



FOR LEASE

WEST AUGUSTA OFFICE WAREHOUSE

234 Camilla Ave, Martinez, GA 30907

**SHERMAN &
HEMSTREET**
Real Estate Company

CHRIS FARROW
Sr. Vice President
cfarrow@shermanandhemstreet.com
706.288.1076

Property Summary



PROPERTY DESCRIPTION

This office warehouse property in west Augusta is in immaculate condition and move in ready for your business. The Property consists of a fully updated 1275 sf office and a 1,000 square foot warehouse with two garage doors and 12 foot ceilings. There are two driveways for service vehicles with electronic gates and plenty of secured parking in the back of the building. The location is unmatched with its central location in west Augusta and proximity to I-20. Camilla Ave is located just off of Davis road near the PenFed bank building.

OFFERING SUMMARY

Lease Rate:	\$3,100.00 per month (MG)
Property Type:	Office / Warehouse
Total Available SF:	2,275 SF
Office size	1,275 SF
Warehouse size:	1,000 SF
Lot Size:	0.4 Acres
Zoning:	C-2
Furniture and equipment	FF&E can be included for additional fee



CHRIS FARROW

Sr. Vice President

cfarrow@shermanandhemstreet.com

706.288.1076

Complete Highlights



PROPERTY HIGHLIGHTS

- 1275 sf office in VERY good condition
- 1000 sf warehouse in great condition
- 4 offices and a large 12' X 17' conference room
- Large reception desk in waiting room
- Break room with refrigerator, electric stove, and dishwasher, and microwave
- Two automatic security gates on two driveways
- Large secured parking area
- covered back patio
- Security system and ring doorbell
- Warehouse has two 10 X 10 garage doors and 12' ceilings
- ADA restroom and shower
- Washer and dryer hookups
- Upgraded lighting throughout the office building

