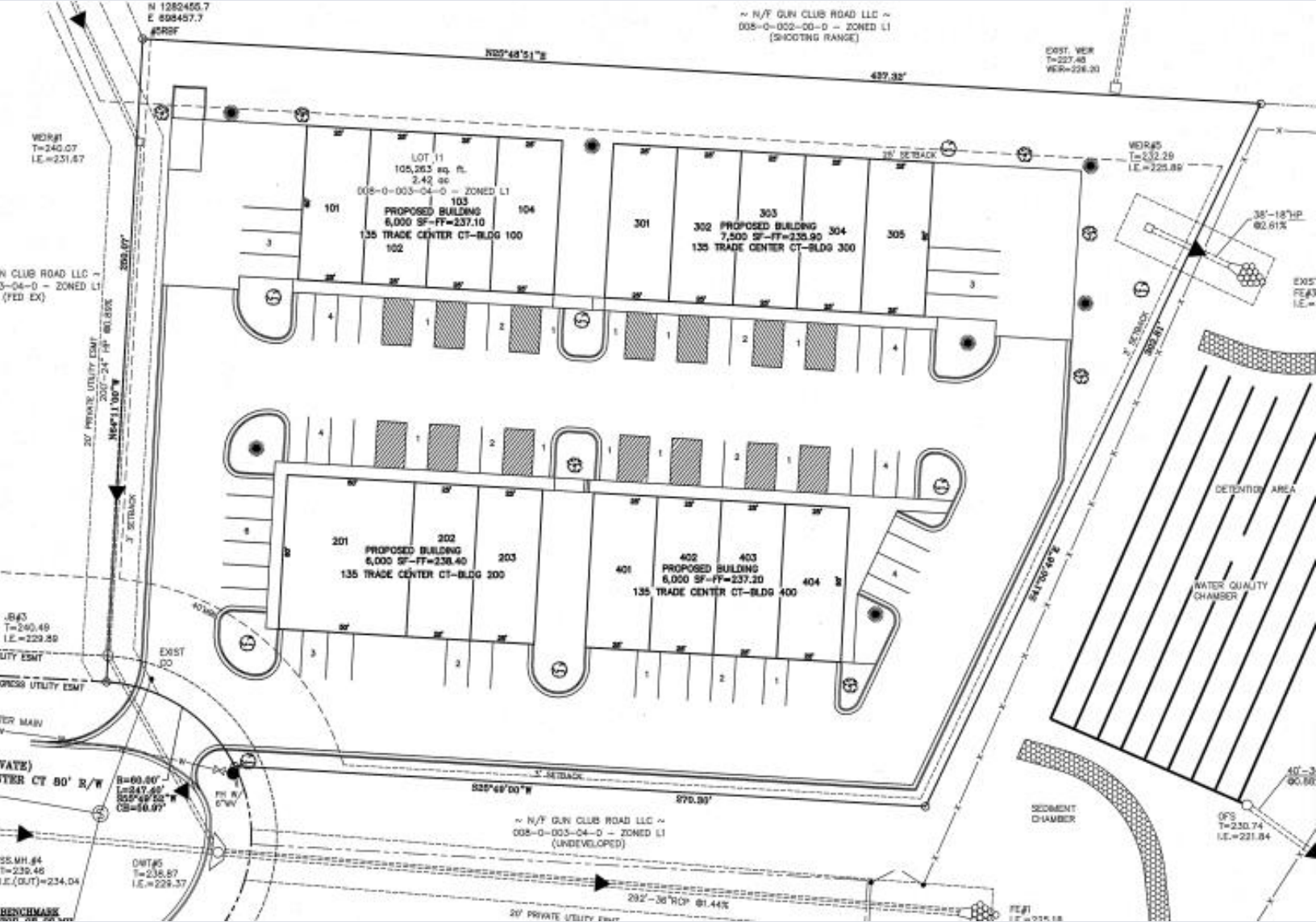


# Gun Club Road Industrial Park

135 Trade Center Court | Augusta, GA 30907



**FOR LEASE!