standard wet system
Roof:	New roof on portion of buildings (2022)
Floors:	6" concrete slab
Lighting:	LED
Loading docks:	12 dock doors   3 drive-in doors available

Lease rate: \$3.25 PSF NNN  
Sale price: \$6,500,000



# Building A Floor Plan

View virtual tour 



## AS-BUILT FLOOR PLAN

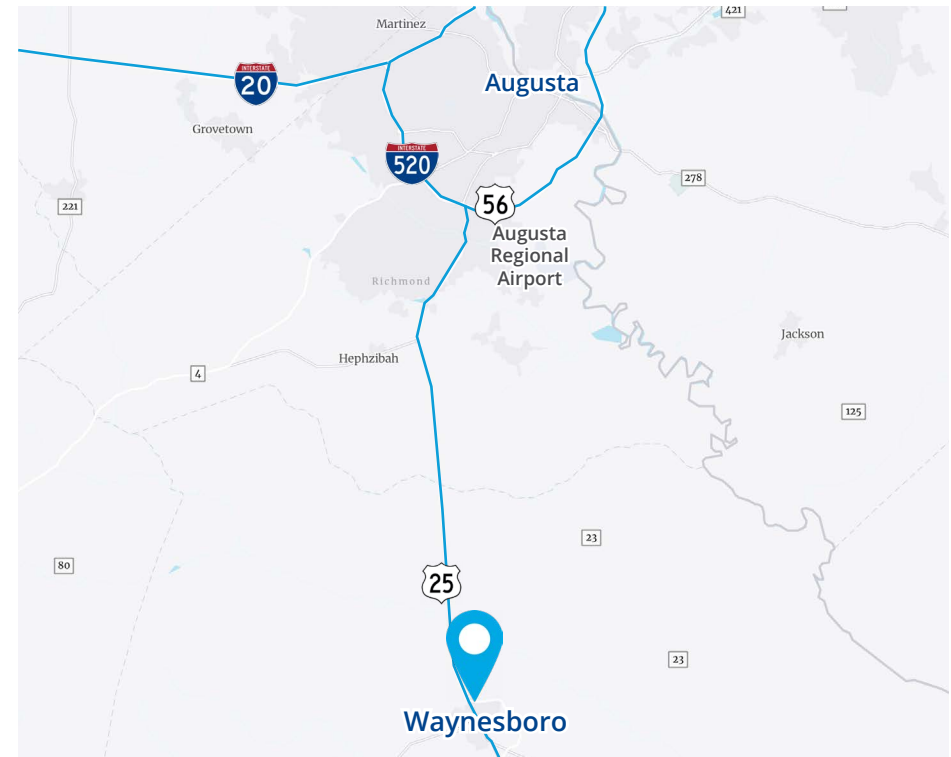
SCALE: 1/32" = 1'-0"

179,000 TOTAL SQ. FT.



# Location

Highway 25	±0.1 miles
Highway 56	±1.7 miles
I-520	±22.5 miles
Augusta Regional Airport	±23.1 miles
Augusta	±28 miles
I-20	±29.8 miles







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