

#### PROPERTY SUMMARY



#### PROPERTY DESCRIPTION

5,175 Office / Warehouse with 3 Drive-Thru Doors with 18' ceiling height and Heavy Power. The Building has approximately 2,275 sq. ft. of Office Space that includes 1 Private Office, Two Large Cubicle / Conference Rooms, Kitchen/Breakroom and Two Bathrooms. The Warehouse is 2,900 sq. ft. and has 3 Drive-In Doors, 18' Clear Ceiling Height, Heavy 480 / 277 3 Phase Power with Multiple Receptacles and Gas Heating. The Building is Less than 1/2 Mile From Bobby Jones Expressway.

#### PROPERTY HIGHLIGHTS

- 5,175 Free-Standing Office/Warehouse Building
- 3 Drive-Thru Doors
- Office Space w/ Conference Room
- 1/2 Mile From Bobby Jones Expressway
- Heavy 3 Phase Power

#### OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Building Size:	5,175 SF

#### For More Information:

Scott A. Atkins, SIOR, CCIM

President

[scott@atkinsrealty.com](mailto:scott@atkinsrealty.com)



# ATKINS

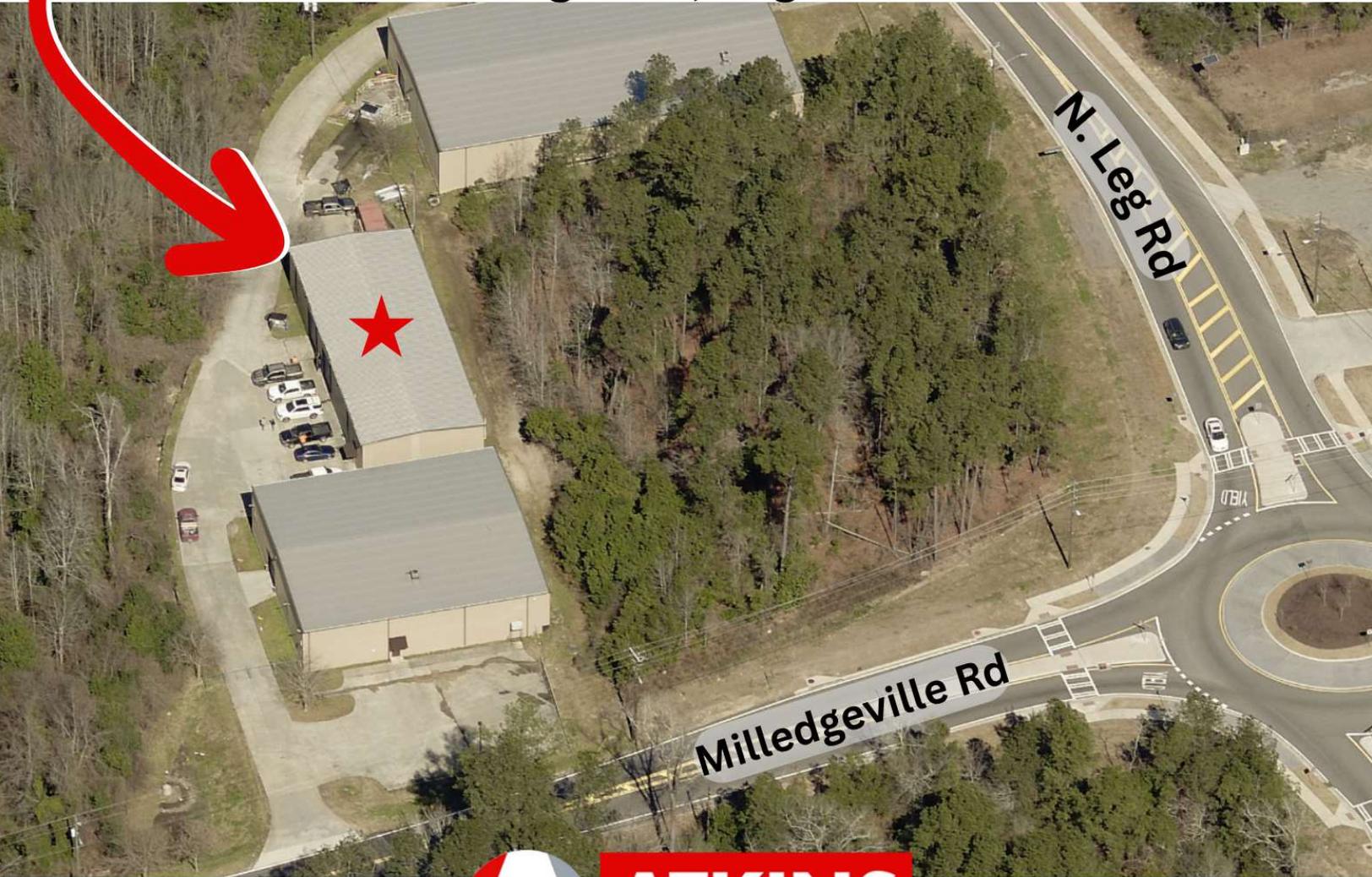
COMMERCIAL PROPERTIES

INDUSTRIAL PROPERTY FOR LEASE

**FREE STANDING OFFICE/WAREHOUSE BUILDING**  
2227 NORTH LEG ROAD, AUGUSTA, GA 30909

## FOR LEASE

**5,175 Sq. Ft. Office/Warehouse**  
**2227 North Leg Road, Augusta GA 30909**



**ATKINS**  
COMMERCIAL PROPERTIES

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## OFFICE PHOTOS



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## ADDITIONAL OFFICE PHOTOS



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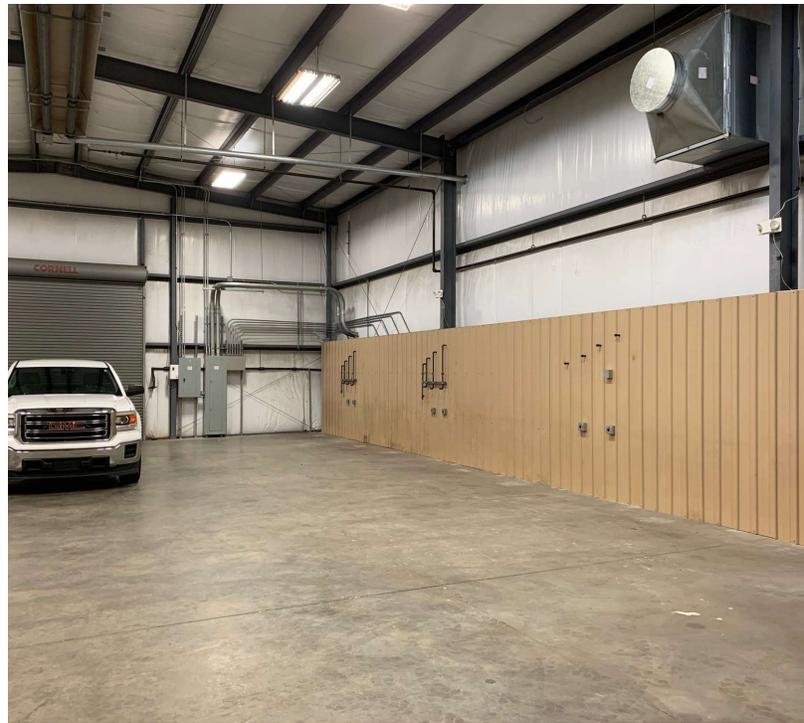
COMMERCIAL PROPERTIES