**

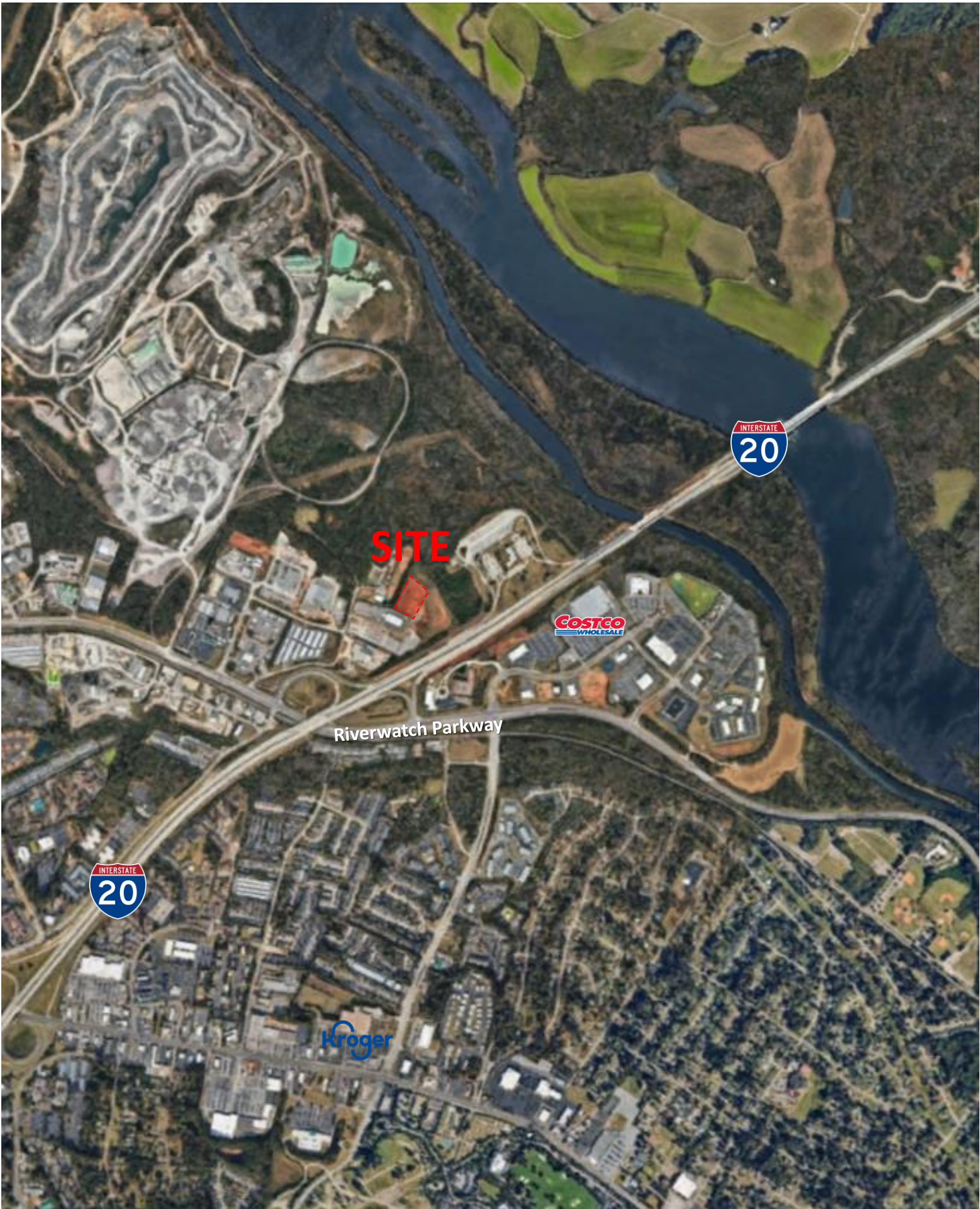
**CONTACT:**

Luke Coffey  
706.854.6731  
[Luke.coffey@southeastern.company](mailto:Luke.coffey@southeastern.company)



