



FOR SALE

FORMER DART CUP  
PLANT

1550 Wrightsboro Road, Augusta, GA 30904

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**CHARLES HOCK, SIOR, CCIM**  
charleswhock@aol.com  
706.722.8334

CLICK TO  
VIEW VIDEO



# Property Summary



## VIDEO

### PROPERTY DESCRIPTION

This 382,046 sq. ft. manufacturing and distribution facility has twenty-one (21) loading docks and two (2) on grade doors. The building has been renovated with new LED and T-5 fluorescent lighting, interior and exterior painting and roof replacement. The property has a total of 15.83 acres with 120 parking space and 34 container spaces. This building has an enclosed rail dock with multiple platforms for loading.

### PROPERTY HIGHLIGHTS

- 13.8 volts (primary), (6) switchgear, 480/277 volt @4,000 amps each
- LED and T-5 fluorescent lighting with translucent wall panels.
- Compressed air



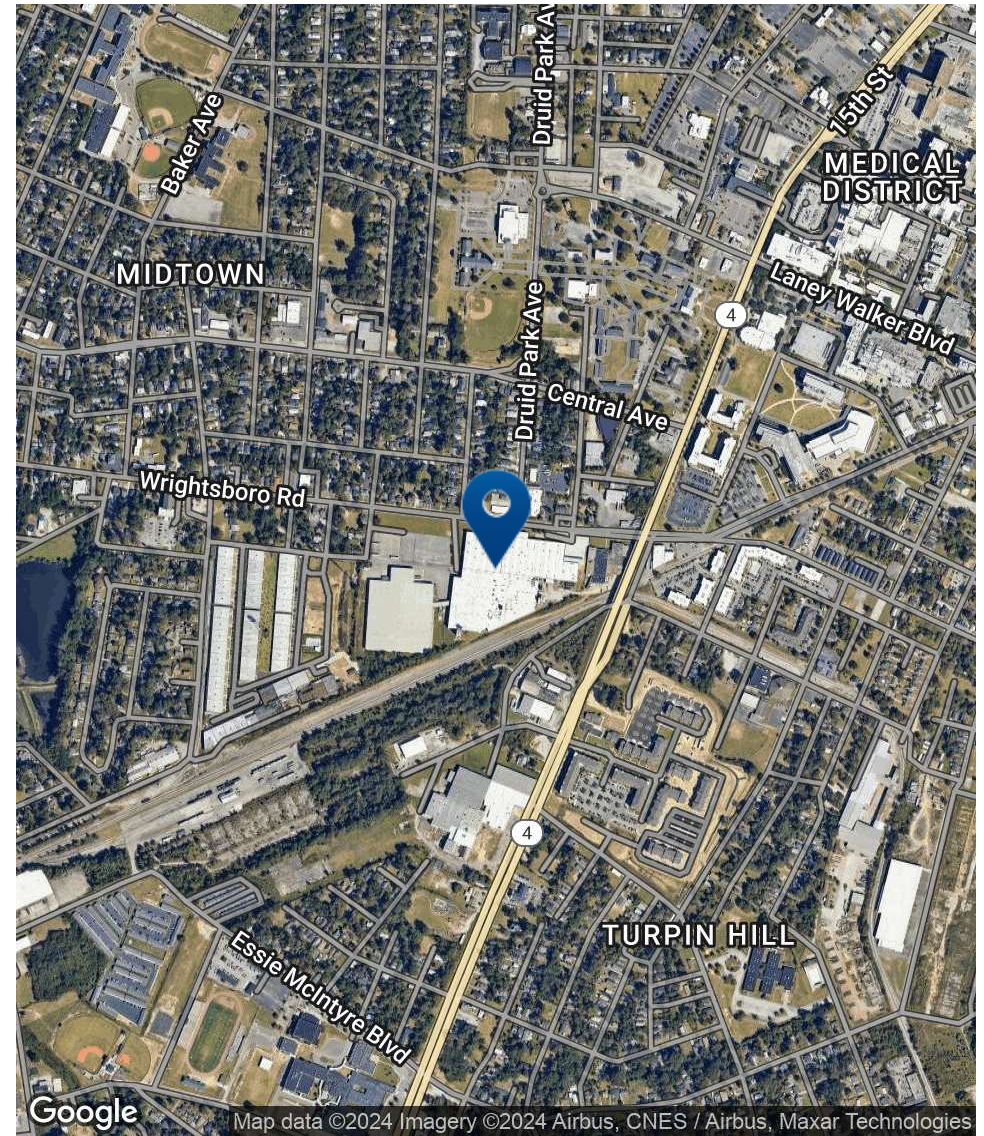
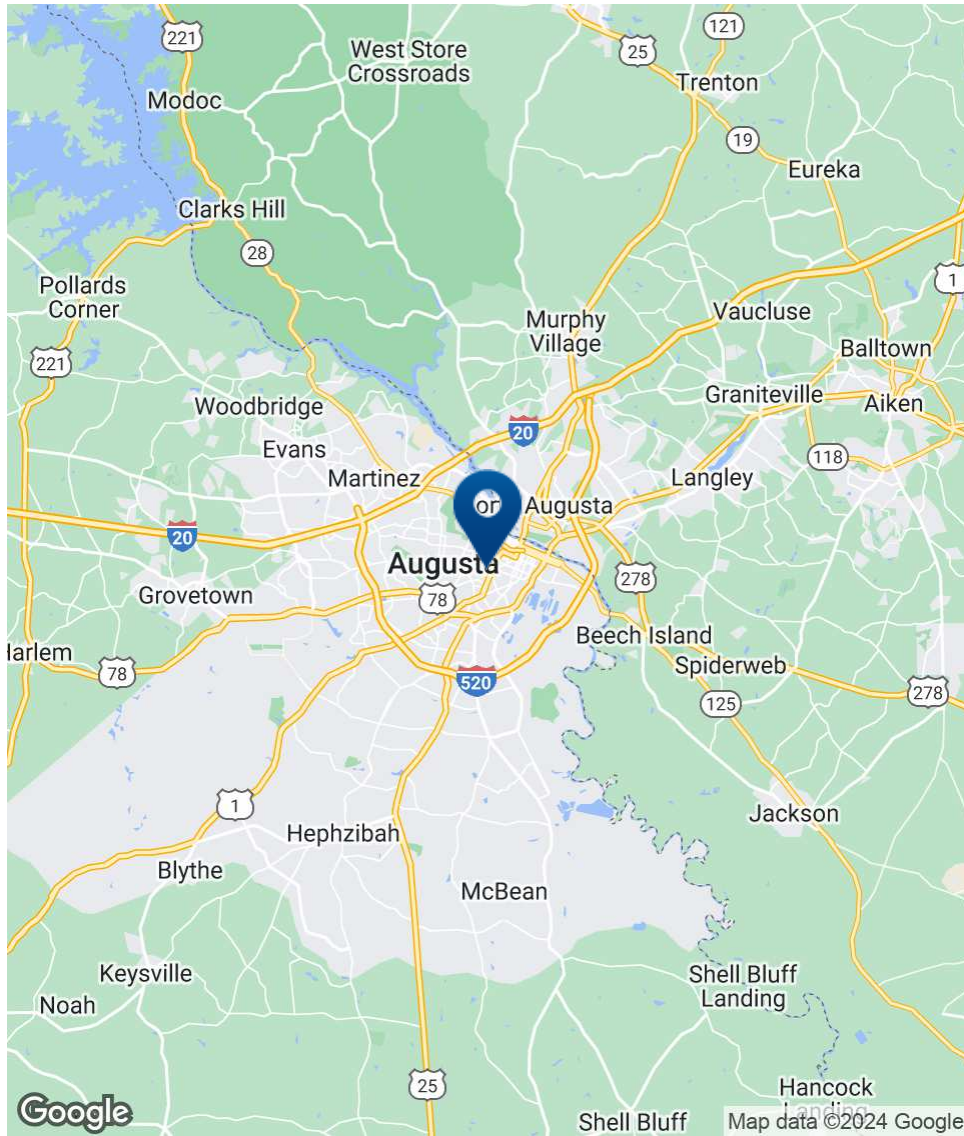
**CHARLES HOCK, SIOR, CCIM**  
charleswhock@aol.com  
706.722.8334

### OFFERING SUMMARY

Sale Price:	\$17,000,000
Lease Rate:	\$4.00 SF/yr (NNN)
Available SF:	10,000 - 197,400 SF
Lot Size:	15.83 Acres
Building Size:	382,046 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,376	25,933	58,662
Total Population	8,525	52,266	118,152
Average HH Income	\$38,107	\$44,267	\$47,841

