

Old Augusta Road Industrial

For Sale

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**SUTTON
REALTY
ADVISORS**

AHR
COMMERCIAL



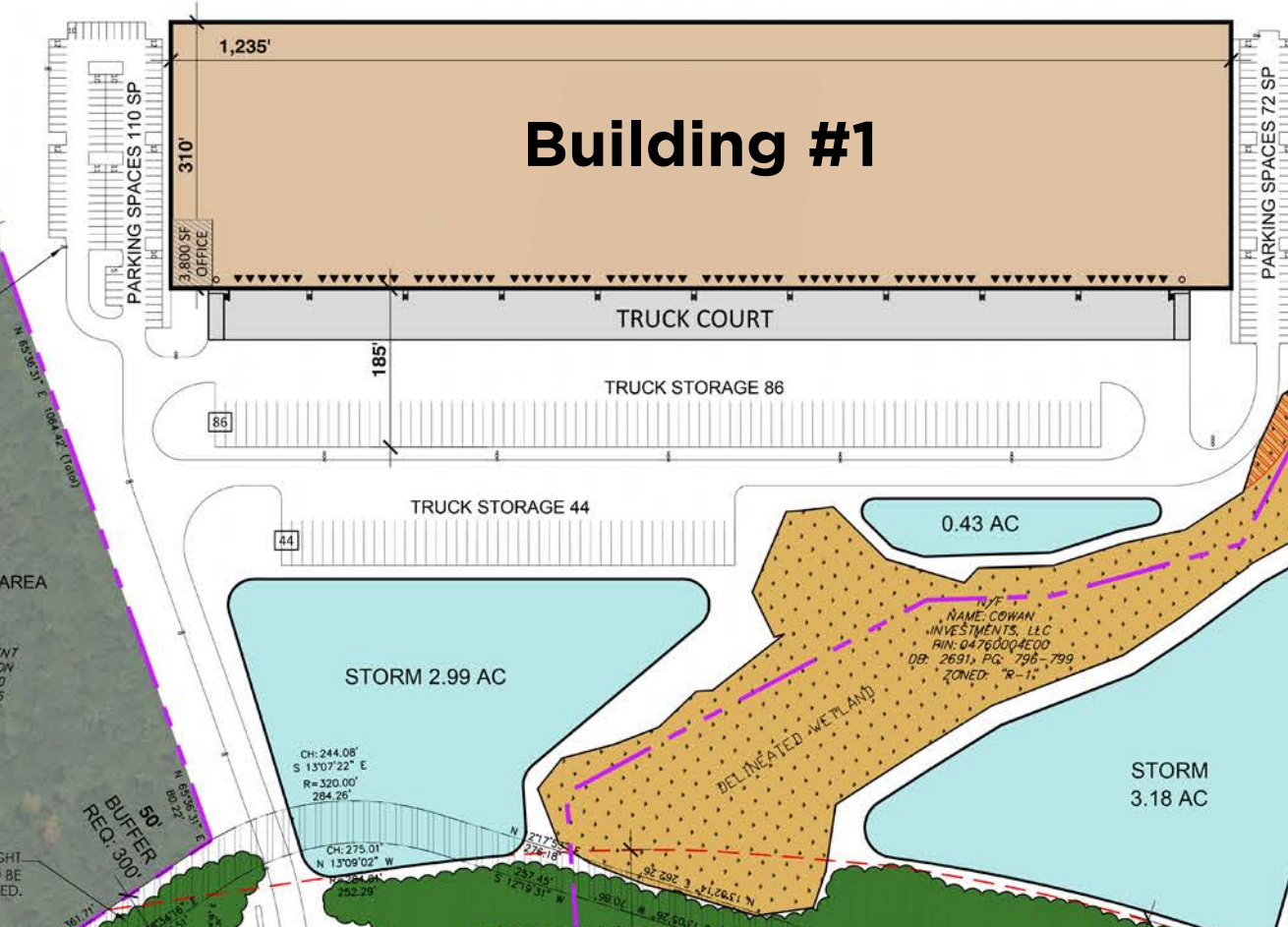
GA DOT
CONSERVATION AREA

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CONSERVATION AREA

N/A
GEORGIA DEPARTMENT
OF TRANSPORTATION
PIN: 04760004C00
DB: 2294, PG: 106
PB: D153, PG: D1
ZONING: "R-1"

NO BUFFER
PROVIDED,
REQ: 300'

S: 04°41'58" E 2861.20'