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# GUN CLUB ROAD INDUSTRIAL PARK



# GUN CLUB ROAD INDUSTRIAL PARK

## OFFERING SUMMARY

Single story office, retail, flex warehouse  
Ample Surface Parking  
Zoning: LI (Light Industrial)  
2.42 Acres Total  
Building A: 6,000 SF  
Building B: 6,000 SF  
Building C: 6,000 SF  
Building D: 7,500 SF

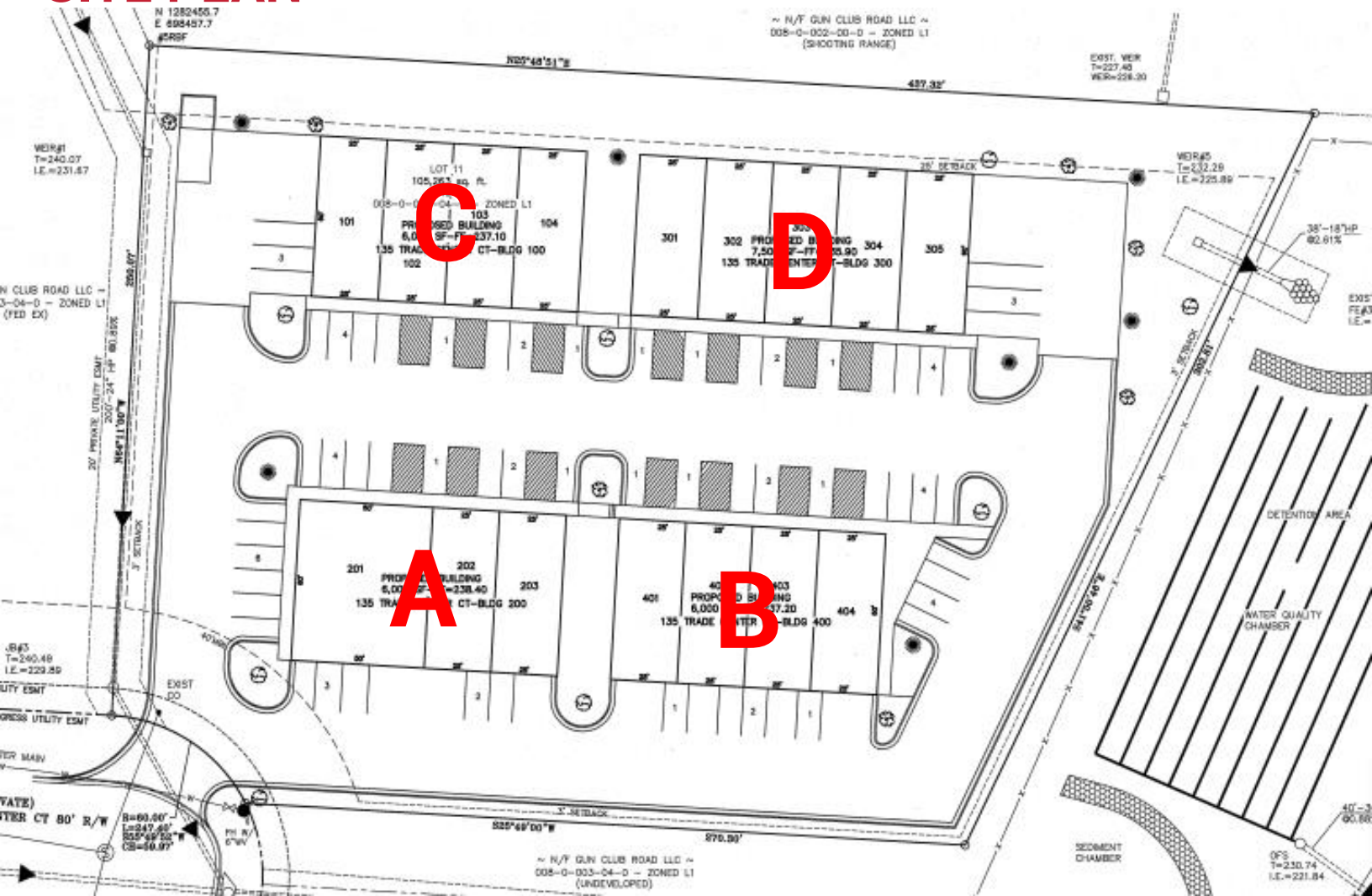
## PROPERTY OVERVIEW

135 Trade Center Court is located conveniently ¼ mile west of the I-20 