

# Trade Center Industrial Park

**135 Trade Center Court | Augusta, GA 30907**



**FOR LEASE!**

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**CONTACT:**

# GUN CLUB ROAD INDUSTRIAL PARK

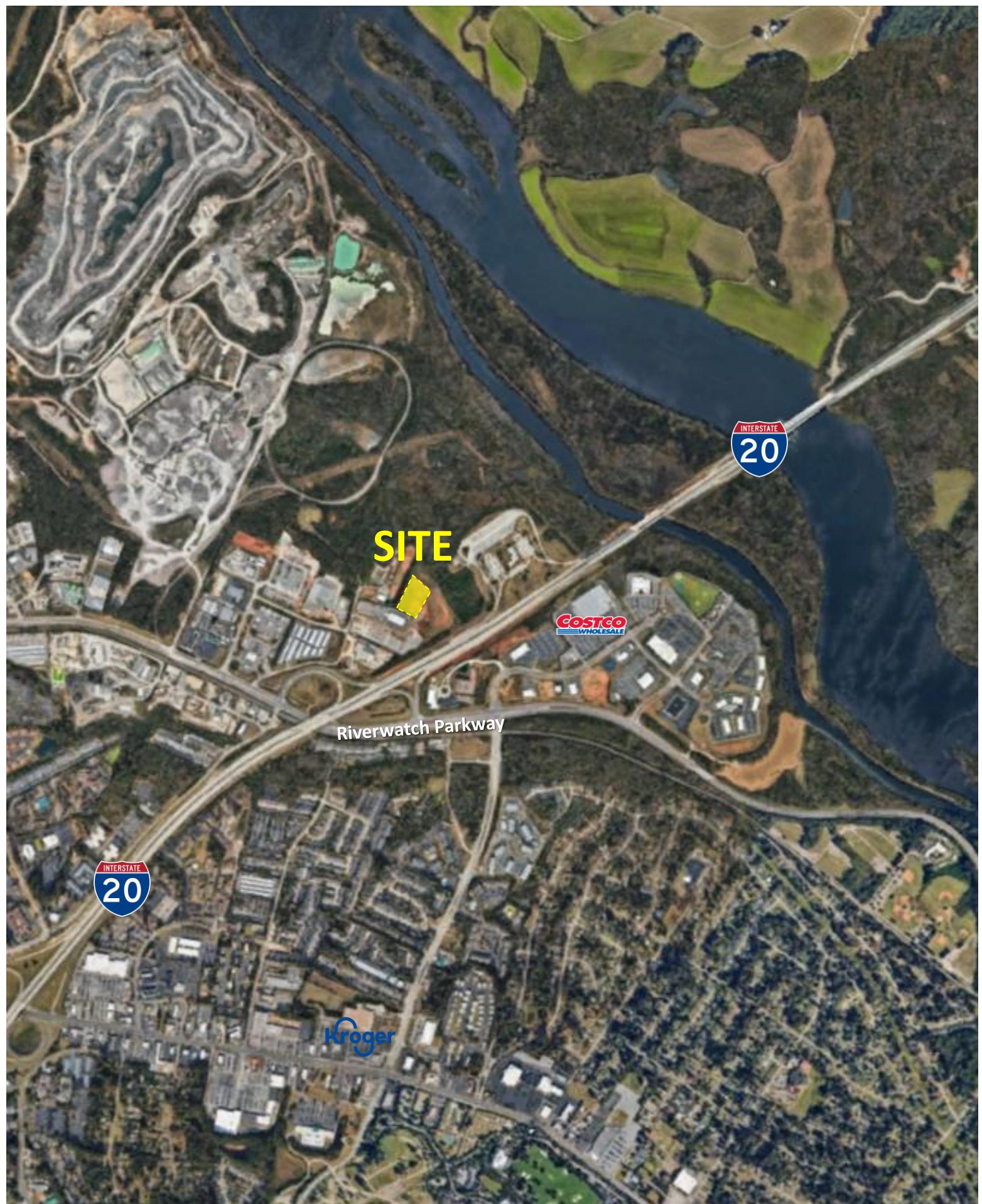


## PROPERTY OVERVIEW

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.