Additional Photos



12' ceilings. Two 10X10 garage doors



Break room with full kitchen



4 very nice office spaces



Remote security gates on both sides of the property

**SHERMAN &
HEMSTREET**
Real Estate Company

CHRIS FARROW

Sr. Vice President

cfarrow@shermanandhemstreet.com

706.288.1076

FOR LEASE | WEST AUGUSTA OFFICE WAREHOUSE | 234 CAMILLA AVE, MARTINEZ, GA 30907

Additional Photos



Covered patio with fans and lighting



One ADA restroom and one additional restroom with a shower



Beautiful property that is fully updated and well kept



Two driveways

**SHERMAN &
HEMSTREET**
Real Estate Company

CHRIS FARROW

Sr. Vice President

cfarrow@shermanandhemstreet.com

706.288.1076

Retailer Map



SHERMAN & HEMSTREET
Real Estate Company

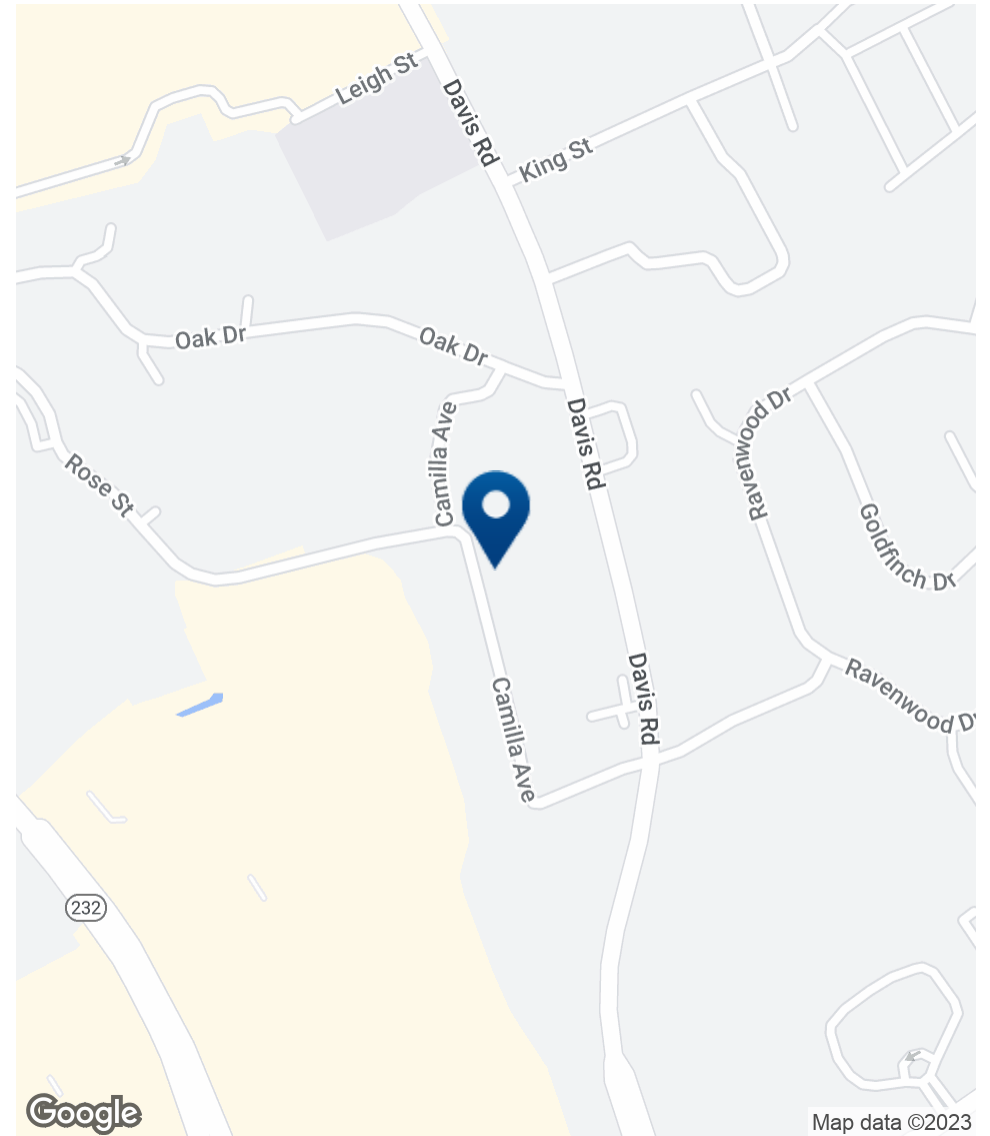
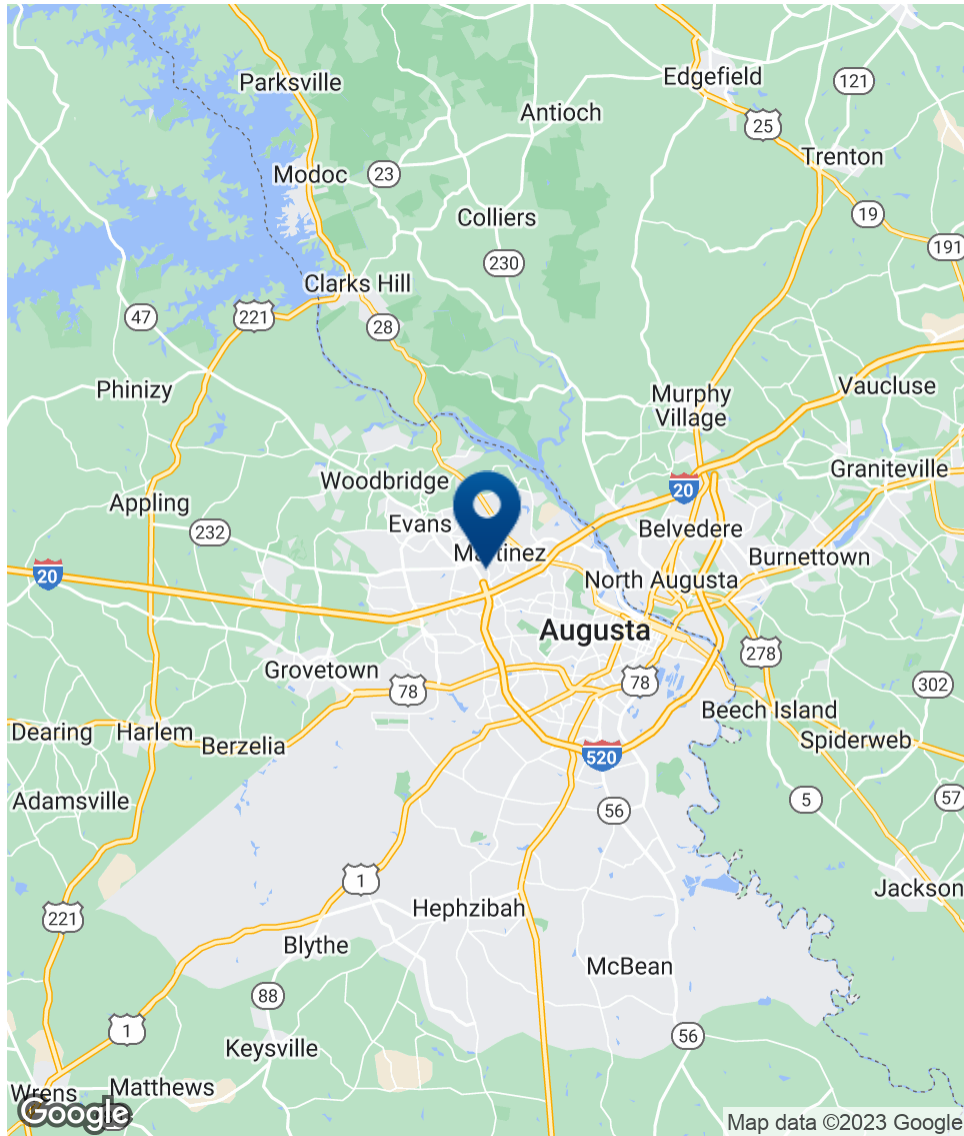
CHRIS FARROW

Sr. Vice President

cfarrow@shermanandhemstreet.com

706.288.1076

Location Map



**SHERMAN &
HEMSTREET**
Real Estate Company

CHRIS FARROW

Sr. Vice President

cfarrow@shermanandhemstreet.com

706.288.1076

Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,766	134,845	340,654
Average Age	42.7	39.6	37.1
Average Age (Male)	44.1	38.5	36.1
Average Age (Female)	43.3	41.8	38.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,405	63,531	146,014
# of Persons per HH	1.7	2.1	2.3
Average HH Income	\$48,796	\$69,517	\$63,892
Average House Value	\$132,194	\$184,836	\$164,378

* Demographic data derived from 2020 ACS - US Census

