

Trade Center Industrial Park

135 Trade Center Court | Augusta, GA 30907



———— **FOR LEASE!** ————

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CONTACT:

GUN CLUB ROAD INDUSTRIAL PARK

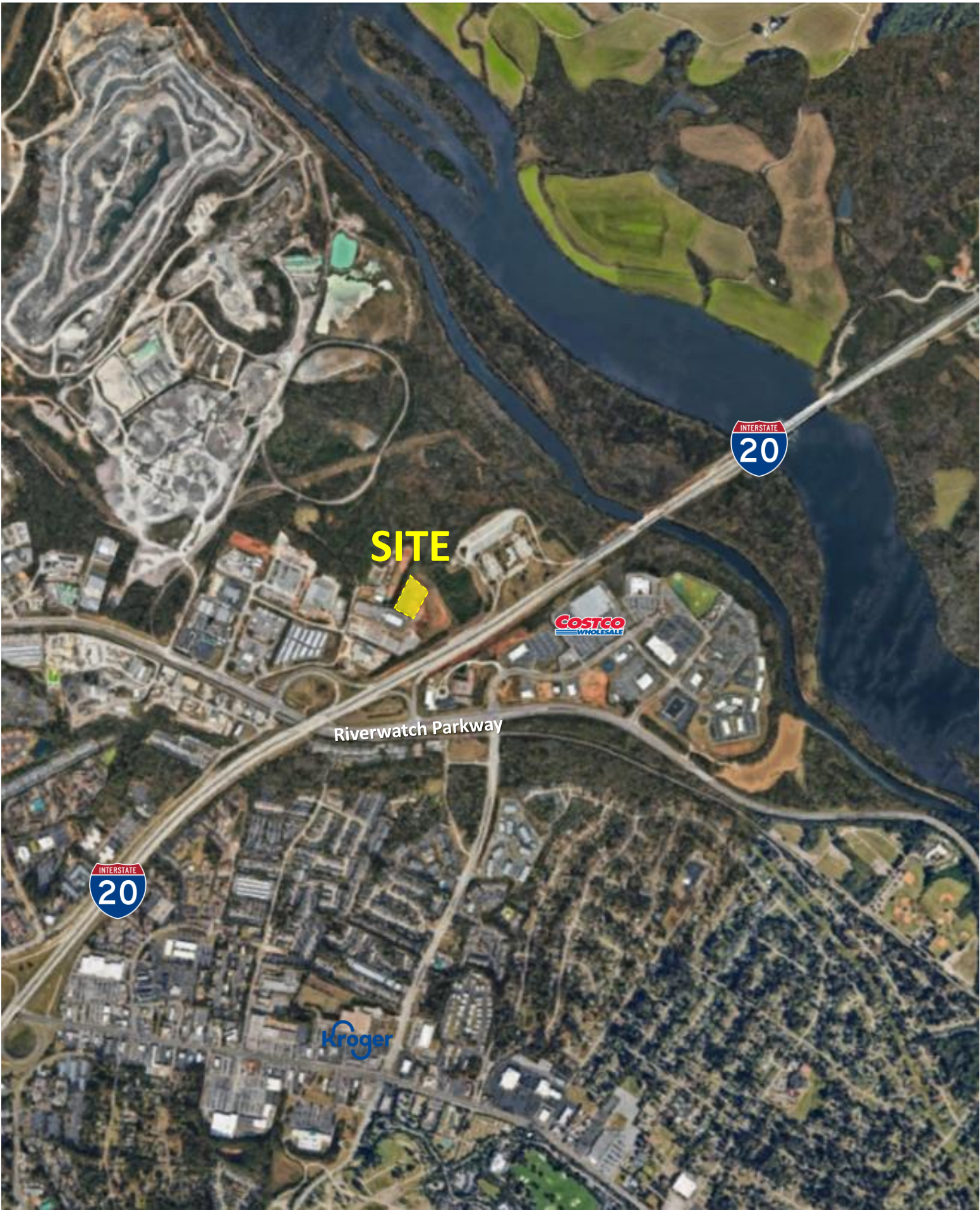


PROPERTY OVERVIEW

135 Trade Center Court is located conveniently $\frac{1}{4}$ 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.

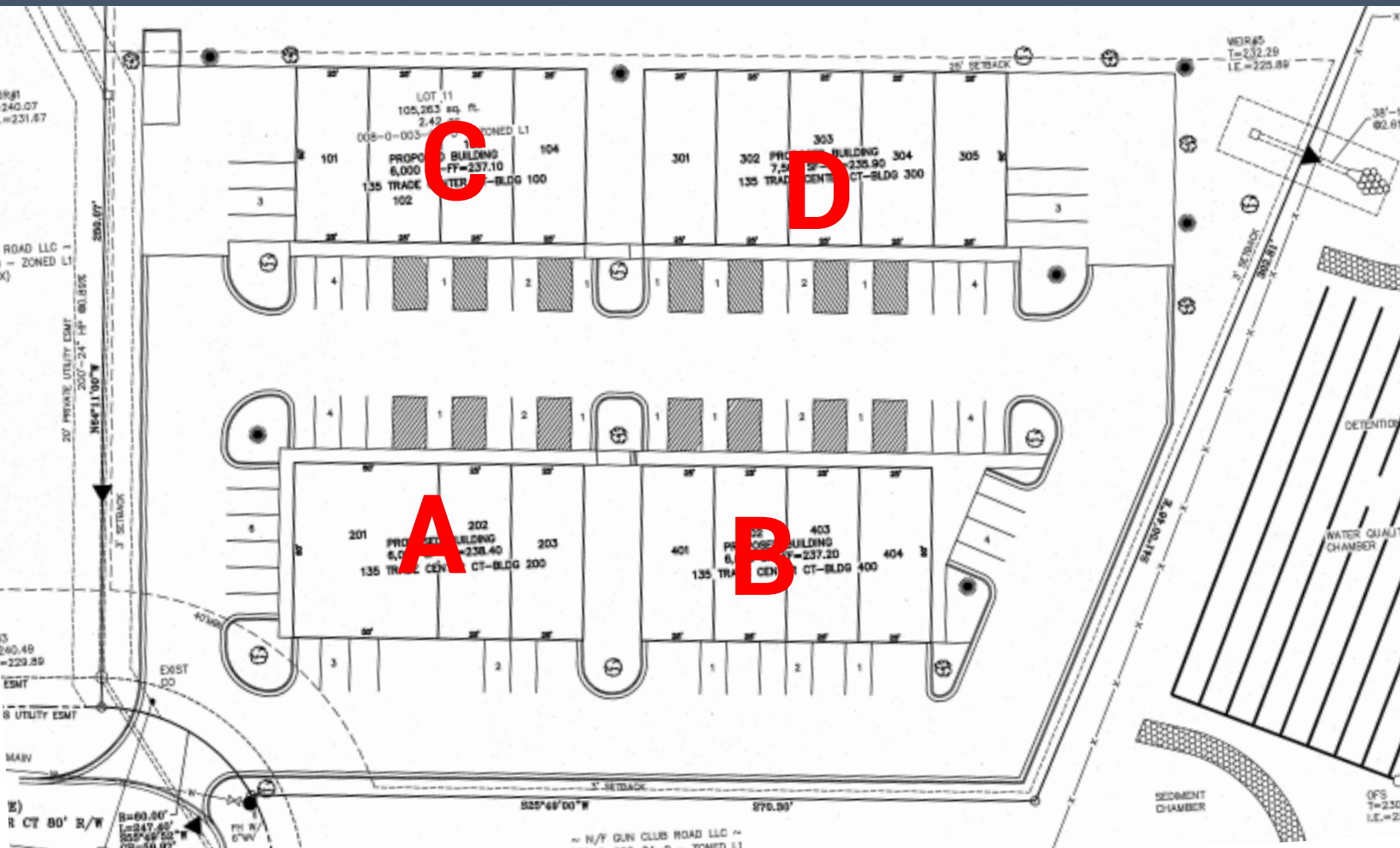


