SCAN THE QR TO VIEW OUR LISTING ONLINE

WAREHOUSE FOR LEASE

2521 Reynolds Industrial Road | Augusta, GA 30907

14,944 SF	LEASE | $10/SF

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JORDAN TROTTER
COMMERCIAL REAL ESTATE

AUGUSTA, RICHMOND COUTNY | **APN | 007-0-075-00-0**

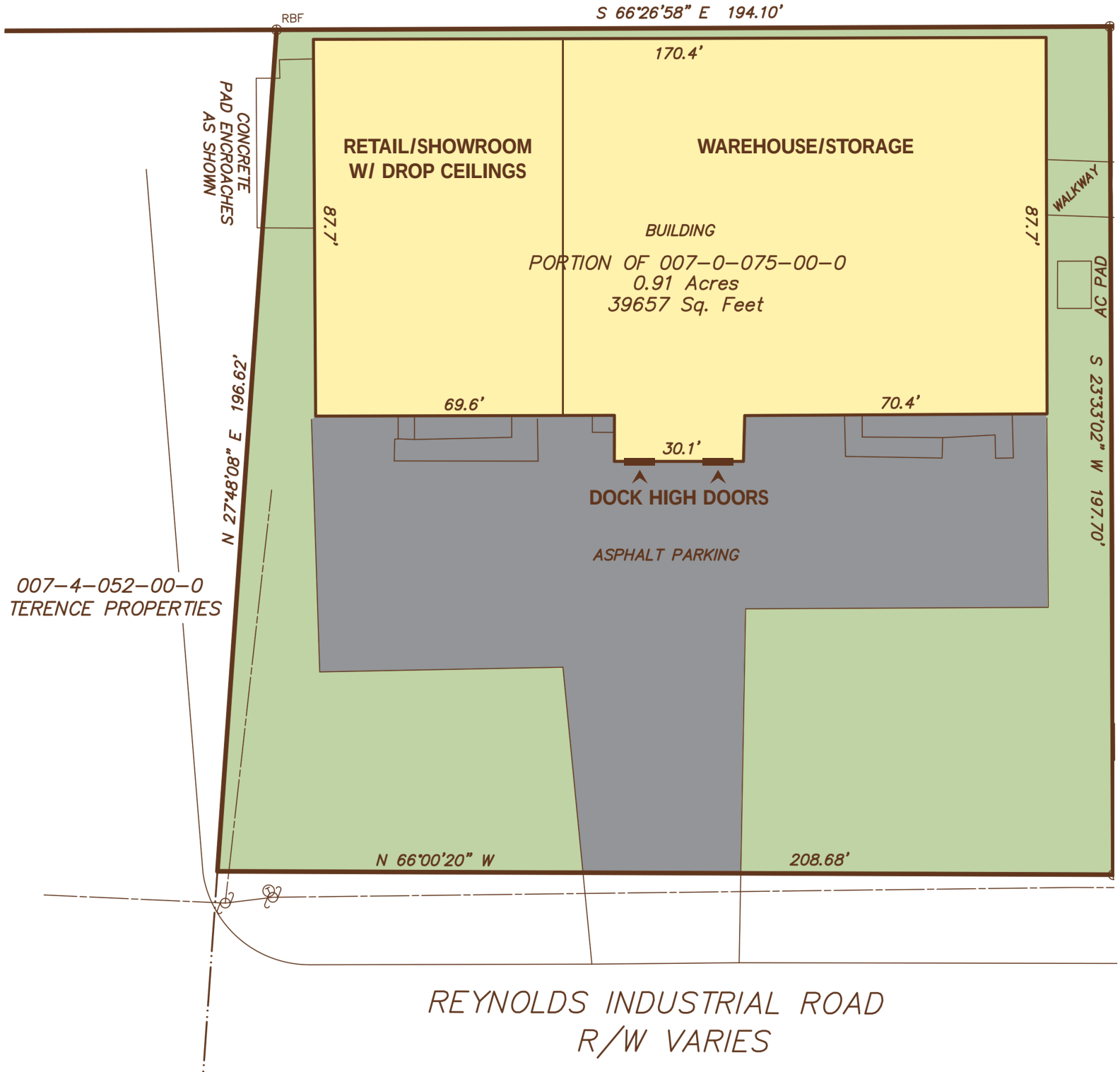
This property is located in Richmond County and offers easy access to Columbia County and Aiken County. Only being 0.25 miles from I-20 this building is in the ideal central location. 2521 Reynolds Industrial Road connects to Riverwatch Parkway (33,000 VPD) with a signalized intersection making this easily accessible.

