



# For lease

2902 Gun Club Road  
Augusta, GA 30907

±59,358 SF available



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RMR  
GROUP

[jll.com](http://jll.com)

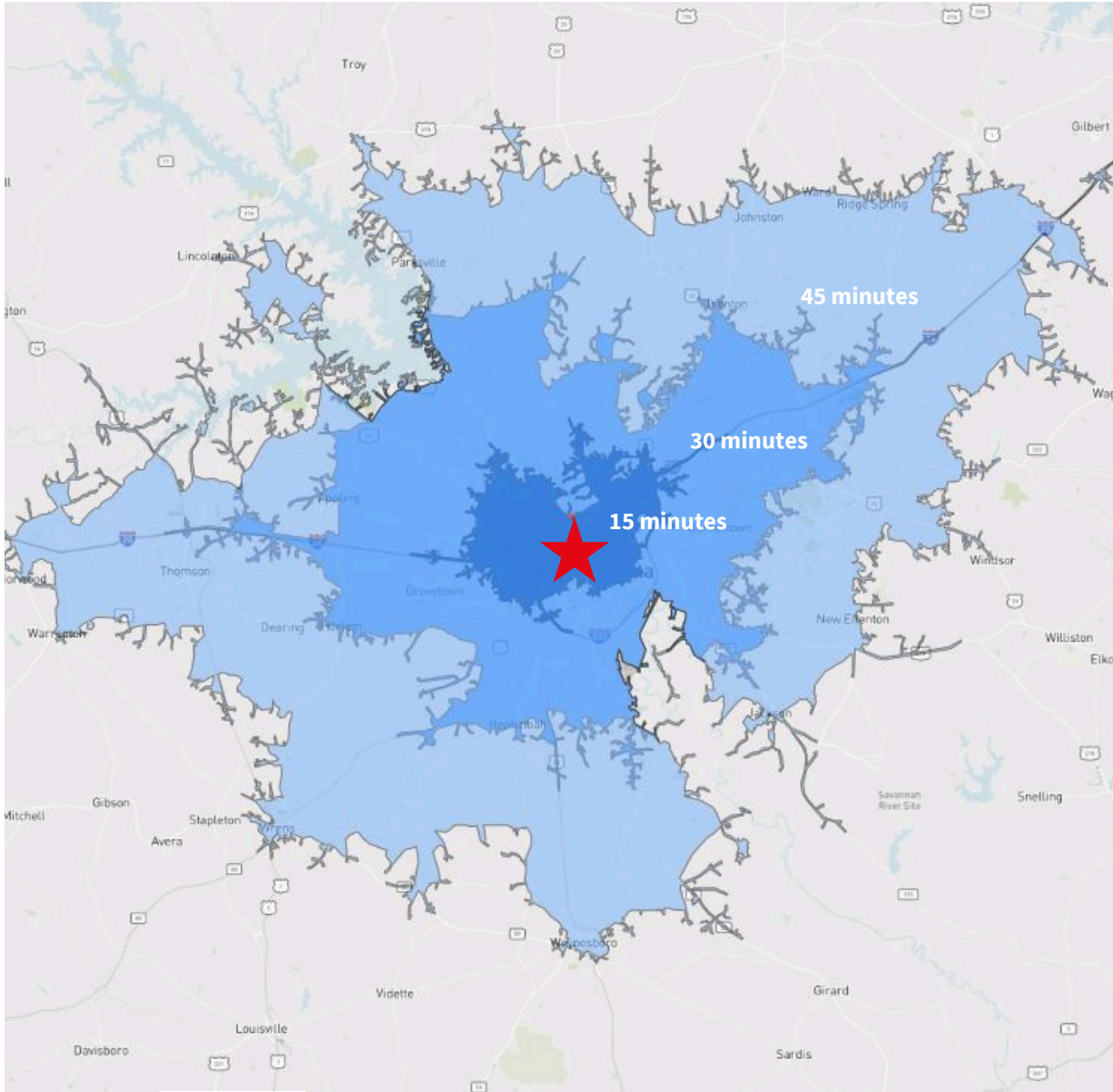
# Property Specifications

- 59,358 SF available on 7.26 AC
- 2,976 SF office
- Built in 2005
- 24' clear height
- 42' x 48' column spacing
- 18 dock-high doors
- 9 oversized grade-level doors
  - (2) 12' x 16'
  - (1) 14' x 16'
  - (1) 12' x 14'
  - (3) 18' x 14'
  - (2) 18' x 16'
- Building configuration: Side-load
- Wet sprinkler system
- 70 auto parking spaces
- **±37 trailer parking spaces**
- 4 blast fans & 9 louvers
- Floor drainage
- LED warehouse lighting - motion sensors
- **Fully gated & secured**



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# Key Drive-times



## Major Roads

- 0.6 miles to I-20
- 6.8 miles to I-520
- 7.6 miles to U.S. Route 78

## Major Airports

- 17 miles to Augusta Regional Airport
- 65 miles to Columbia Metropolitan Airport
- 147 miles to Hartsfield-Jackson International Airport

## Major Ports & Rail Yards

- 110 miles to the Port of Savannah
- 126 miles to Greer Inland Port
- 7.8 miles to Norfolk Southern Rail Yard
- 8.5 miles to CSX Transportation Yard





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## Key Demographics

### Estimated population

2-miles	5-miles	10-miles
<b>17,159</b>	<b>120,100</b>	<b>303,096</b>

### Households

2-miles	5-miles	10-miles
<b>8,097</b>	<b>52,082</b>	<b>120,518</b>

### Average household income

2-miles	5-miles	10-miles
<b>\$92,432</b>	<b>\$92,324</b>	<b>\$84,079</b>

### Daytime employment

2-miles	5-miles	10-miles
<b>8,268</b>	<b>89,118</b>	<b>159,250</b>

Scan to View  
New Interior Footage:



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