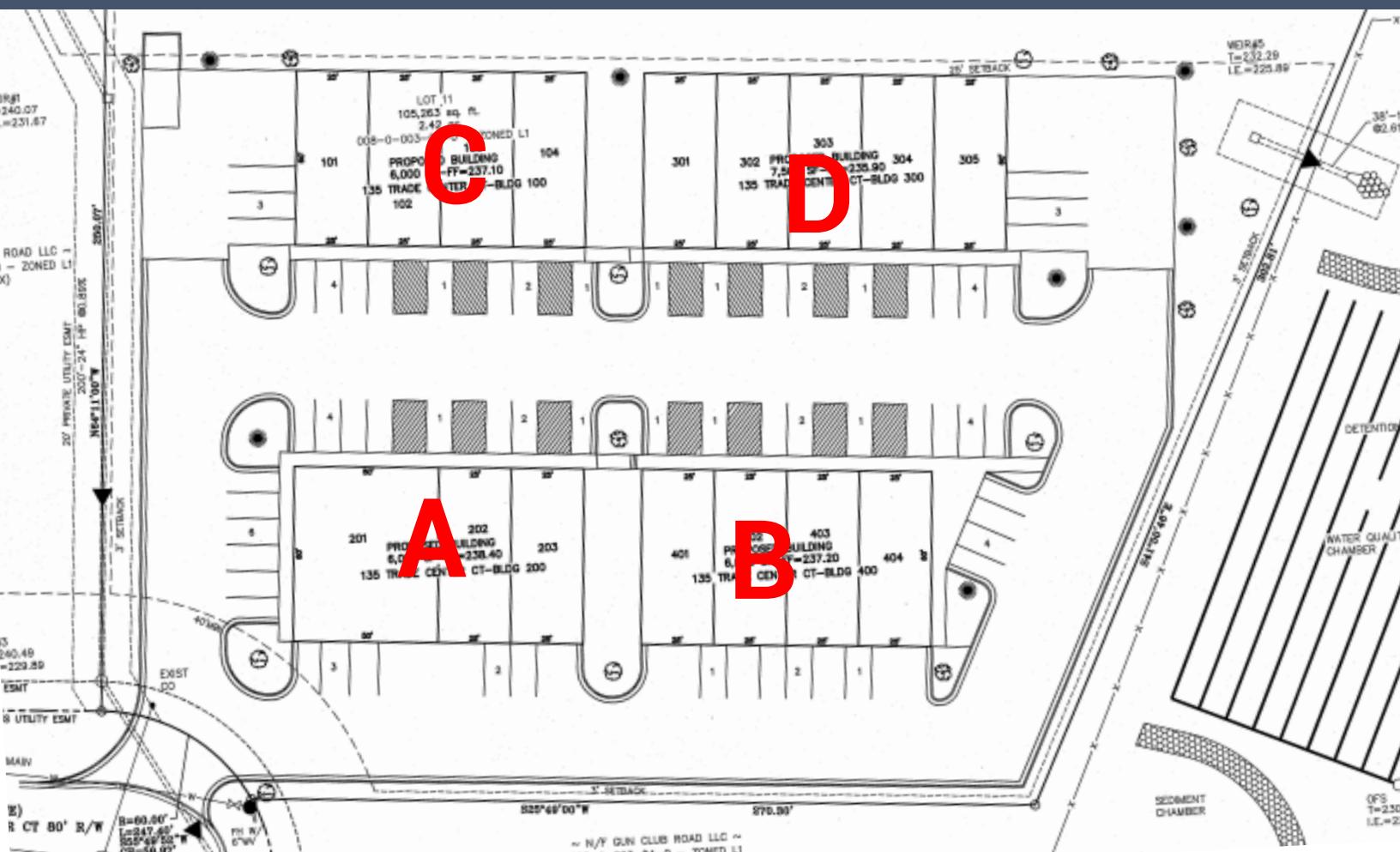