GUN CLUB ROAD INDUSTRIAL PARK

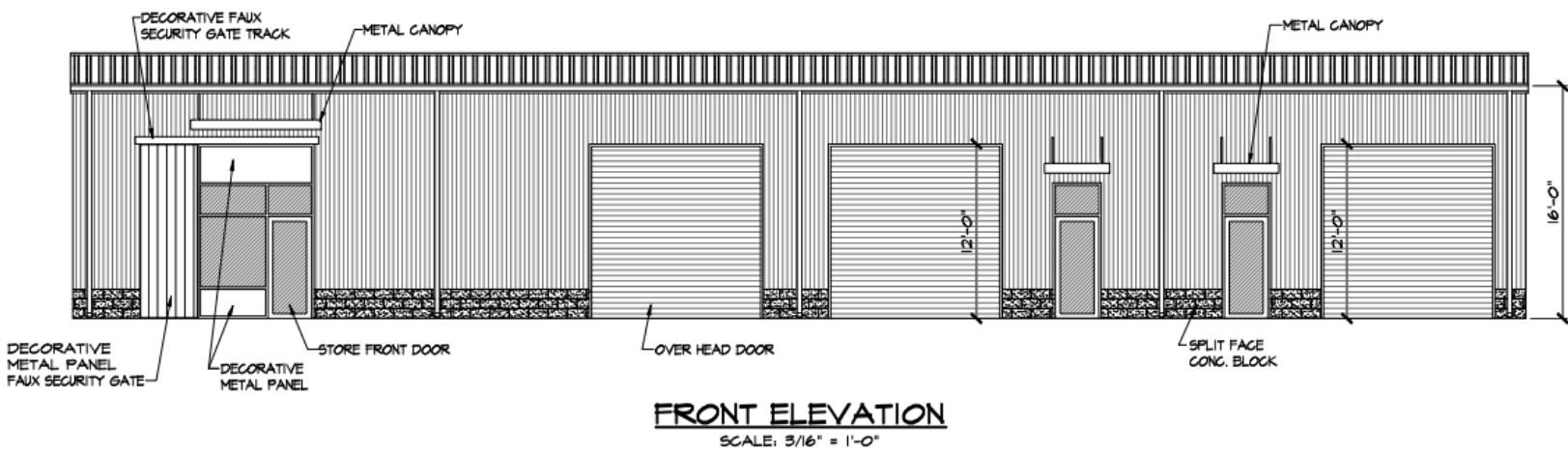


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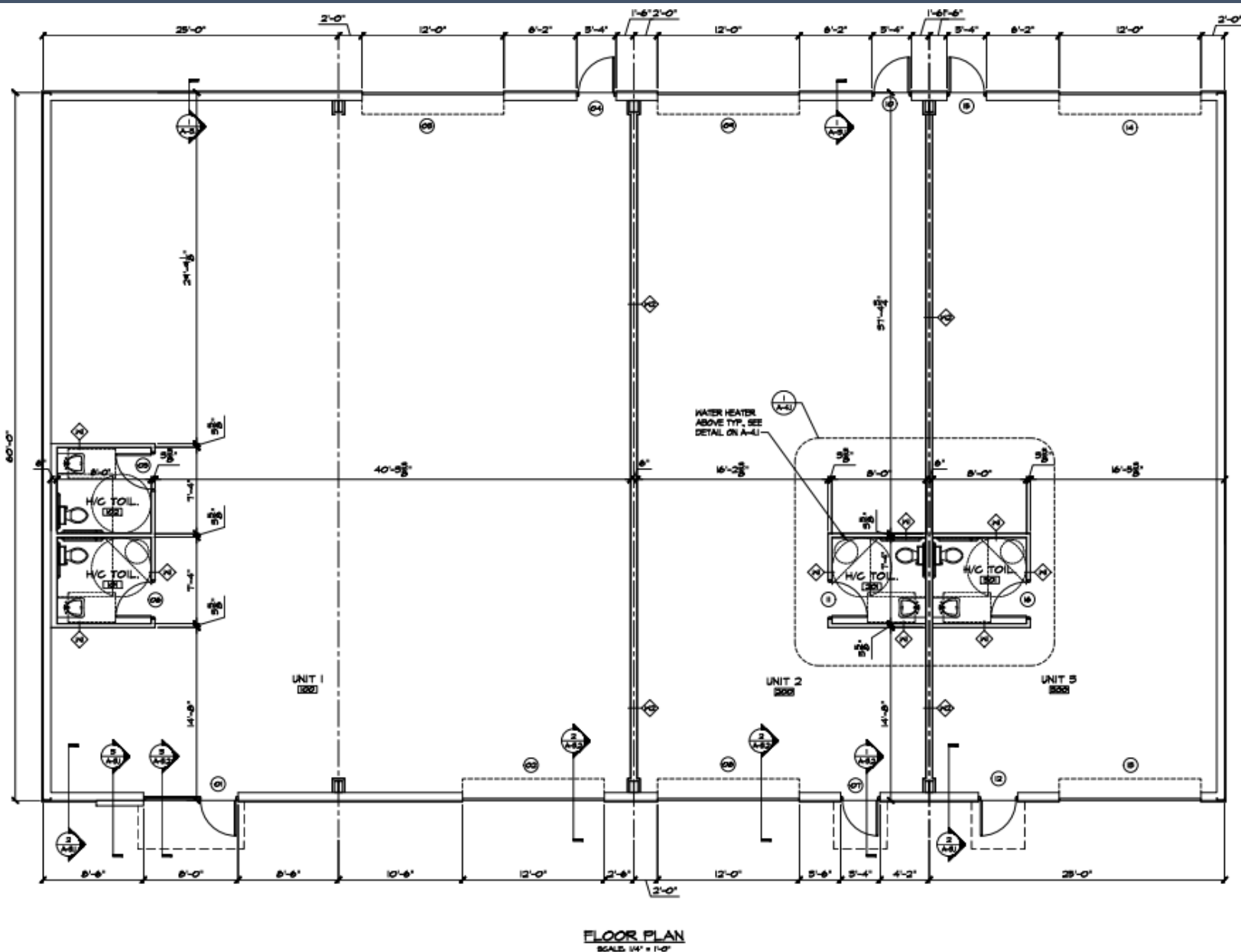
SITE PLAN



