



±1,112,108 s.f. on 99.36 acres



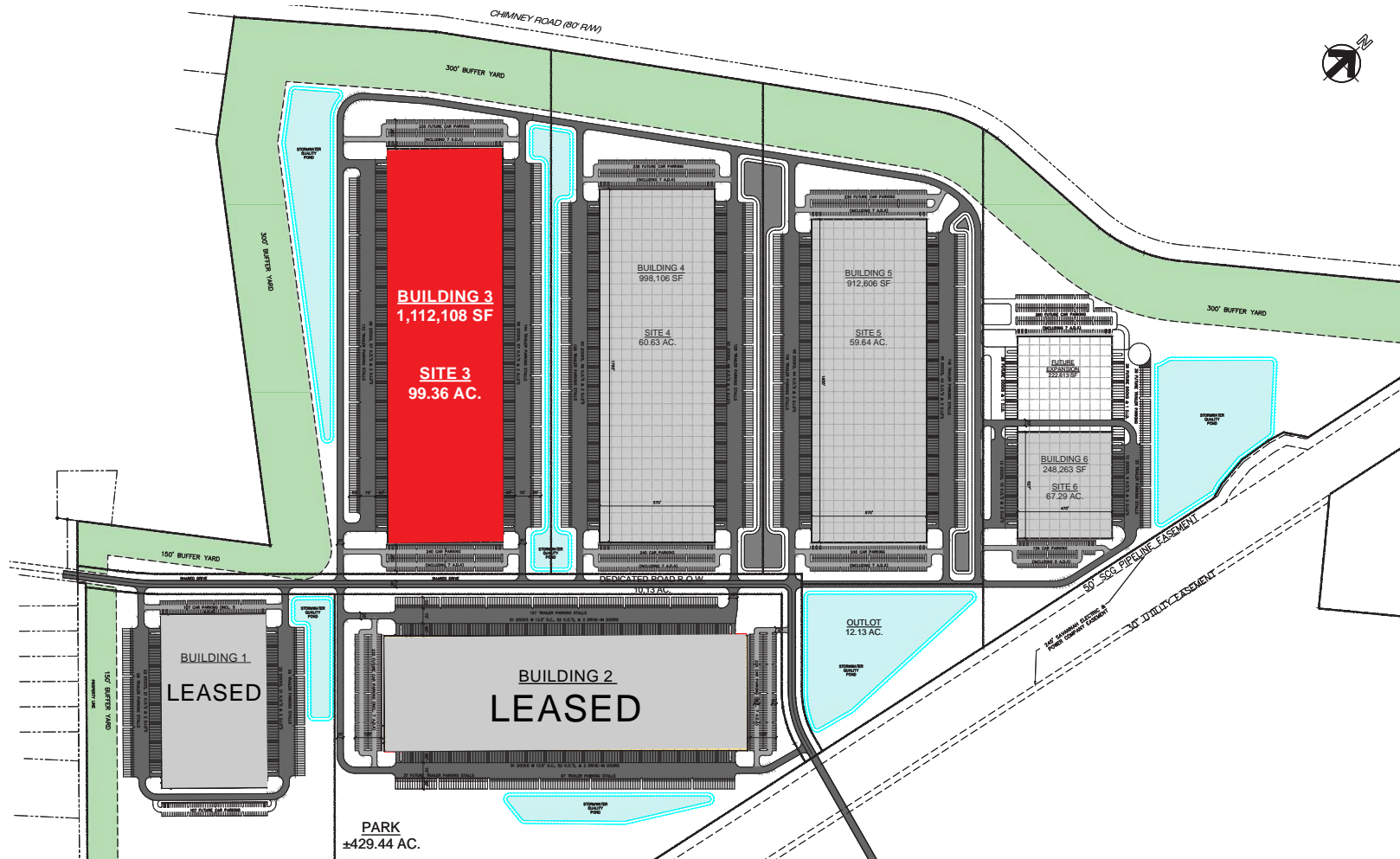
# Old Augusta Commerce Center

## **Building 3 | Effingham County**

1301 Logistics Parkway, Rincon, GA

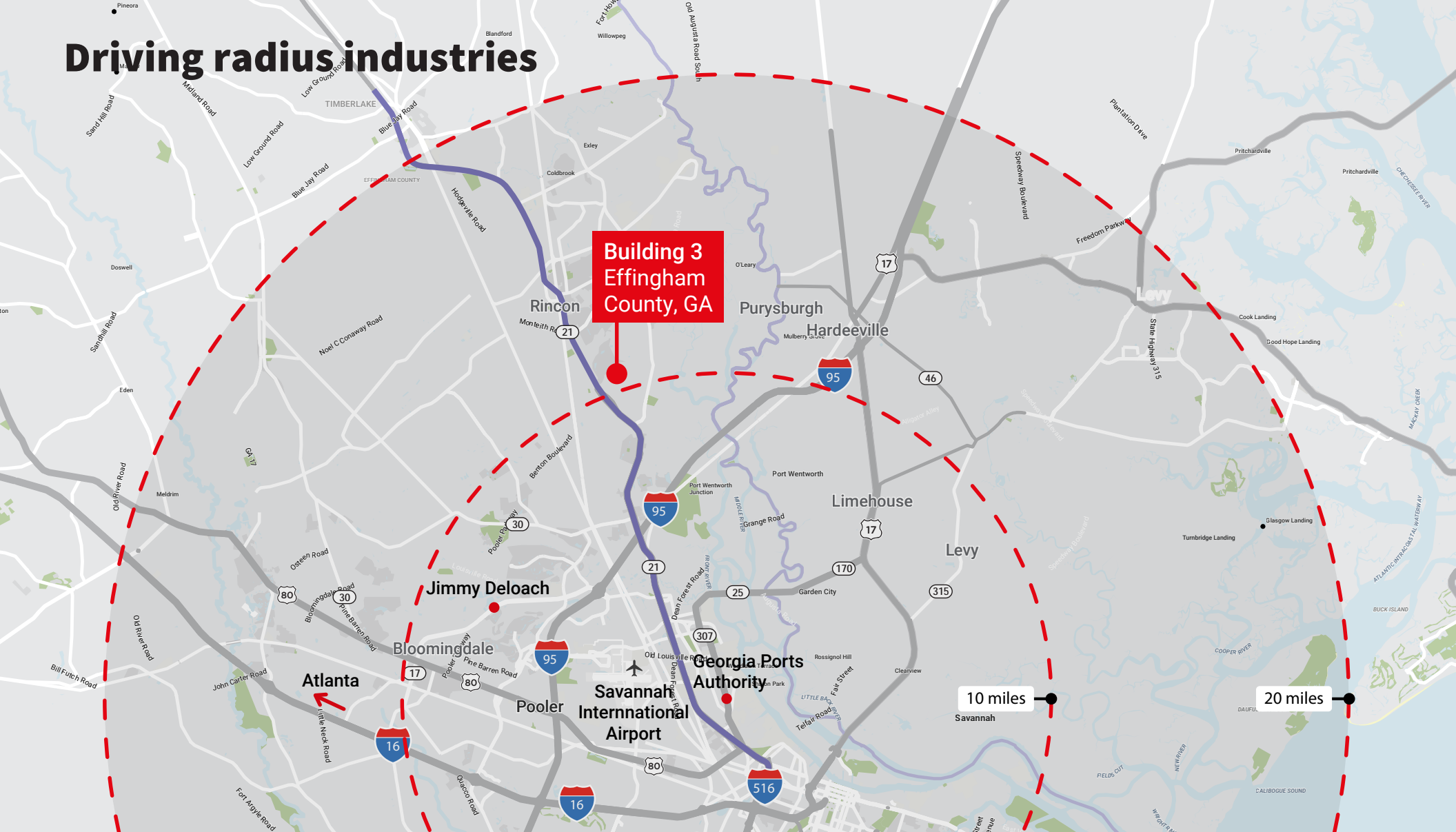


# Building 3 | Property specifications



<b>Building size</b>	+/- 1,112,108	<b>Clear height</b>	40'	<b>Sprinkler</b>	ESFR
<b>Available s.f.</b>	+/- 1,112,108	<b>Trailer parks</b>	277	<b>Power</b>	4,000 amps 480v 3 phase
<b>Building dimensions</b>	1950' x 570'	<b>Auto parks</b>	240	<b>Slab</b>	7" unreinforced
<b>Column spacing</b>	54' X 50'	<b>Docks</b>	226	<b>Warehouse lighting</b>	25 FC LEDs @ 36"
<b>Speed bay</b>	60'	<b>Levelers</b>	112 with 40,000 lb capacity	<b>Office s.f.</b>	2,012 spec
<b>Truck court depth</b>	135' - 190'	<b>Drive in doors</b>	4	<b>Warehouse finish</b>	White box

# Driving radius industries



**240**

miles from  
Atlanta



**7**

miles from  
Jimmy DeLoach  
Parkway



**10.8**

miles from  
Georgia Ports  
Authority



**14.3**

miles from  
I-16



**5**

miles from  
I-95

# Area map



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