



FOR LEASE

946 TWIGGS ST

946 Twiggs St, Augusta, GA 30901

**SHERMAN &
HEMSTREET**
Real Estate Company

CONNIE WILSON, CCIM
Sr. VP, Associate Broker
cwilson@shermanandhemstreet.com
706.722.8334 x202

JODI LYLES
Sales Administrator
creads@shermanandhemstreet.com
706.288.1067

Property Summary



PROPERTY DESCRIPTION

Available space is 2,400 sqft in total. The office is 500 sqft and the warehouse is the remaining 1,900sqft with 8' x 8' roll up doors. 12' ceiling with large roll-up dock high door into warehouse area.

PROPERTY HIGHLIGHTS

- Easily Accessible
- Close to Downtown and Medical District
- Plenty of parking
- 8' x 8' roll up doors

LOCATION DESCRIPTION

Located on the historic Augusta canal, minutes from downtown Augusta, the medical district, and I-520.

OFFERING SUMMARY

Lease Rate:	\$6 SF/yr (MG)
Available SF:	2,400 SF



CONNIE WILSON, CCIM
Sr. VP, Associate Broker
cwilson@shermanandhemstreet.com
706.722.8334 x202

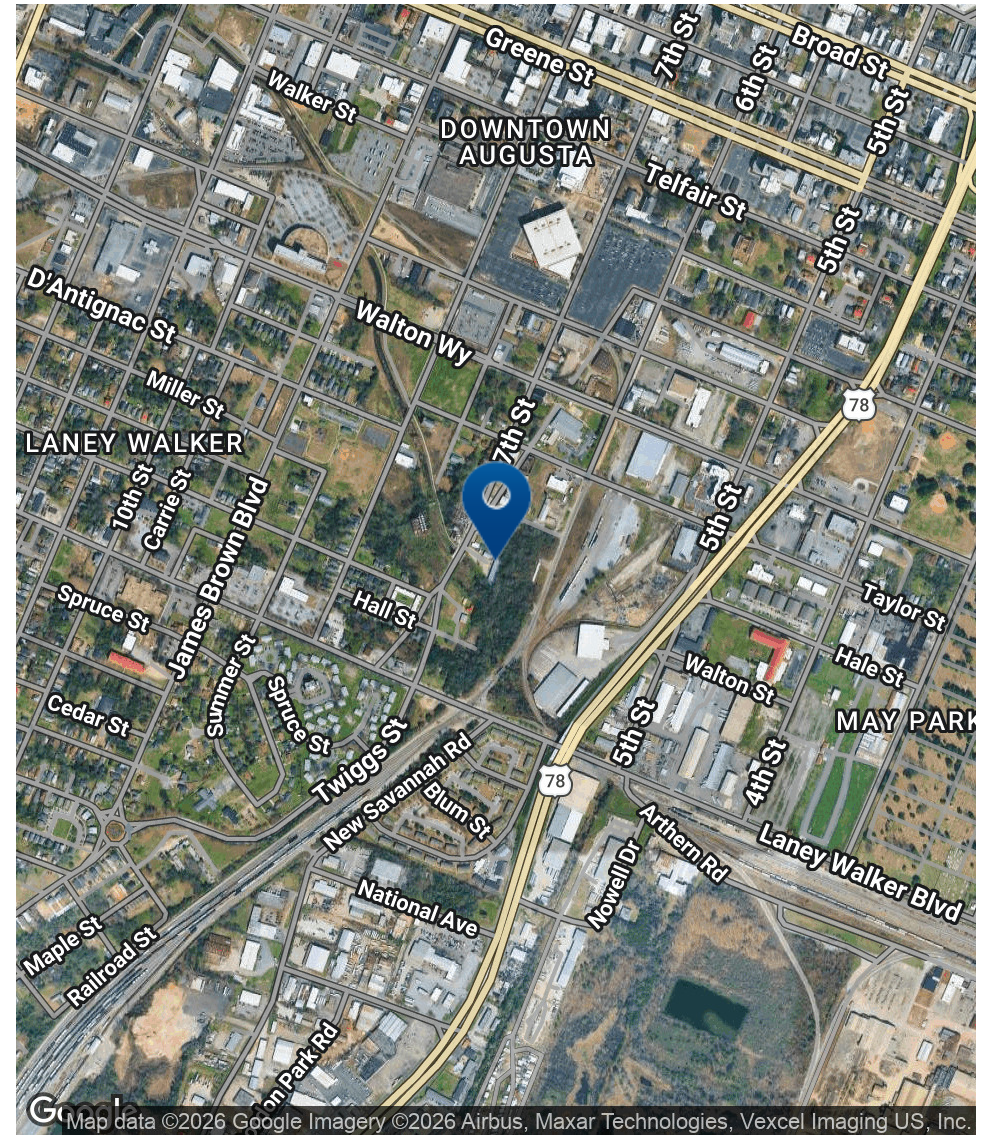
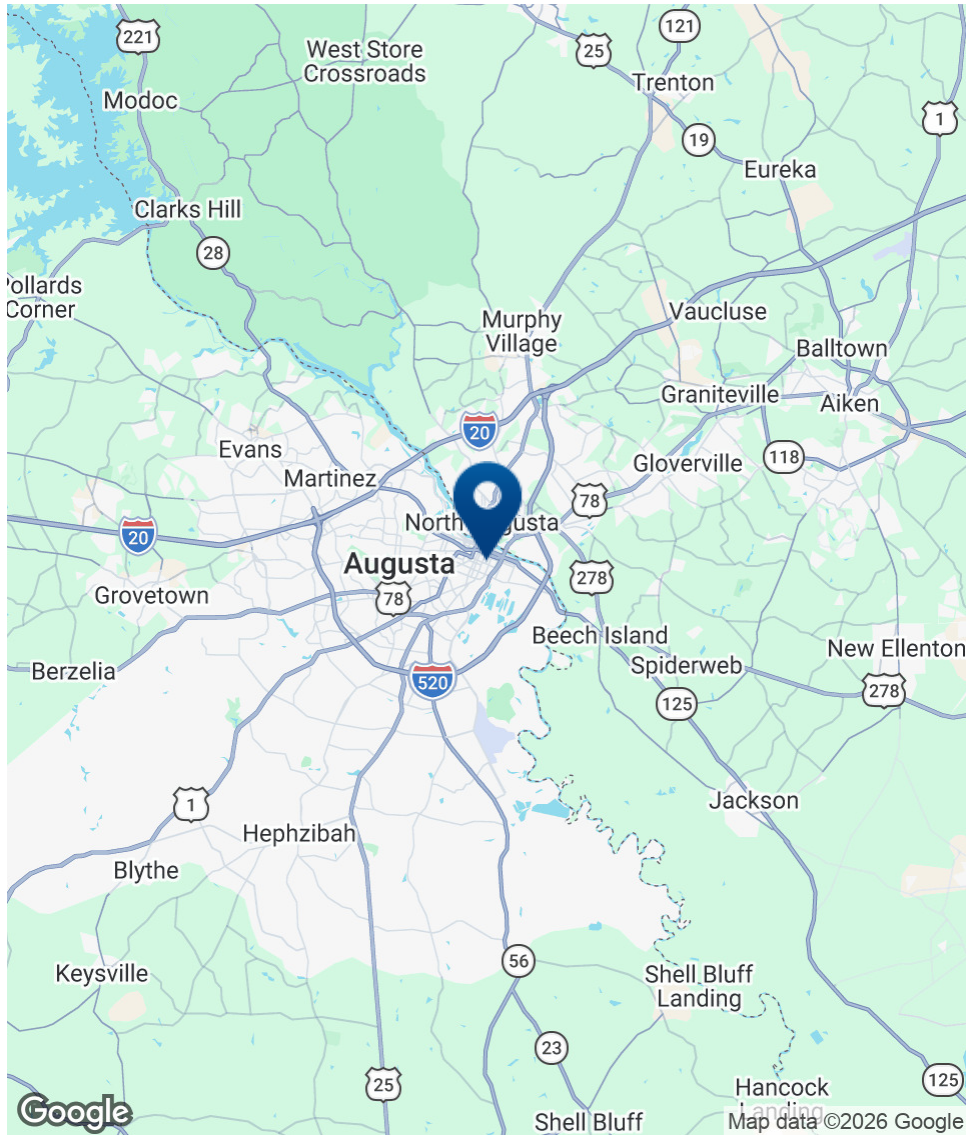
Additional Photos



**SHERMAN &
HEMSTREET**
Real Estate Company

CONNIE WILSON, CCIM
Sr. VP, Associate Broker
cwilson@shermanandhemstreet.com
706.722.8334 x202

Location Map



SHERMAN & HEMSTREET
Real Estate Company

CONNIE WILSON, CCIM
Sr. VP, Associate Broker
cwilson@shermanandhemstreet.com
706.722.8334 x202