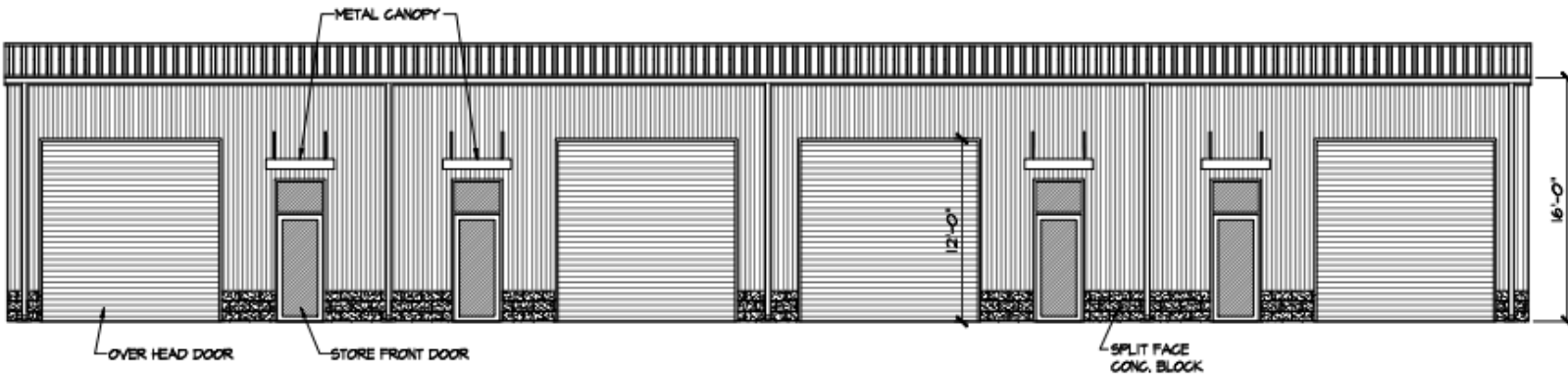
BUILDING A



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