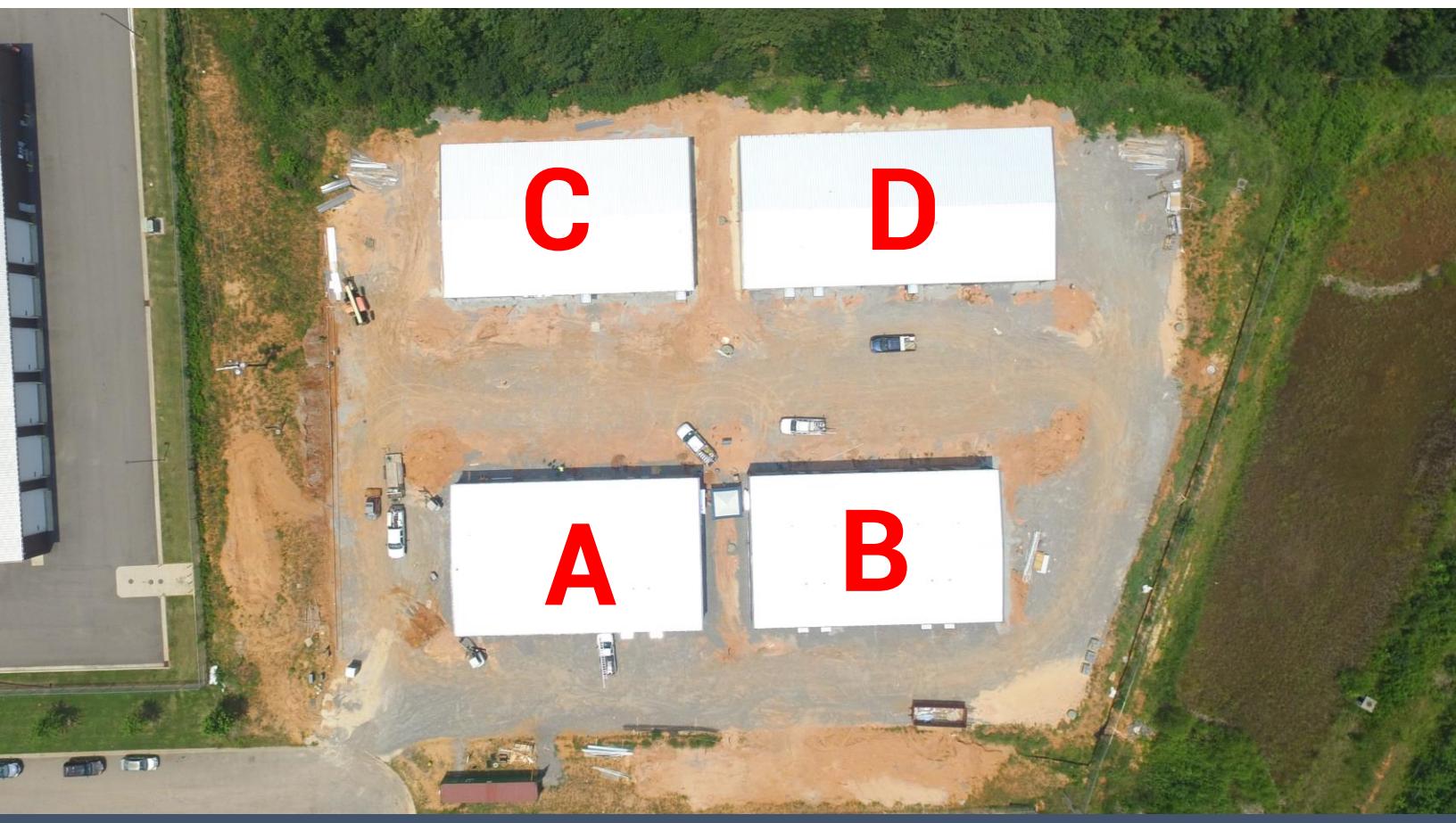