ramp at Riverwatch Parkway and minutes from downtown Augusta and Evans, GA. The buildings offer the flexibility to lease suites ranging from 1,500 of 7,500SF. Great location and floorplans for office/showroom, light distribution or service needs.

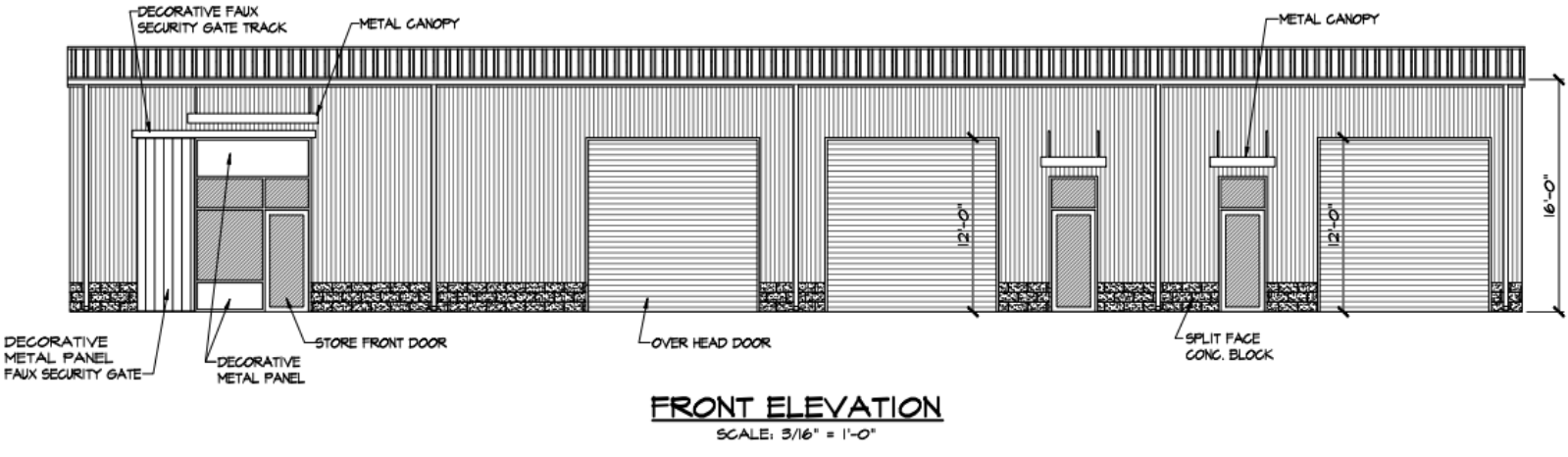
## LOCATION OVERVIEW

**DIRECTIONS:** From I-20 coming from Atlanta, take exit 200 and turn onto Riverwatch Parkway. From I-20 coming from Columbia, take exit 200 and turn right onto Riverwatch Parkway.

