

# 2044 Forward Augusta Dr

Augusta, GA 30906



## OFFERING SUMMARY

Sale Price:	\$23,174,567.00
Cap Rate:	6%
NOI:	\$1,390,474
Lot Size:	20.39 Acres
Year Built:	1994
Building Size:	298,155
Price / SF:	\$79.66

## PROPERTY OVERVIEW

This is one of the highest quality industrial warehouses in Augusta, Georgia. The building is 28 feet clear in height with 40 x 50 column spacing. The building contains 8,500 sq. ft. of finished office space, break areas, bathrooms and open areas. The building has 26 loading docks, 5 rail doors and two on grade doors. The building has a very heavy power plant with 4,000 AMP 480/277V and new T-5 / T-8 lighting. The building is equipped with an ESFR Sprinkler System. The dimensions of the warehouse are 651' 4" deep and 481' 6" wide. The complex has 200 parking spaces and 18 tractor trailer spaces.

## LOCATION OVERVIEW

This building is located in Forward Augusta Industrial Park. Forward Augusta is the area's premier Industrial Park and is located on Tobacco Road near the Augusta Regional Airport in the heart of Augusta's Industrial district.

## PROPERTY HIGHLIGHTS

- Class A Industrial Warehouse
- Excellent tenant mix
- Fully leased with 2% escalations in two of the three leases

### SHERMAN & HEMSTREET REAL ESTATE COMPANY

4316 Washington Road, Evans, GA 30809  
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### CHARLES HOCK, SIOR, CCIM

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
AIT	73,862	3/1/2019	2/28/2034	\$377,990	24.77	\$5.12
RBW	97,134	3/1/23	2/28/26	\$485,670	32.58	\$5.00
Premier Packaging	127,159	4/1/19	6/30/29	\$551,234	42.65	\$4.34
<b>Totals/Averages</b>	<b>298,155</b>			<b>\$1,414,894</b>		<b>\$4.75</b>