Building #1: (Building Tenants Improvements)

- Upgrade building slab to 8 inches, allowing usage to include heavy products such as lumber & paper.
- Fenced truck court
- 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
- Monument sign
- Caulk floor joints

382,850 SF Warehouse

Approx. 32.12 Acres

30.39 Upland Acres

1.63 Wetland Acres

Truck/Trailer Storage: Approx. 130

Employee spaces: 182

Clear Height: 36'

Column Space 50'; 60' Speed Bay

Dock Doors: 62

Drive-In Doors: 2

Truck Court 185' Deep

Sprinkler: ESRF

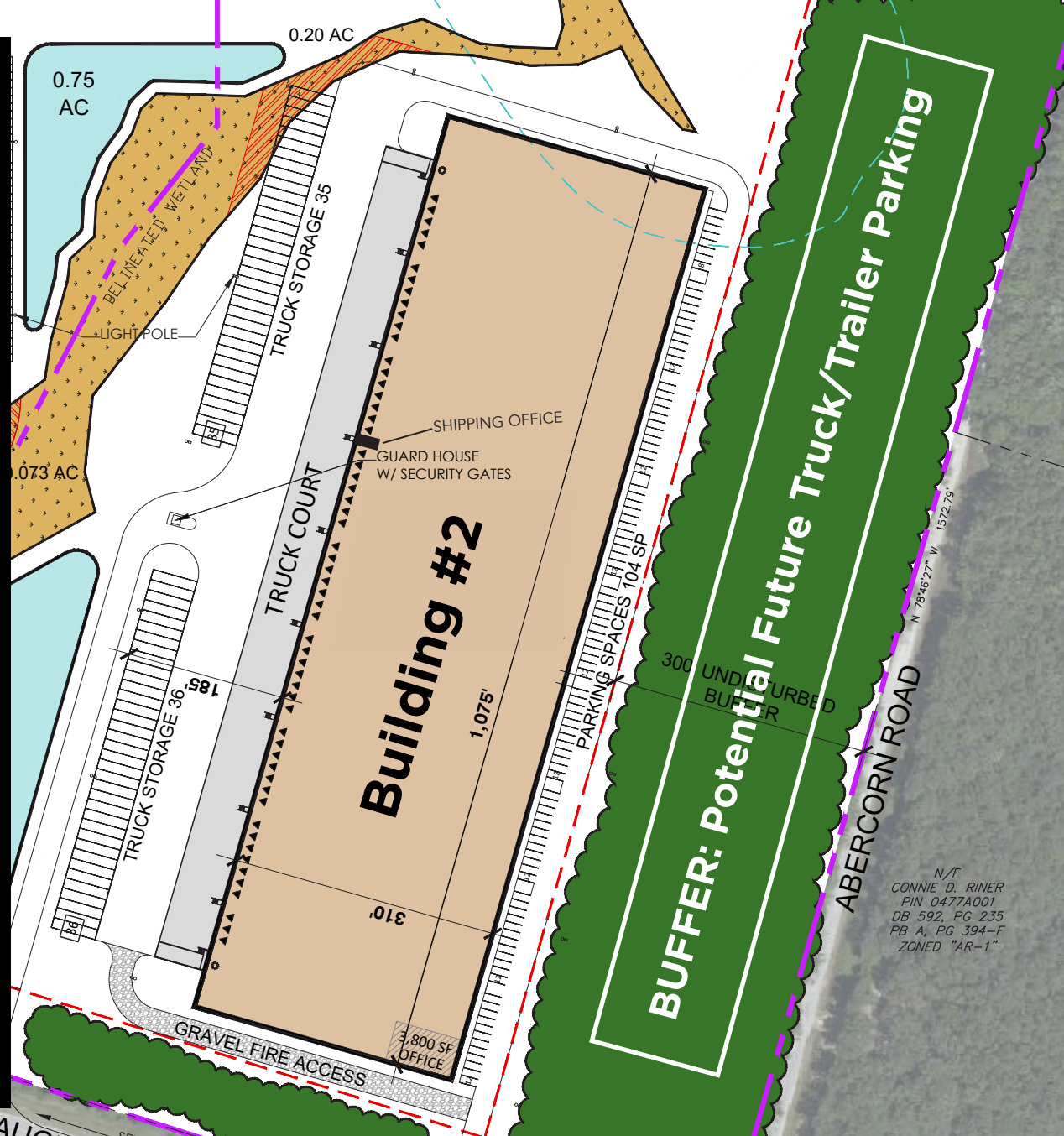
Lighting: 20FC LED

City Water & Sewer

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.
- Fenced truck court includes guard shack (with restroom) and barrier arm.
- 10 battery charging stations on each side of the building (20 total)
- 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