## SITE PLAN

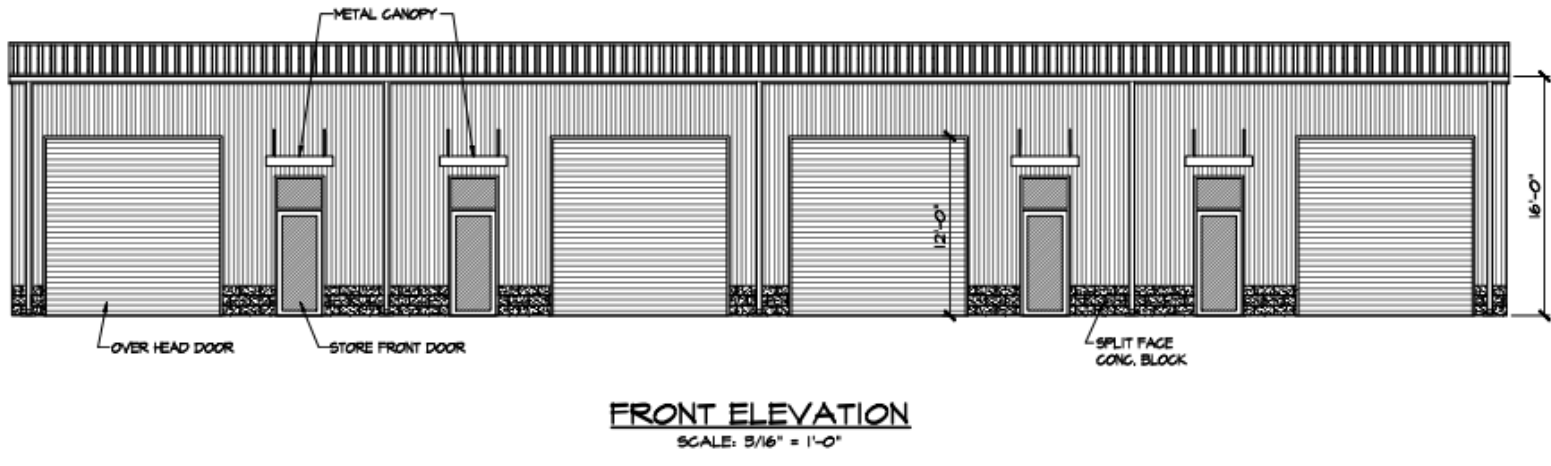


# BUILDING A



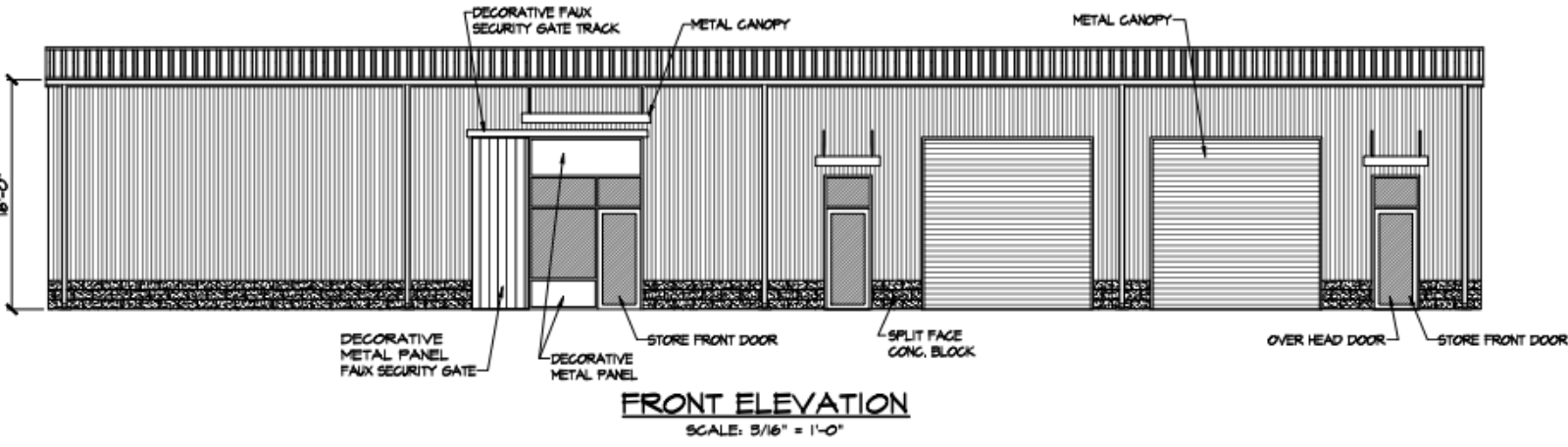
**Space Available:** 1,500SF – 6,000SF (Usable)  
**Rate:** \$15.00/SF/YR (NNN)  
**Zoning:** LI – Light Industrial  
**Tenant Allowance:** \$20,000.00

