

Old Augusta Road Industrial

**For Sale
or Lease**

Brian Sutton

GA Real Estate Broker

+1 678.358.2821

bsutton@suttonreadvisors.com

Stephanie Wilson-Evans

GA Real Estate Broker

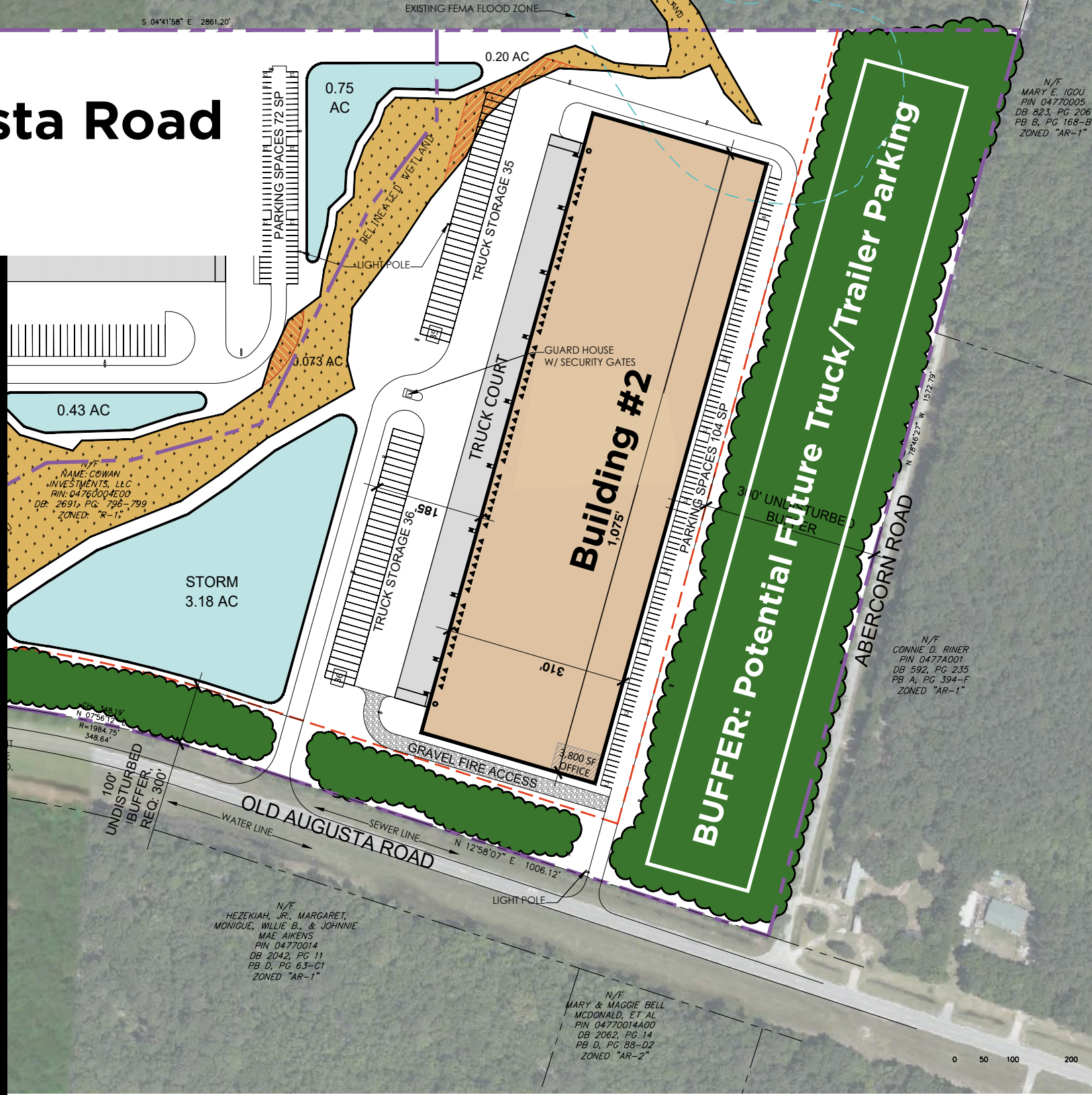
+1 912.272.0010

stephanie@austinhillrealty.com

**SUTTON
REALTY
ADVISORS**

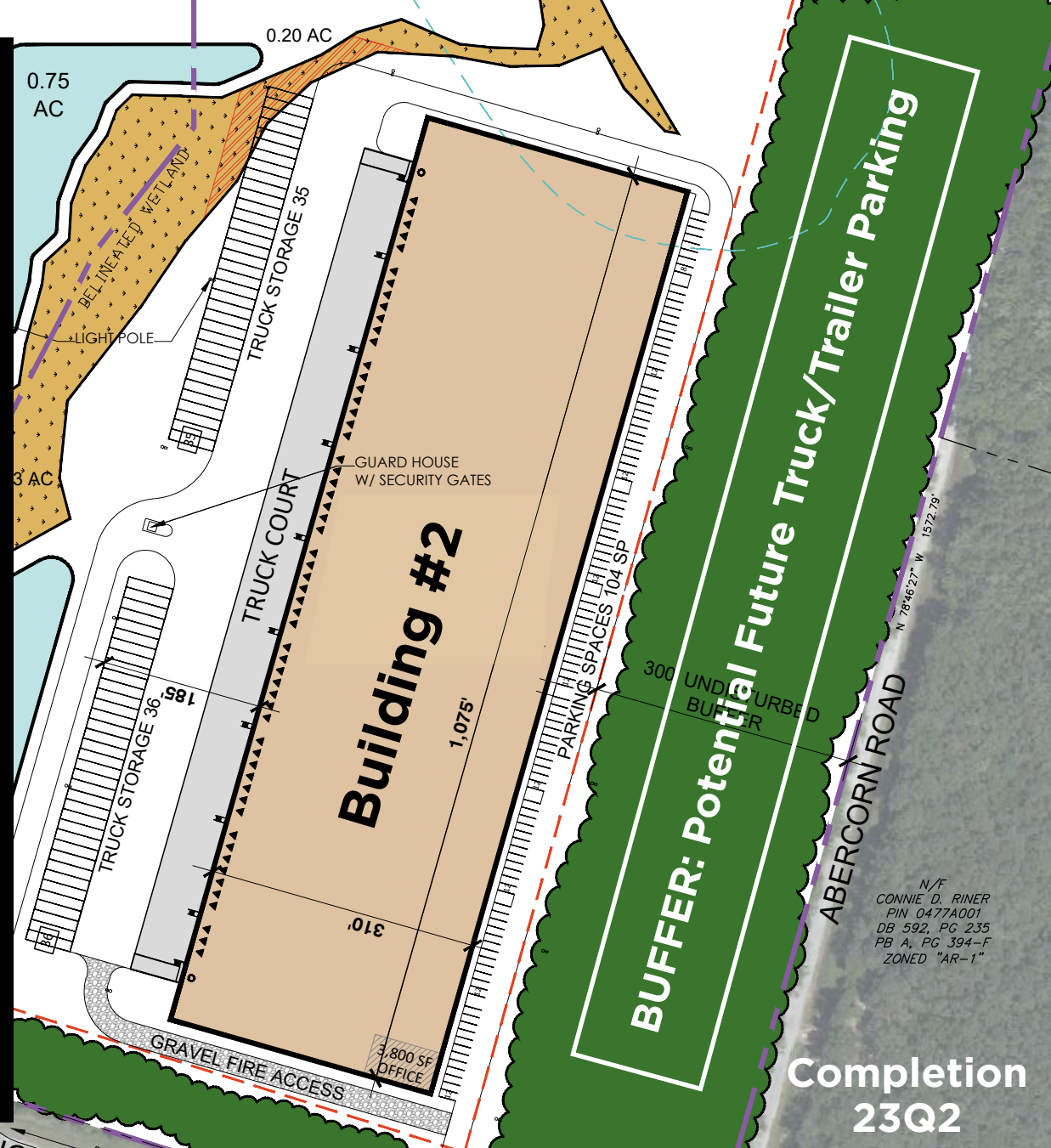
EST. 2022

AHR
COMMERCIAL



Building #2: (Building Tenants Improvements)

- Upgrade building slab to 8 inches, allowing usage to include heavy products such as lumber & paper.
- 1,400 SF shipping office in middle of building.
- Warehouse is completely fenced and includes guard shack (with restroom) and barrier arm.
- 10 battery charging stations on each side of the building (20 total)
- Interior fence divides warehouse in half.
- Dolly strips at all doors to protect concrete from landing gear.
- Dow baskets for concrete strength.
- All doors are 10ft (typical is 9ft)
- All doors have 40k mechanical pit levelers
- 3,800 SF main office
- Flagpole
- Monument sign
- Caulk floor joints
- 5 HVLS Fans - 24' Rite Hite with 1 Controller
- Eye Wash/Shower (Non Tempered)
- Epoxy Floor at Battery Charging Stations