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## WAREHOUSE PHOTOS



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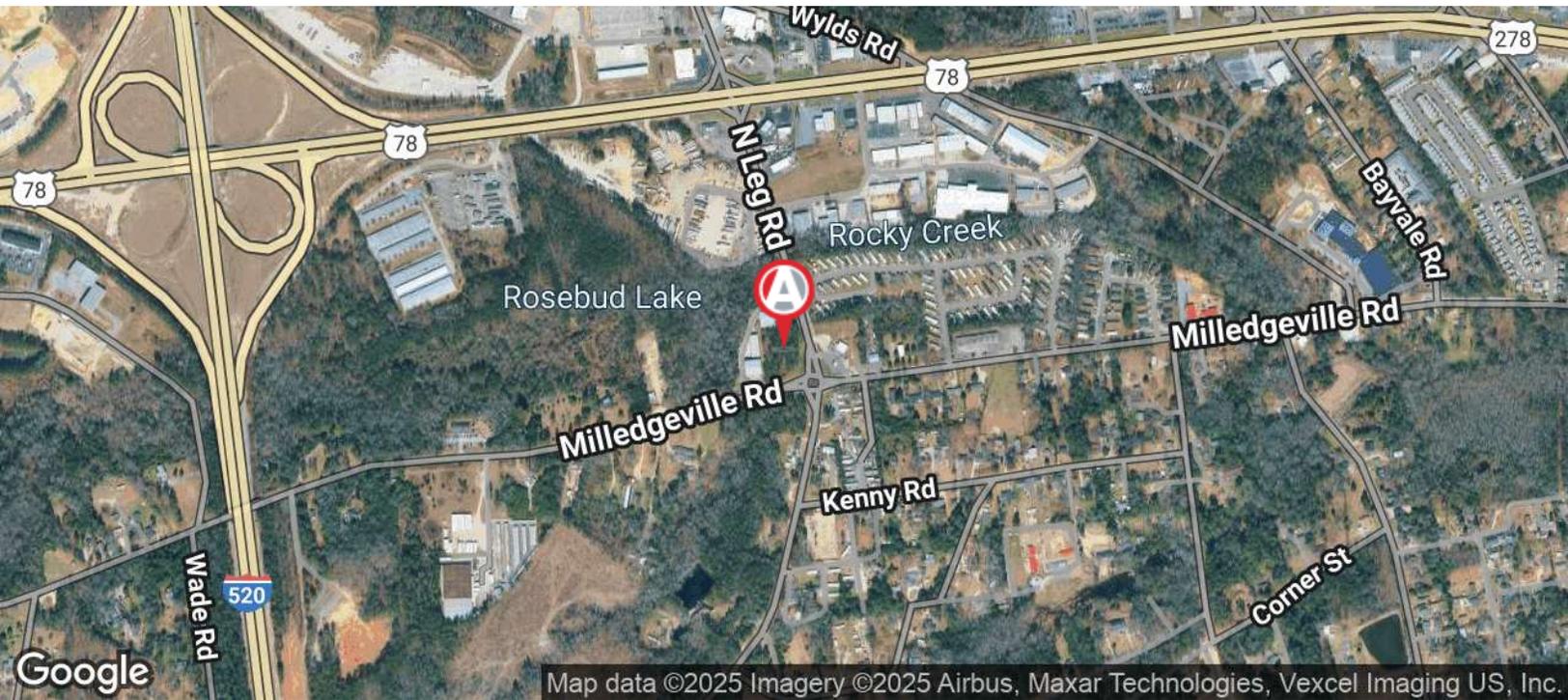
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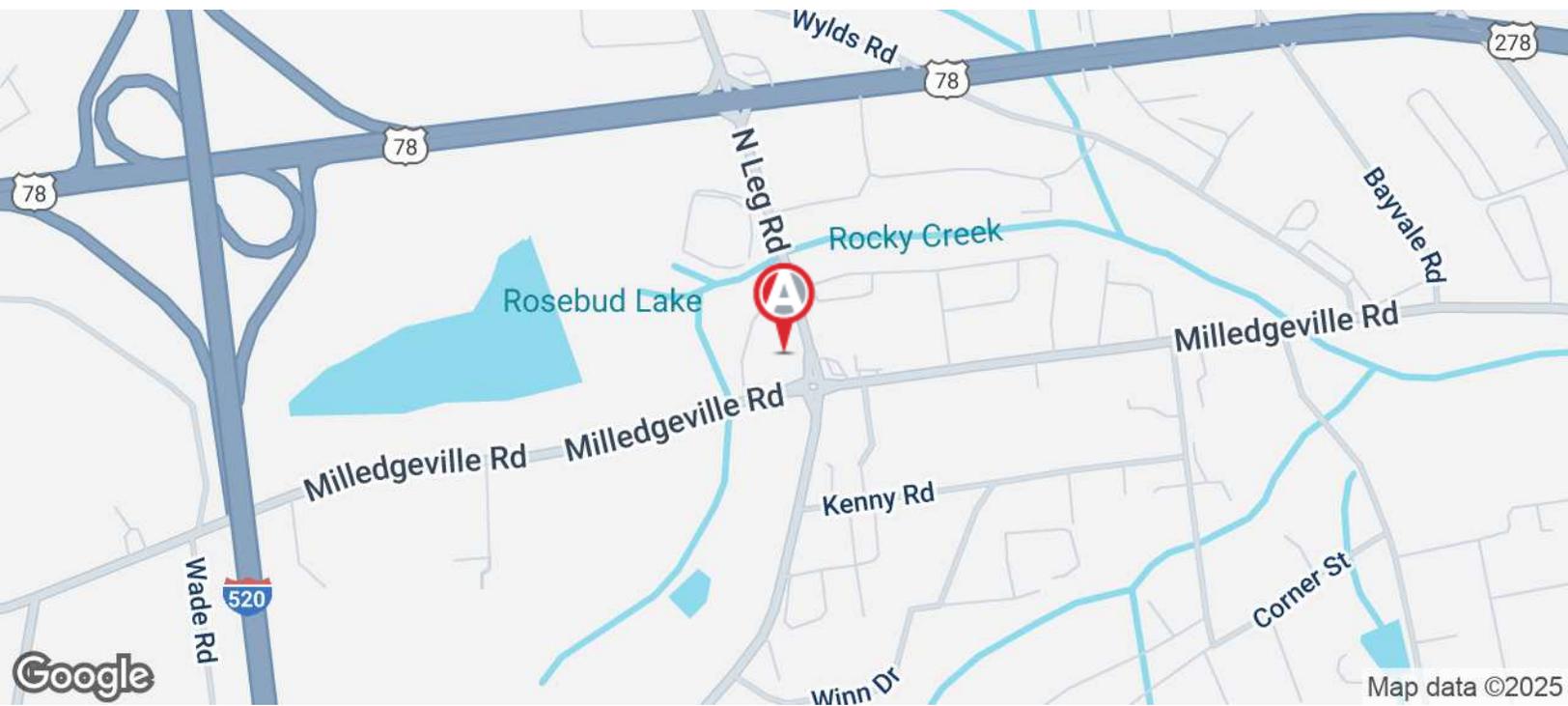
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## LOCATION MAP



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Map data ©2025

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**SCOTT A. ATKINS, SIOR, CCIM**

President

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Direct: **706.951.6630**

### PROFESSIONAL BACKGROUND

Scott has been active in the Commercial Real Estate market in Augusta since 1999. His focus is in commercial sales and leasing specializing in Industrial, Office, Commercial Land, Site Selection, Landlord/Tenant Representation, Investment Properties and 1031 Exchanges. Scott has represented many national, regional and local companies over the past 25 years and has enjoyed long-term relationships with them. He has achieved both the SIOR (Society of Industrial and Office Realtors) and CCIM (Certified Commercial Investment Member) designations which are widely regarded as the two most prestigious and most difficult to obtain designations in commercial real estate. Scott graduated from the University of Georgia in 1996. He is a lifelong Augusta native and involved in many aspects of the community.

#### Atkins Commercial Properties

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#### For More Information:

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