# BUILDING B



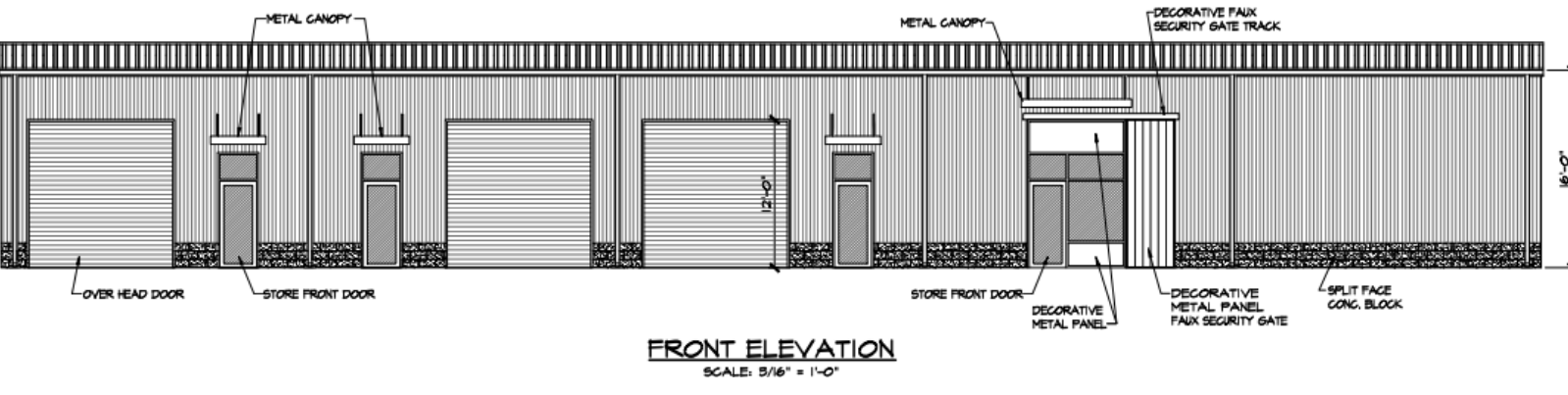
**Space Available:** 1,500SF – 6,000SF (Usable)  
**Rate:** \$15.00/SF/YR (NNN)  
**Zoning:** LI – Light Industrial  
**Tenant Allowance:** \$20,000.00

# BUILDING C



**Space Available:** 1,500SF – 6,000SF (Usable)  
**Rate:** \$14.00/SF/YR (NNN)  
**Zoning:** LI – Light Industrial  
**Tenant Allowance:** \$20,000.00

# BUILDING D



**Space Available:** 1,500SF – 6,000SF (Usable)  
**Rate:** \$15.00/SF/YR (NNN)  
**Zoning:** LI – Light Industrial  
**Tenant Allowance:** \$20,000.00