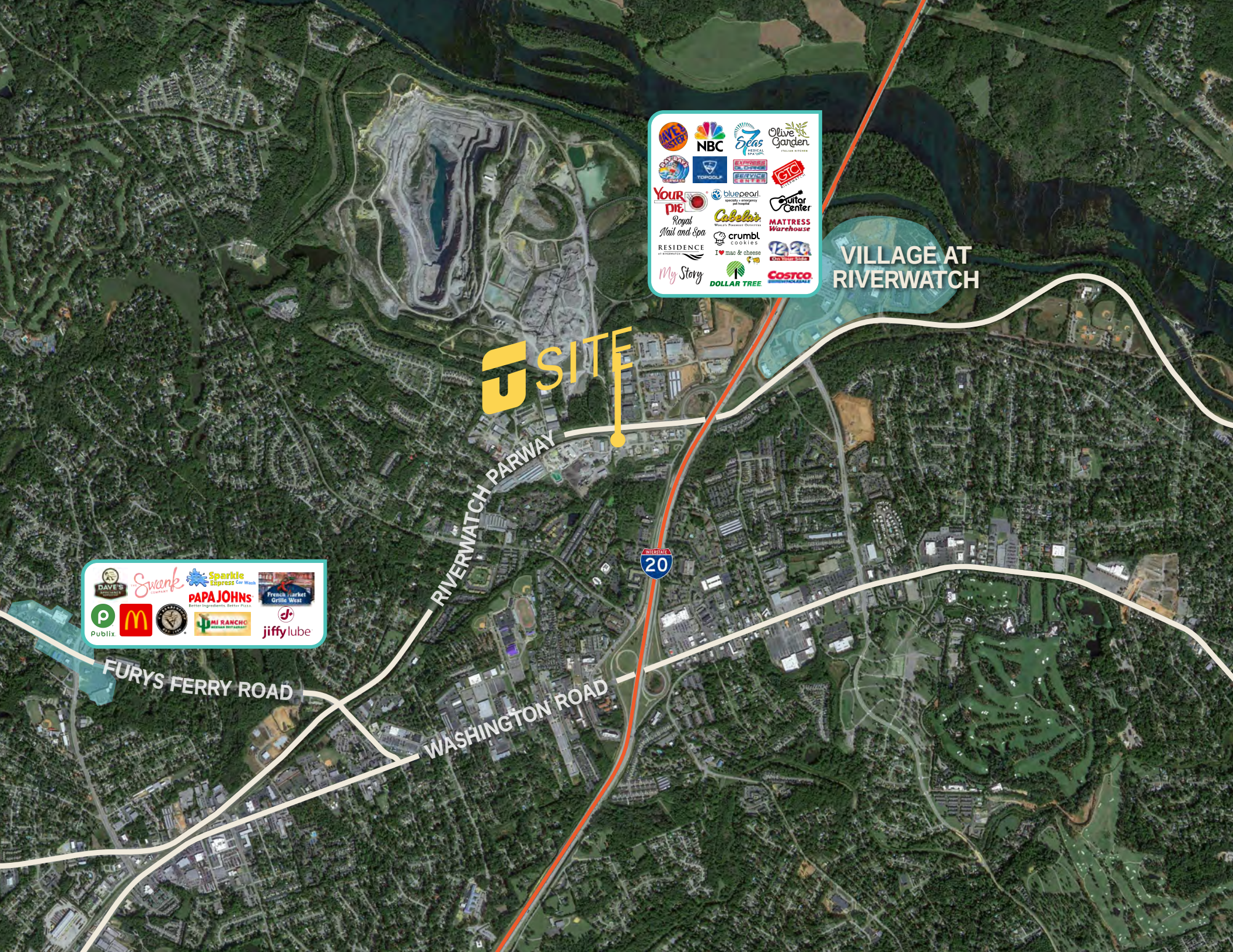
This is a 14,949 SF building with HVAC throughout. The tenant will have the ability to add signage facing out to Riverwatch Parkway that sees 33,000 VPD. The space has two dock height doors and one ground level door. This building is divisible with 4,959 SF (57x86) of retail/ showroom space and 9,985 SF (110x86) of storage/warehouse space.

- 14,944 SF metal building
- 0.91 AC
- Entire building is heated and cooled
- 2 Restrooms
- Building is divisible
- Access to Riverwatch Parkway (33,000 VPD) with a signalized intersection
- 0.25 miles from I-20

	1 MI	3 MI	5 MI
AVERAGE AGE	36	41	41
TOTAL POPULATION	8,341	43,388	125,299
TOTAL HOUSEHOLDS	4,402	19,742	54,976
AVG. INCOME/HH	$75,477	$118,658	$104,085
AVG. VALUE/HH	$207,857	$315,046	$292,187

SITE PLAN


RBF
S 66°26'58" E 194.10'
170.4'
CONCRETE PAD ENCROACHES AS SHOWN
RETAIL/SHOWROOM W/ DROP CEILINGS
WAREHOUSE/STORAGE
WALKWAY
87.7'
87.7'
BUILDING
PORTION OF 007-0-075-00-0
0.91 Acres
39657 Sq. Feet
AC PAD
S 23°33'02" W 197.70'
N 27°48'08" E 199.62'
69.6'
70.4'
30.1'
DOCK HIGH DOORS
ASPHALT PARKING
007-4-052-00-0
TERENCE PROPERTIES
N 66°00'20" W
208.68'
REYNOLDS INDUSTRIAL ROAD
R/W VARIES


VILLAGE AT RIVERWATCH
SITE
RIVERWATCH PARWAY
FURYS FERRY ROAD
WASHINGTON ROAD
INTERSTATE 20
NBC
Olive Garden
TOPGOLF
GTC
Your Pie
bluepearl
Royal Nail and Spa
Cabela's
Guitar Center
MATTRESS Warehouse
crumbl cookies
RESIDENCE
I ♥ mac & cheese
12 20 On Your Side
My Story
DOLLAR TREE
COSTCO
Sparkle Express Car Wash
PAPA JOHNS
French Market Grille West
Publix
MI RANCHO
jiffy lube

RIVER REGION STATISTICS

River Region Population:
767,478

Annual Growth Rate:
0.89%

Average Commute:
23.5 mins

Trade Area Population:
767,478

Medium Income:
$55,049

Unemployment Rate:
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Eisenhower

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Cyber & Innovation: Georgia Cyber & Innovation Training Center

Major Industry: Fort Eisenhower, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food