

2526 Mike Padgett Hwy

Augusta, GA 30906



OFFERING SUMMARY

Sale Price:	\$1,998,000
Cap Rate:	9.0%
NOI:	\$179,820
Lot Size:	5.75 Acres
Year Built:	2007
Building Size:	54,830
Zoning:	LI
Submarket:	South Richmond County
Price / SF:	\$36.44

PROPERTY OVERVIEW

This fully leased warehouse complex has 54,640 sq. ft. that is located in two buildings on 5.57 acres. The first building is 40,560 sq. ft. with 3,250 of office space and has rail service with 2 rail doors and a truck court with 3 loading docks. The rear warehouse section has a covered loading platform that can accommodate 6 tractor trailers. The office is predominantly located on the first floor, but additional space has been built out on the second floor.

The 2nd building was built in 2007 and is 14,080 sq. ft. of warehouse space. This building has two loading docks and a breezeway that connects it to the larger building.

There is also an additional 9.01 acres of contiguous land for sale next door for \$270,300

PROPERTY HIGHLIGHTS

- Great Location
- Rail Served
- Dock High
- Plenty of parking

SHERMAN & HEMSTREET REAL ESTATE COMPANY

624 Ellis St. , Augusta, GA 30901
shermanandhemstreet.com
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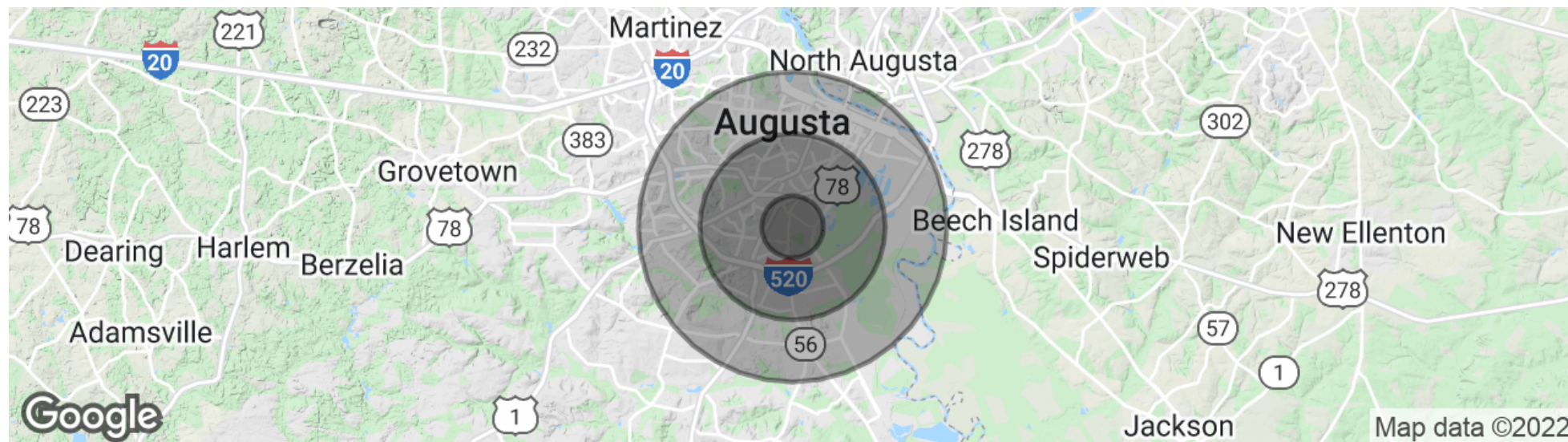
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,336	43,646	113,298
Median age	36.1	34.6	34.3
Median age (Male)	35.8	32.9	32.3
Median age (Female)	36.5	36.0	35.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,659	16,976	43,864
# of persons per HH	2.6	2.6	2.6
Average HH income	\$33,243	\$35,547	\$42,825
Average house value	\$64,931	\$68,929	\$95,502

* Demographic data derived from 2010 US Census

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