

Great location right outside of Downtown Augusta. Easy access to Riverwatch Parkway, Gordon Highway, and I-520 (Bobby Jones Expressway). This is a great site for any business that needs to move equipment or product around the CSRA quickly and easily.

The 35,410 SF property is split between 7,066 SF of office and 28,344 SF of warehouse. The property offers two drive-in ramps and one dock-high bay door.

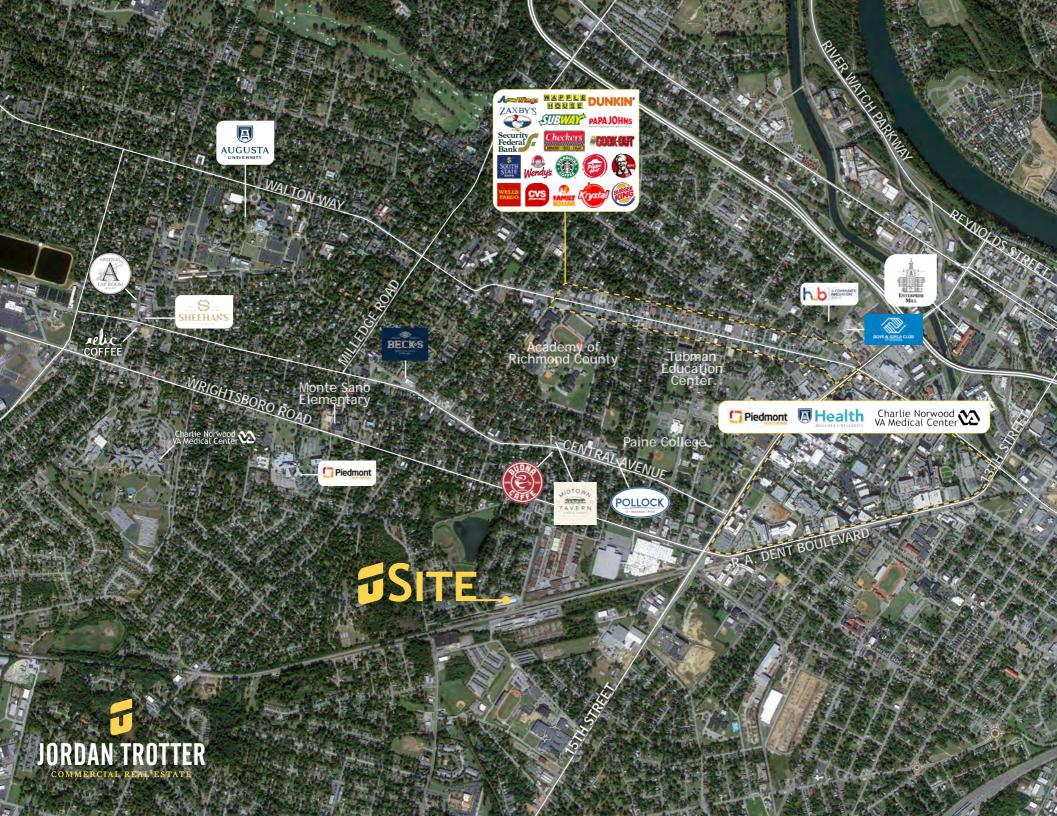
Approximately 0.5 AC of laydown or truck turn-around
Office and warehouse space

TRANSFLO









RIVER REGION STATISTICS

River Region Population: 767,478

Annual Growth Rate: 0.89%

Average Commute: 23.5 mins



Medium Income: \$55,049

Unemployment Rate: 3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Eisenhower

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Major Industry: Fort Eisenhower, Savannah River Site, Augusta University, Piedmont Augusta, Charlie Norwood VA Medical Center, Bridgestone, East Central Regional, E-Z, Starbucks