# GUN CLUB ROAD INDUSTRIAL PARK

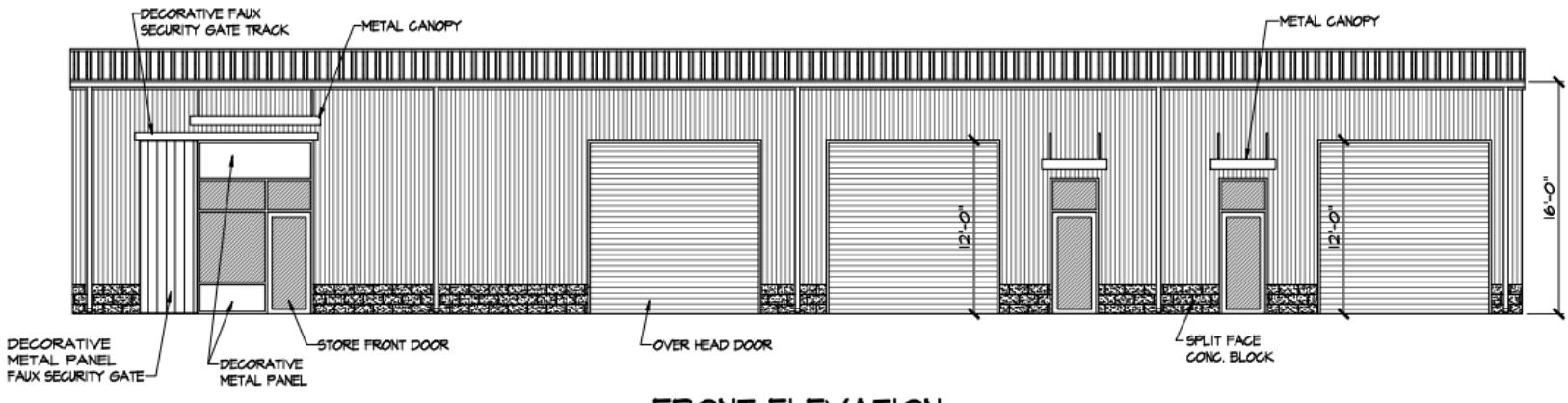


# GUN CLUB ROAD INDUSTRIAL PARK