333,250 SF Warehouse

Approx. 39.11 Acres

34.95 Upland Acres

4.16 Wetland Acres

Truck/Trailer Storage: Approx. 71

Employee spaces: 104

Clear Height: 36'

Column Space 50'; 60' Speed Bay

Dock Doors: 53

Drive-In Doors: 2

Truck Court 190' Deep

Sprinkler: ESFR

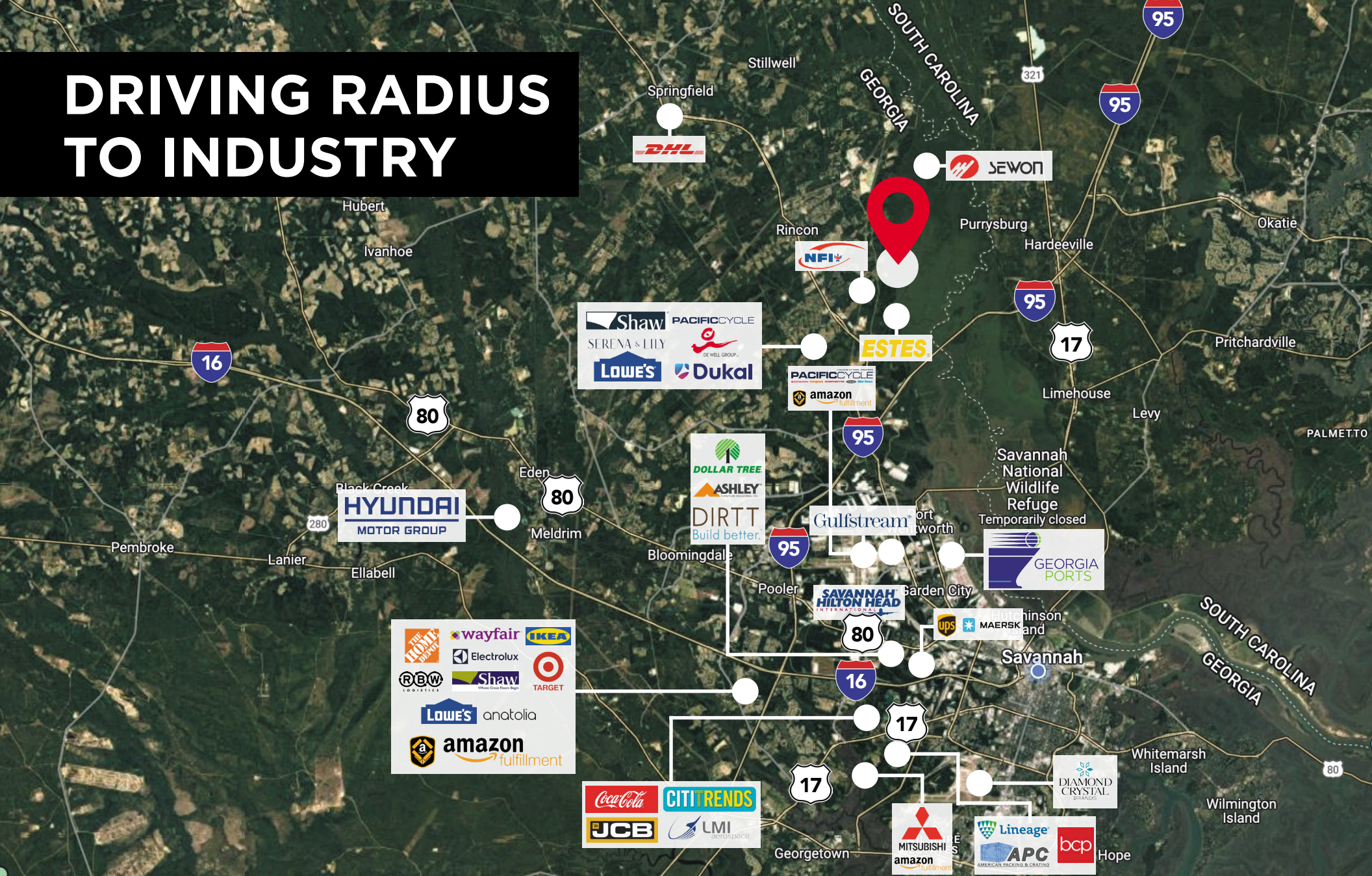
Lighting: 20FC LED

City Water & Sewer

**Completion
23Q2**

N/F
CONNIE D. RINER
PIN 0477A001
DB 592, PG 235
PB A, PG 394-F
ZONED "AR-1"

DRIVING RADIUS TO INDUSTRY



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LOCATION & ACCESS