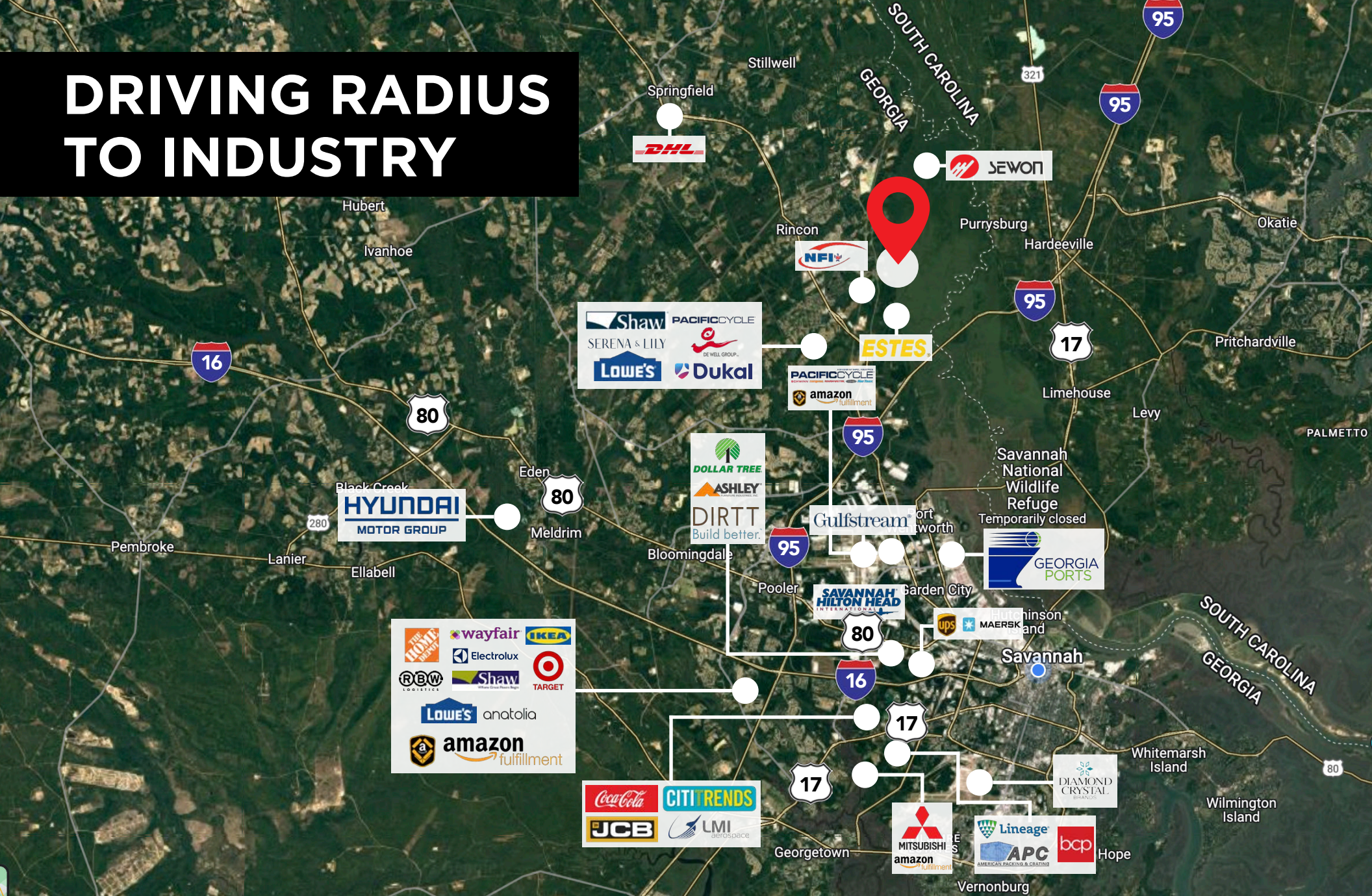
Truck Court 185' Deep

Sprinkler: ESRF

Lighting: 20FC LED

City Water & Sewer

DRIVING RADIUS TO INDUSTRY



LOCATION & ACCESS