# SITE PLAN



# BUILDING A



**FRONT ELEVATION**

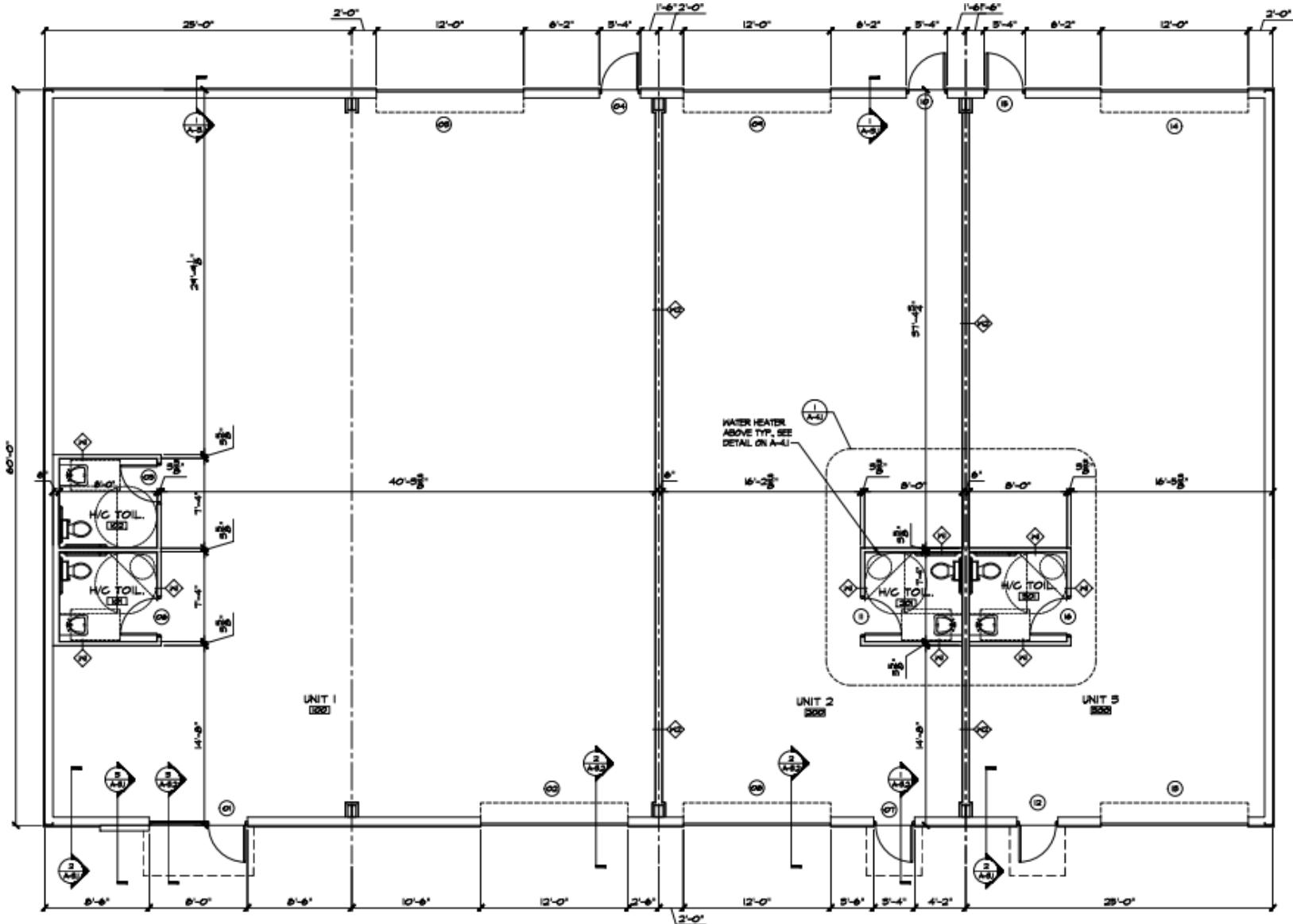
SCALE: 3/16" = 1'-0"

