



FOR SALE

1610 WRIGHTSBORO  
RD

Augusta, GA 30904

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**CHARLES HOCK, SIOR, CCIM**  
charleswhock@aol.com  
706.722.8334



# Property Summary



## PROPERTY DESCRIPTION

This 202,617 sq. ft. fully sprinklered distribution warehouse has 24 feet of clear height at the eave with twelve (12) loading docks and two (2) on grade drive-in doors. The building has 538 sq. ft. of finished space including a reception area, bathrooms and offices. The warehouse has an 800 Amp 3 Phase electrical service and 30 X 60-foot column spacing with a 6-inch slab. There is also the possibility of rail access which could be brought in along the left side wall of the building.

## PROPERTY HIGHLIGHTS

- Great Downtown Location
- Excellent Distribution Warehouse
- Rail Access

## OFFERING SUMMARY

Sale Price:	\$7,000,000
Lot Size:	10.481 Acres
Building Size:	202,617 SF
NOI:	\$464,661.67
Cap Rate:	6.64%

## DEMOGRAPHICS

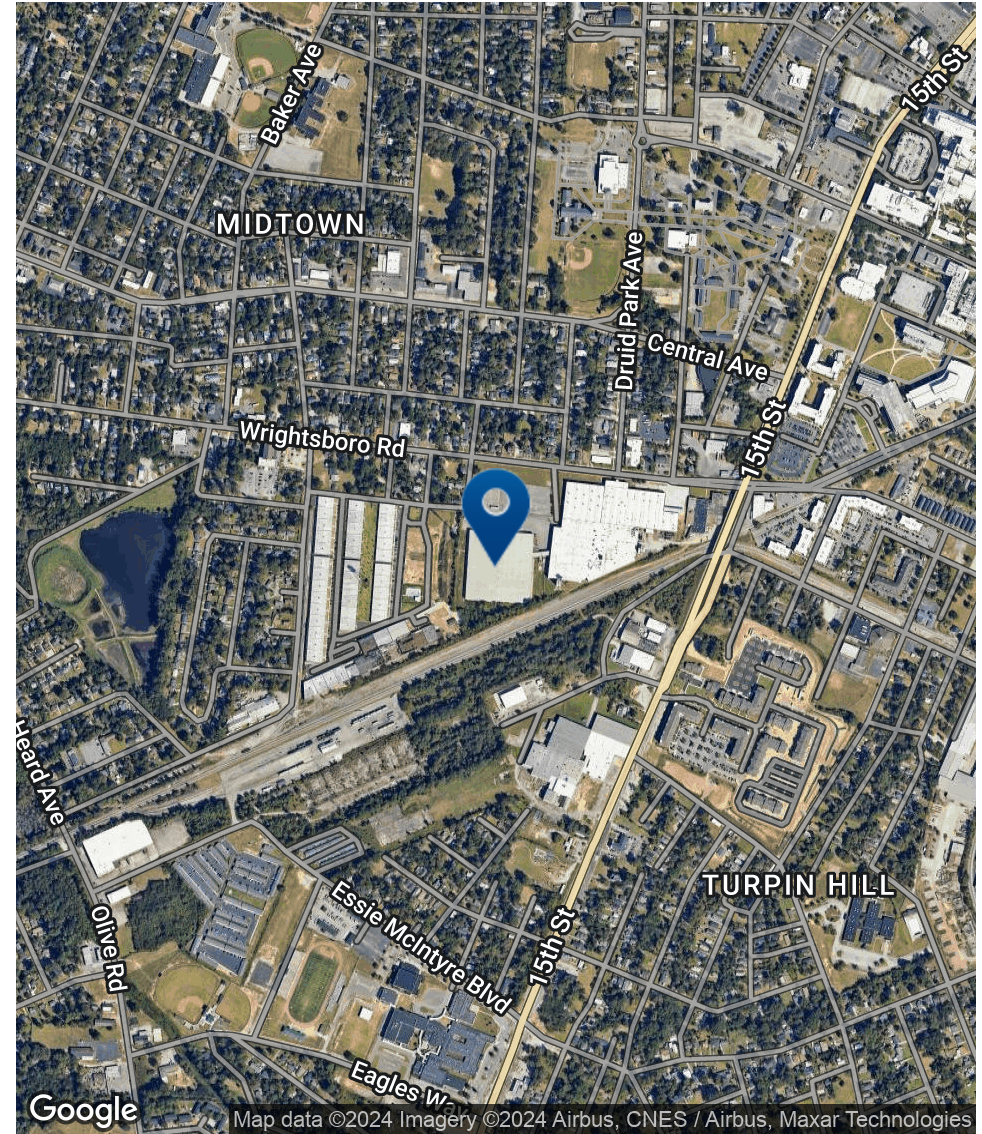
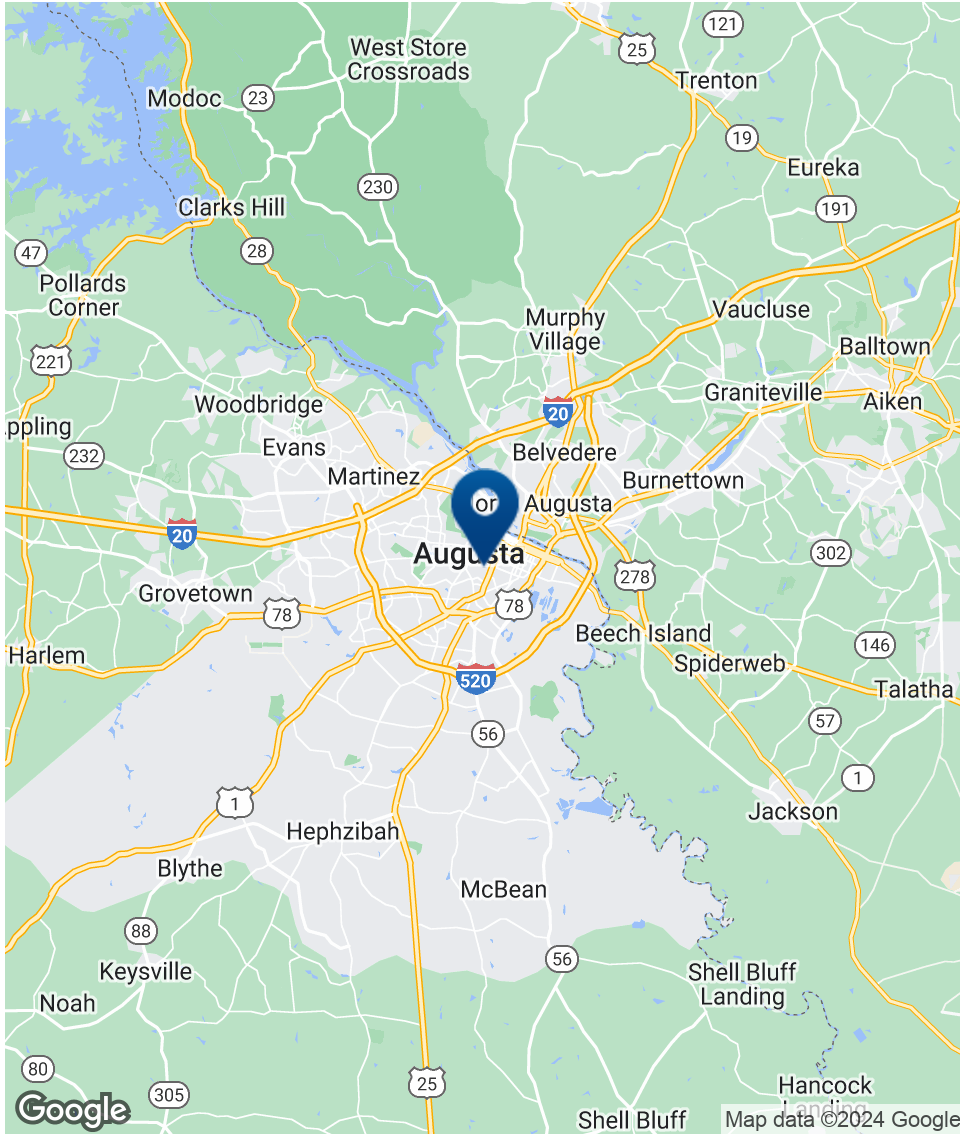
	1 MILE	3 MILES	5 MILES
Total Households	3,913	23,172	52,758
Total Population	9,956	54,275	123,617
Average HH Income	\$31,237	\$43,009	\$47,997



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# Location Map



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# Additional Photos



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