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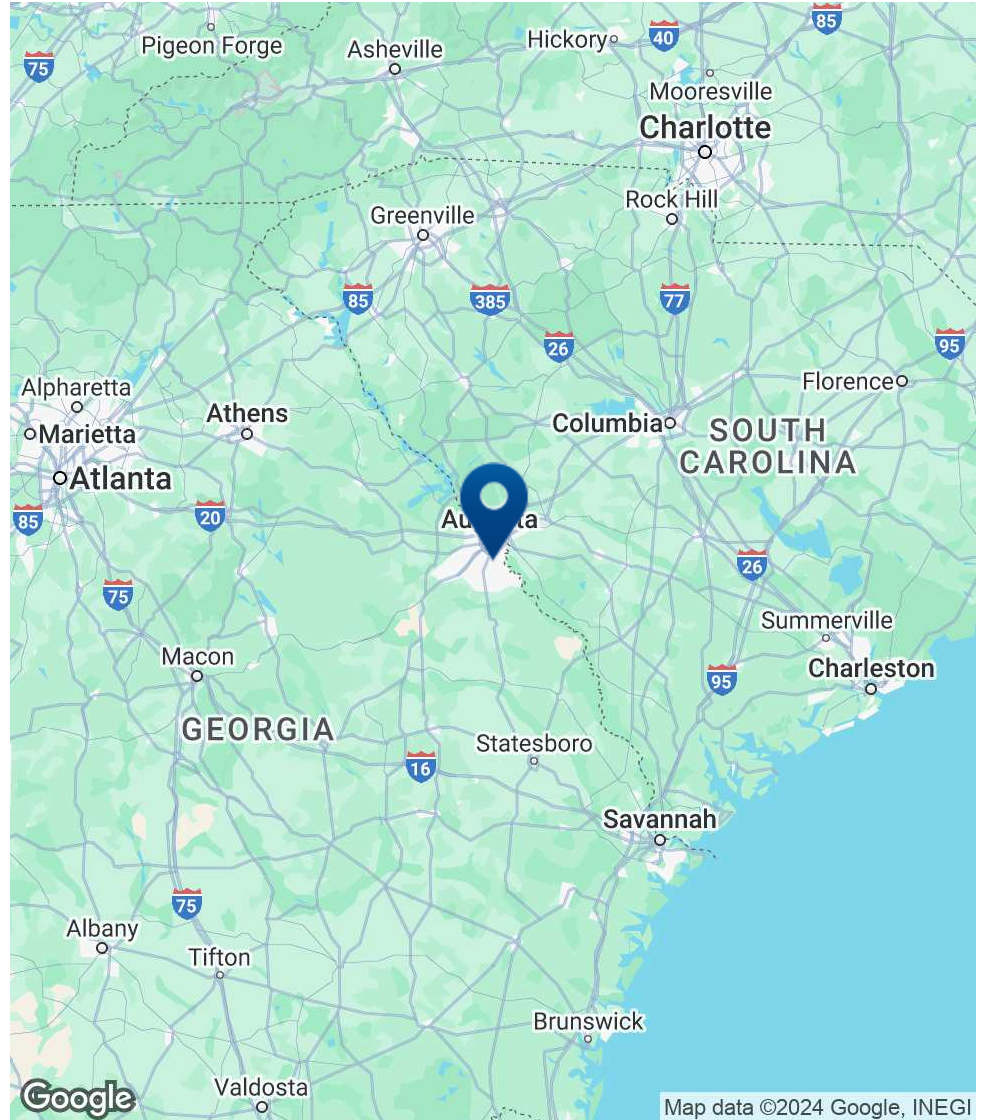
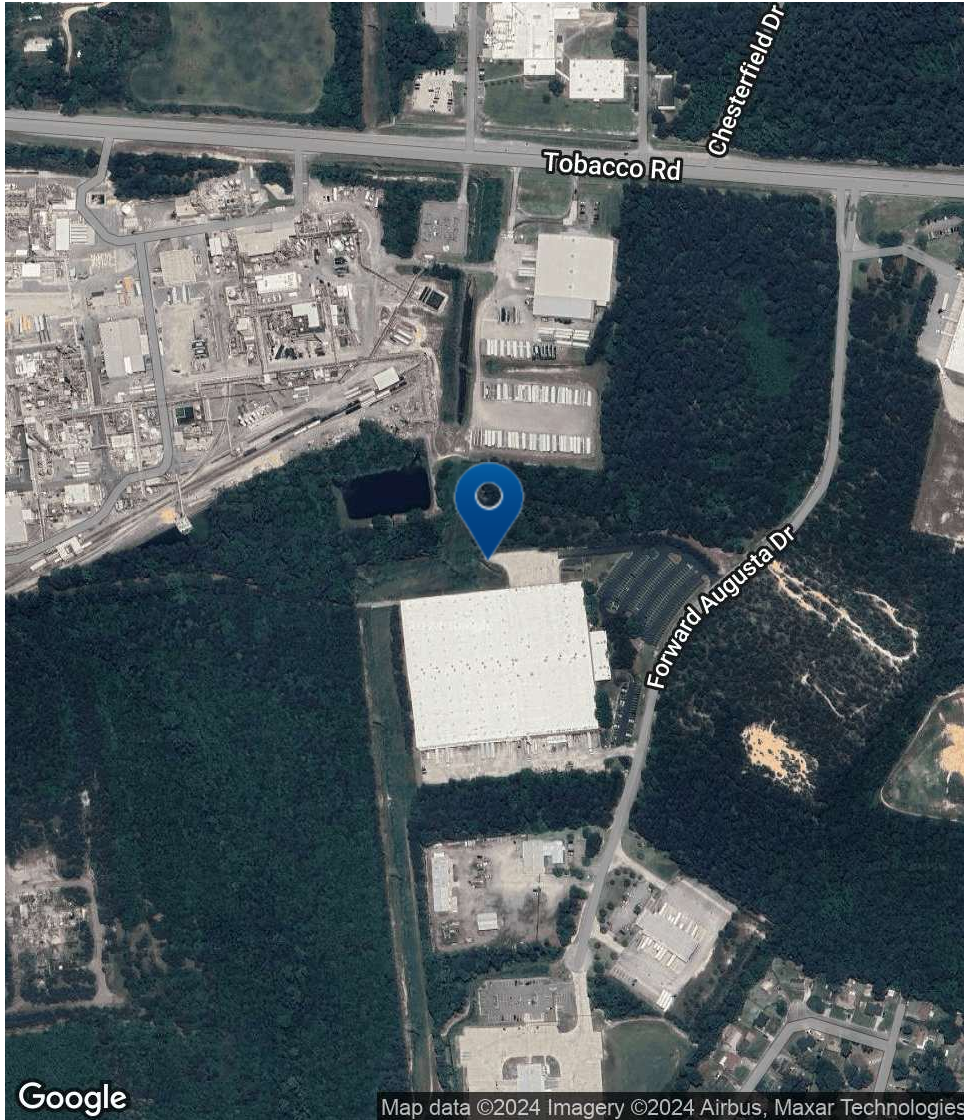
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## PROFESSIONAL BACKGROUND

Charles Hock, is an industrial and office specialist and has been the top sales agent for the last 6 years from 2015 to 2021. He is an Associate Broker and Vice President of Sherman and Hemstreet, Inc. He is a graduate of Avon Old Farms School, Southern Methodist University in Dallas, Texas, and is a double major in History and Economics. Charles has been employed with Hock Development Company since 2000 and has been a licensed realtor in Georgia and South Carolina since 2004. Some of Charles's civic involvement include: Member and President of Georgia Carolina Toastmasters Club 2523, Hope House Board Member, Leadership Augusta Board Member and Treasurer and Christian Learning Center of Augusta Board Member. Past involvements include: Salvation Army, Advisory Board, Leadership Augusta Class of 2008, Richmond County Exchange Club, Augusta Training Shop, Young Philanthropists of Augusta and Young Professionals of Augusta. Charles and his wife Valorie are members of First Presbyterian Church of Augusta and Bible Study Fellowship since 2001.

## MEMBERSHIPS

Some of Charles's civic involvement include: Member and President of Georgia Carolina Toastmasters Club 2523, Hope House Board Member, Leadership Augusta Board Member and Treasurer and Christian Learning Center of Augusta Board Member. Past involvements include: Salvation Army, Advisory Board, Leadership Augusta Class of 2008, Richmond County Exchange Club, Augusta Training Shop, Young Philanthropists of Augusta and Young Professionals of Augusta.

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