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

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

**Zoning:** LI – Light Industrial

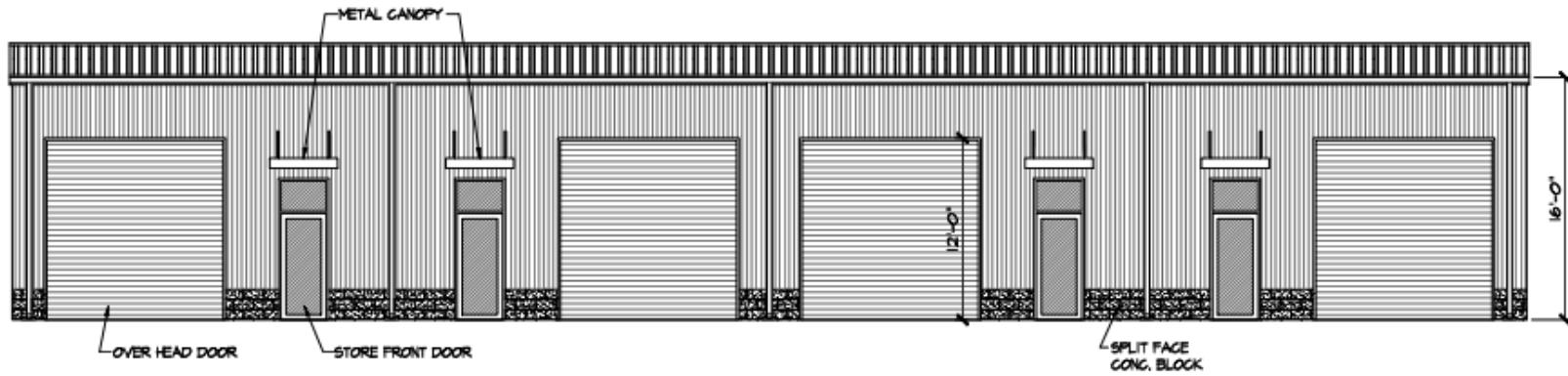
**Tenant Allowance:** \$20,000.00



**FLOOR PLAN**

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

# BUILDING B



**FRONT ELEVATION**

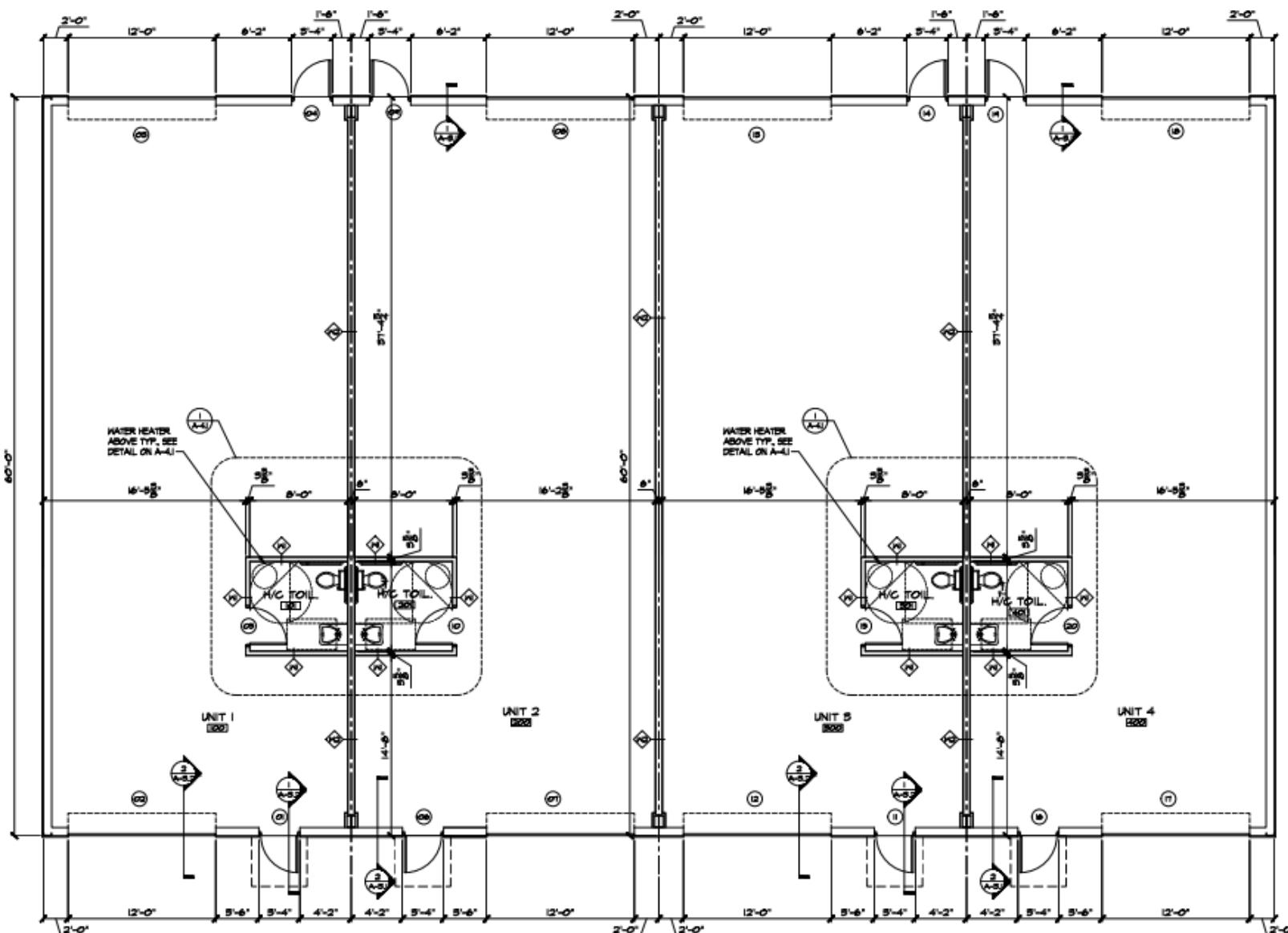
SCALE: 5/16" = 1'-0"