# Location Map



**SHERMAN & HEMSTREET**  
Real Estate Company

**CHARLES HOCK, SIOR, CCIM**  
charleswhock@aol.com  
706.722.8334

# Additional Photos



**SHERMAN & HEMSTREET**  
Real Estate Company

**CHARLES HOCK, SIOR, CCIM**  
charleswhock@aol.com  
706.722.8334

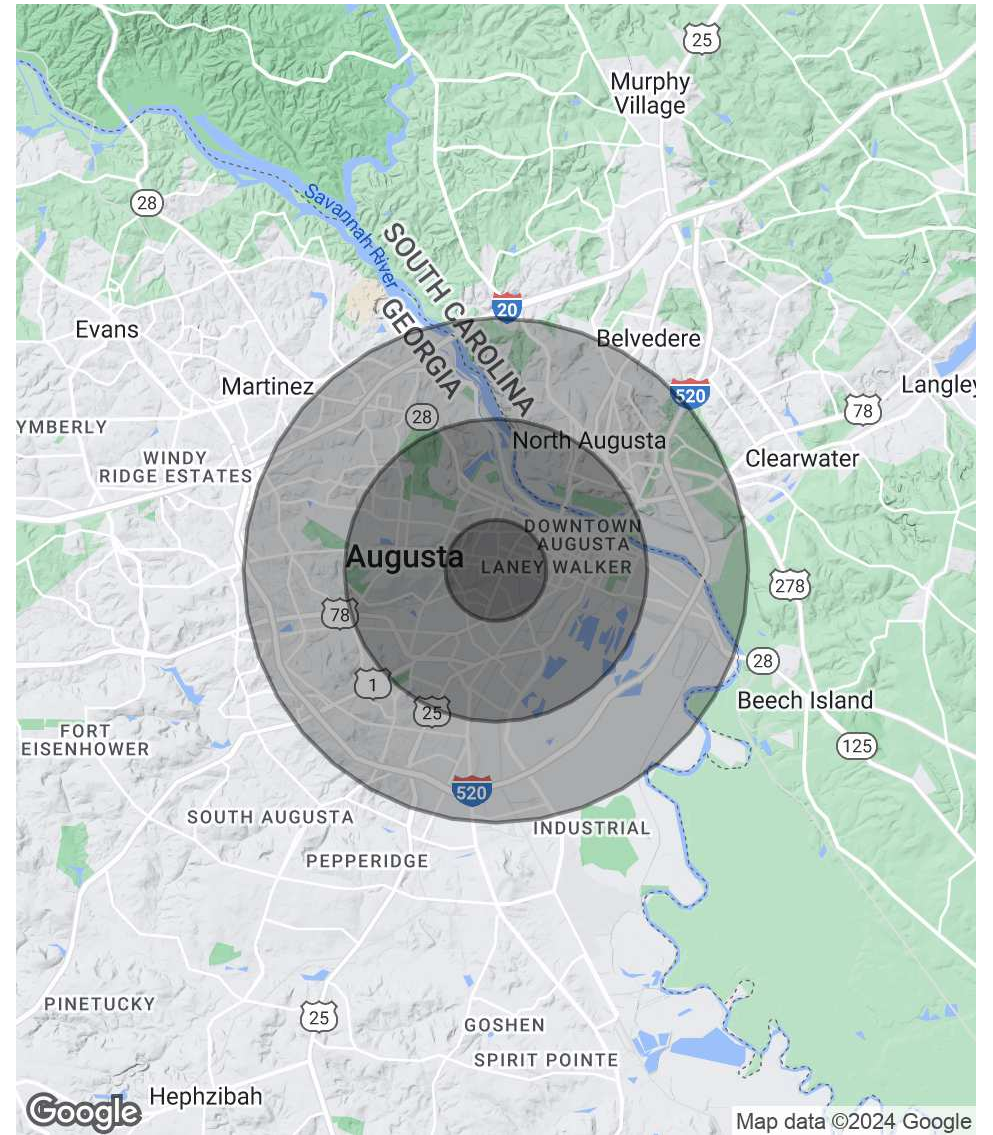
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,525	52,266	118,152
Average Age	40.2	37.0	37.1
Average Age (Male)	37.6	33.7	35.1
Average Age (Female)	41.8	39.3	40.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,376	25,933	58,662
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$38,107	\$44,267	\$47,841
Average House Value	\$76,537	\$122,759	\$126,181

2020 American Community Survey (ACS)



**CHARLES HOCK, SIOR, CCIM**  
charleswhock@aol.com  
706.722.8334