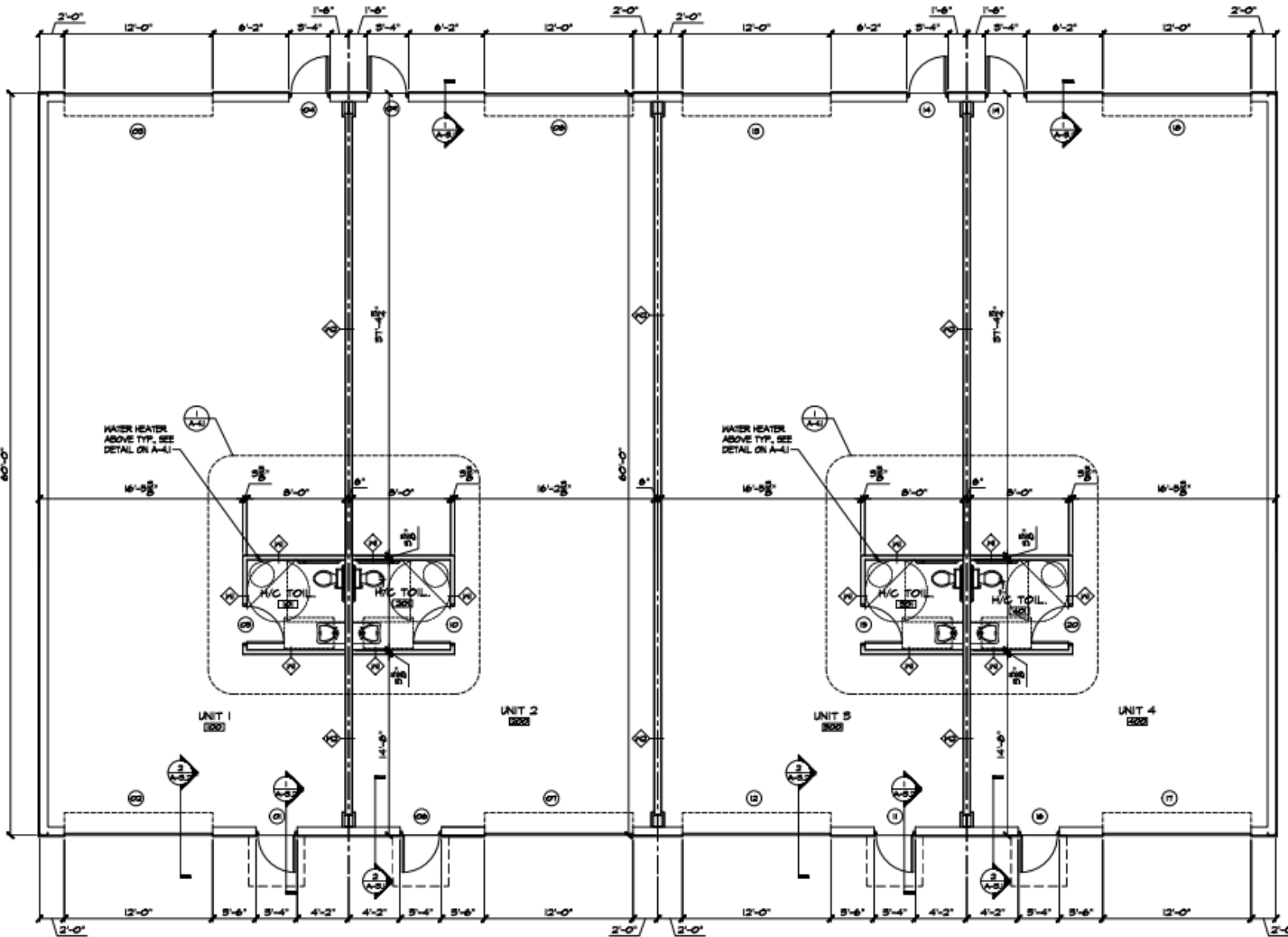


BUILDING B



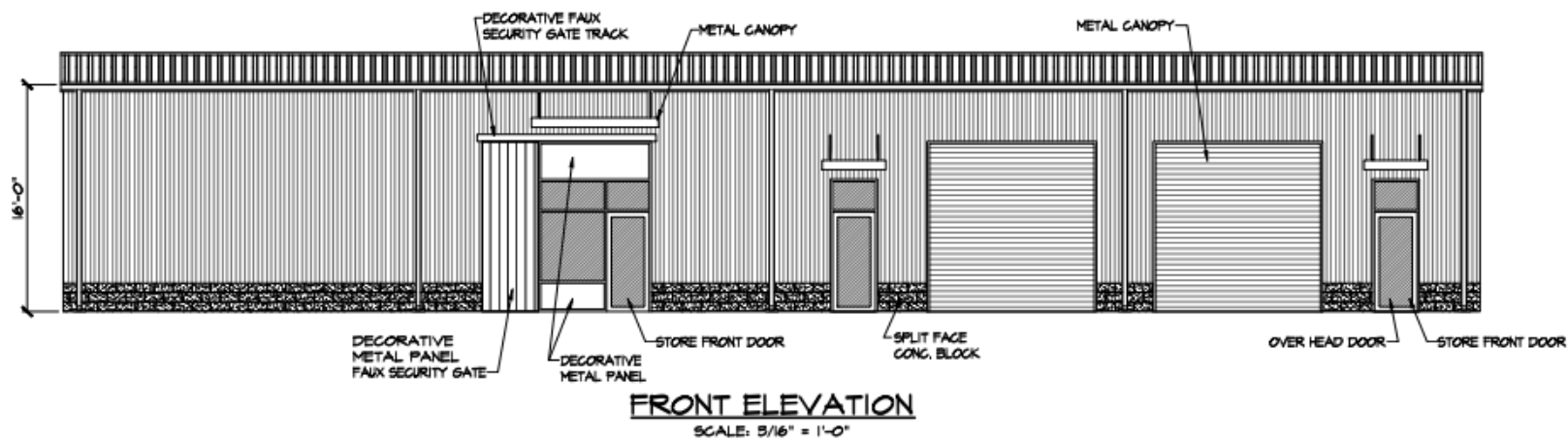
FRONT ELEVATION
SCALE: 5/16" = 1'-0"