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

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

**Zoning:** LI – Light Industrial

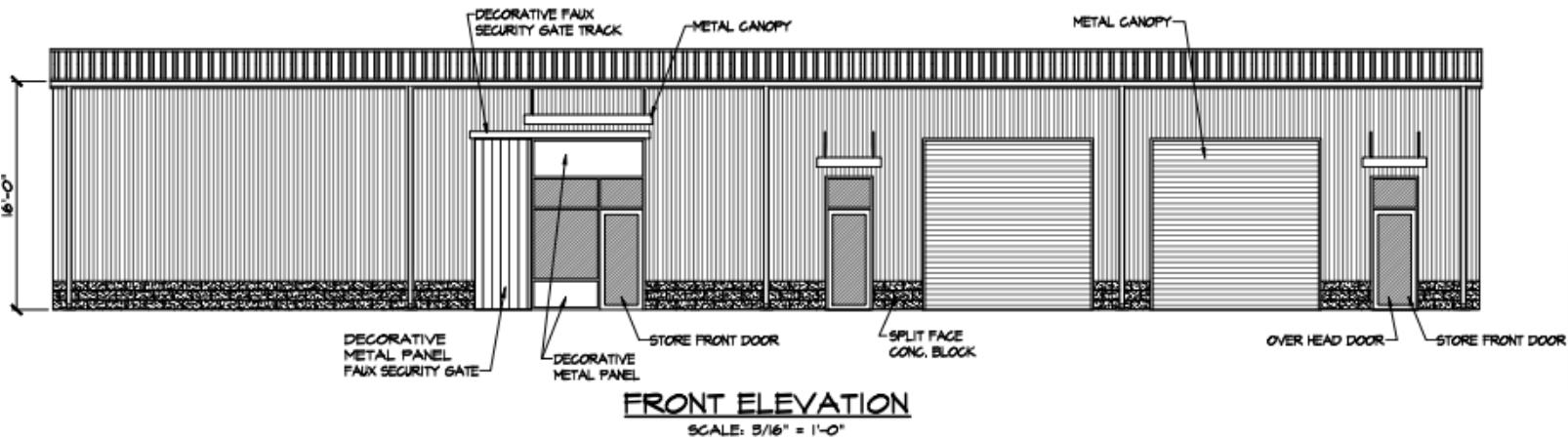
**Tenant Allowance:** \$20,000.00



**FLOOR PLAN**

SCALE: 1/8" = 1'-0"

# BUILDING C

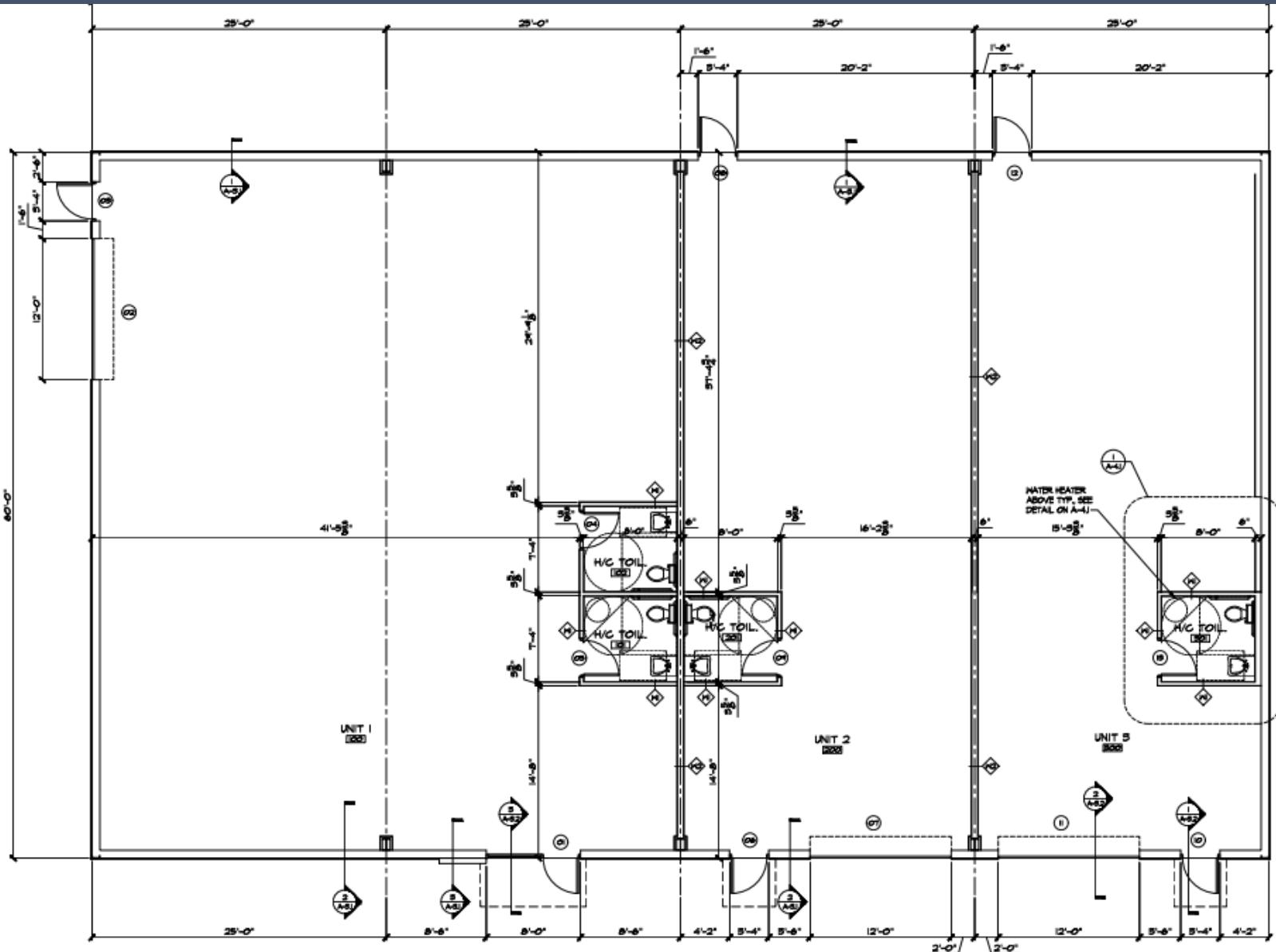


**Space Available: 1,500SF – 6,000SF (Usable)**

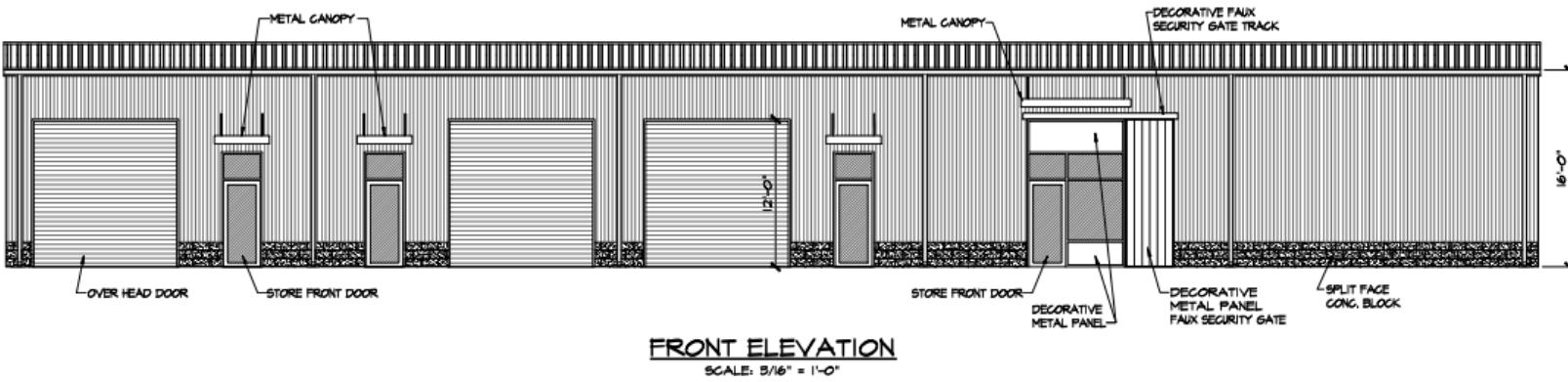
**Rate:** \$15.00/SF/YR (NNN)

## Zoning: LI – Light Industrial

**Tenant Allowance:** \$20,000.00



# BUILDING D



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

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

**Zoning:** LI – Light Industrial

**Tenant Allowance:** \$20,000.00