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



FLOOR PLAN
SCALE: 1/4" = 1'-0"

BUILDING C

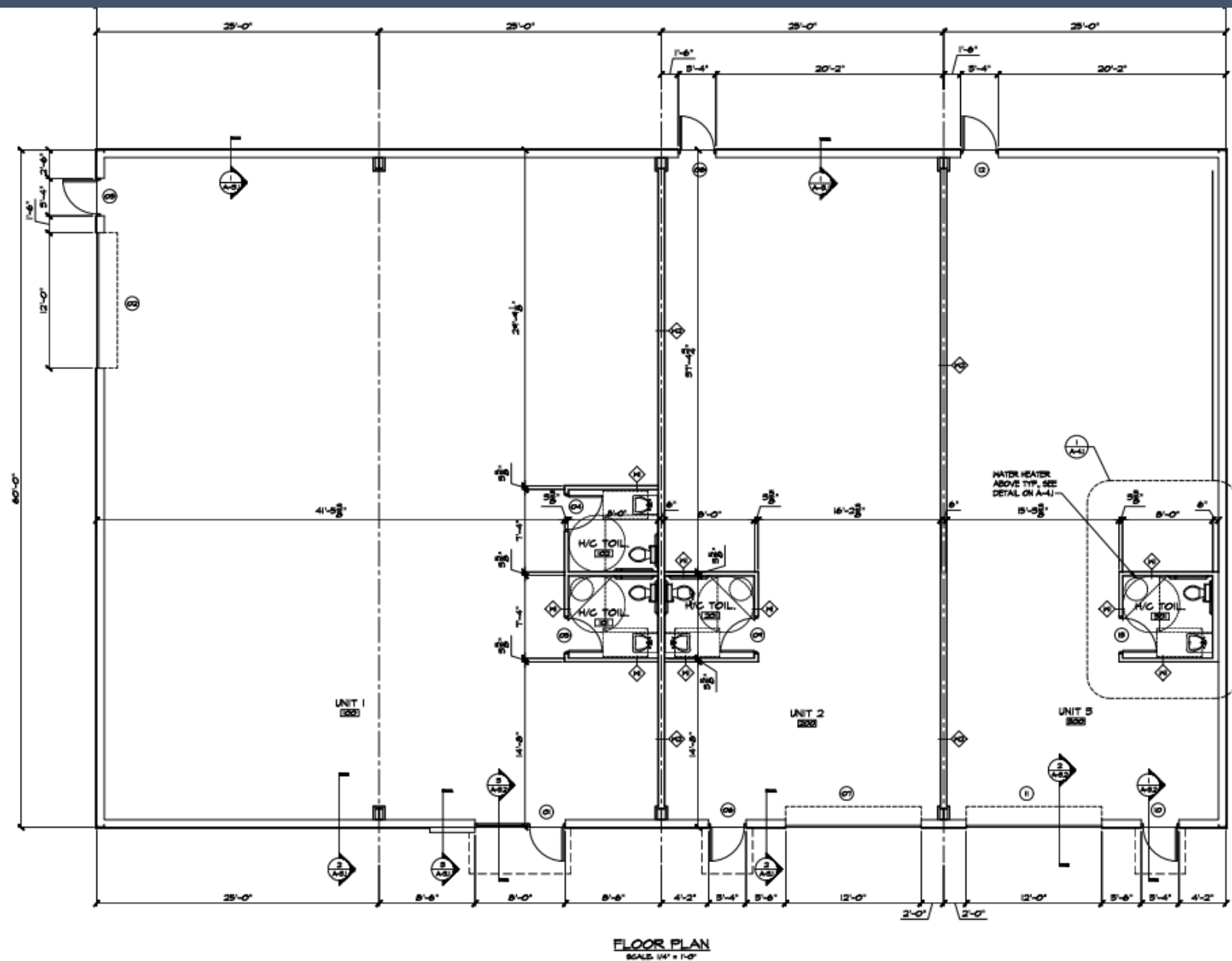


Space Available: 1,500SF – 6,000SF (Usable)

Rate: \$15.00/SF/YR (NNN)

Zoning: LI – Light Industrial

Tenant Allowance: \$20,000.00



BUILDING D

