



ATKINS

COMMERCIAL PROPERTIES



INDUSTRIAL PROPERTY FOR SALE

67,000 SQ. FT. DISTRIBUTION WAREHOUSE

16 RESTMASTER LANE, NORTH AUGUSTA, SC 29860



For More Information:

Scott A. Atkins, SIOR, CCIM

President

706.951.6630

scott@atkinsrealty.com



706.650.1446 | 208 A Pitcarin Way Augusta, GA 30909

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$2,275,000
Lot Size:	10.0 Acres
Year Built:	1999
Building Size:	67,000
Market:	Augusta
Submarket:	North Augusta
Price / SF:	\$33.96

PROPERTY OVERVIEW

67,000 sq. ft. Distribution Warehouse with 8 dock doors, 3 drive-in doors. Building was built in 1999 and is in great condition. Clear ceiling height is 16' at eaves and 18' in center in the main portion of the building. There is a 8,000 sf addition with 14' clear ceilings. Bay spacing is 25 x 66. Building has 4,000 sq. ft. of office space consisting of 9 private offices, reception area, two large open rooms for cubicles or meeting rooms. There are also three other small office areas with bathrooms in the warehouse. There are 6 bathrooms total. Augusta ATV is currently leasing 15,000 sq. ft. in the back of the building and paying \$3,500 per month. They can stay or move depending on the wishes of the buyer. The building is fully sprinklered, has heavy 3 phase power, compressed air lines and large yard and truck court.

LOCATION OVERVIEW

Located two miles from I-20 off exit 5. Turn left on Hwy 25. Turn left on Sweetwater Road and take your first right on Restmaster Lane.

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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.



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ADDITIONAL PHOTOS

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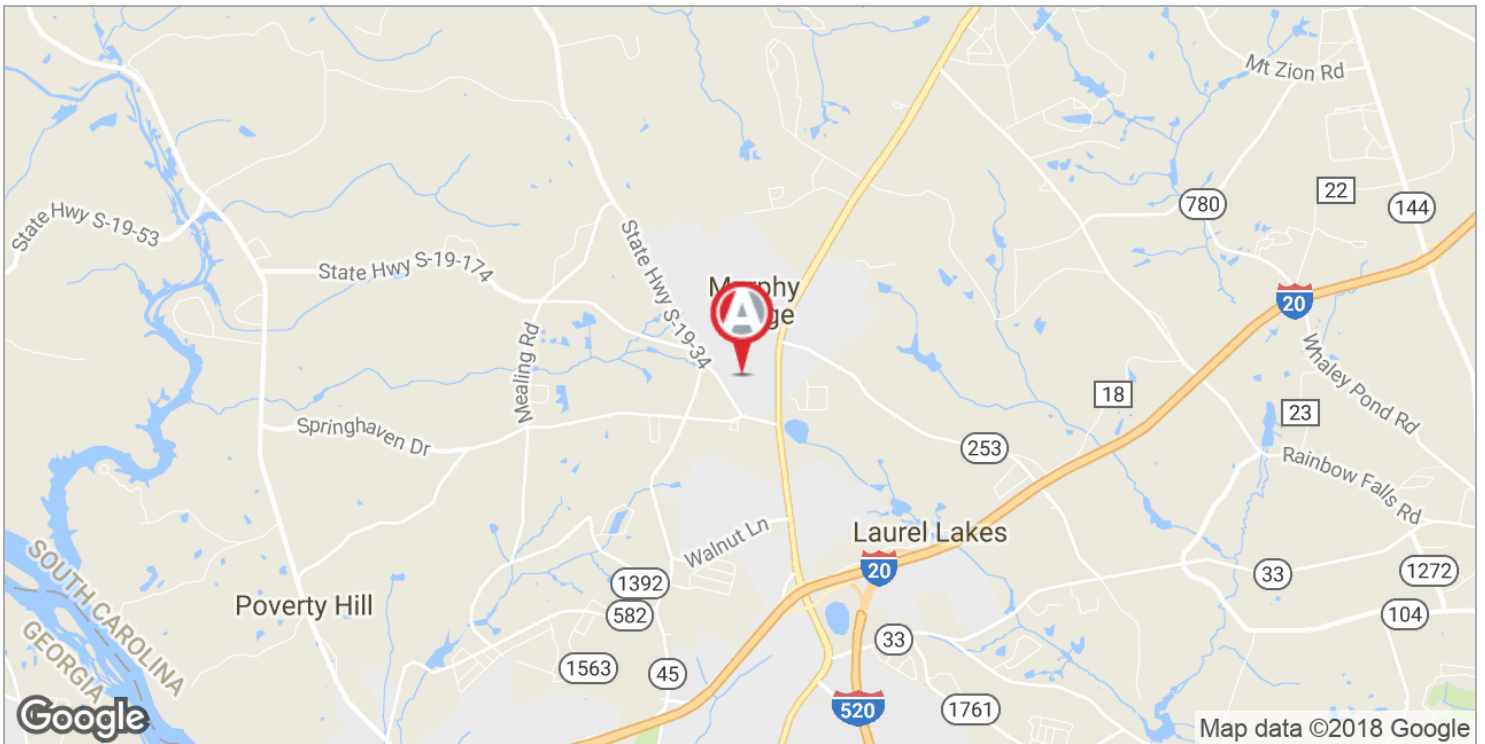
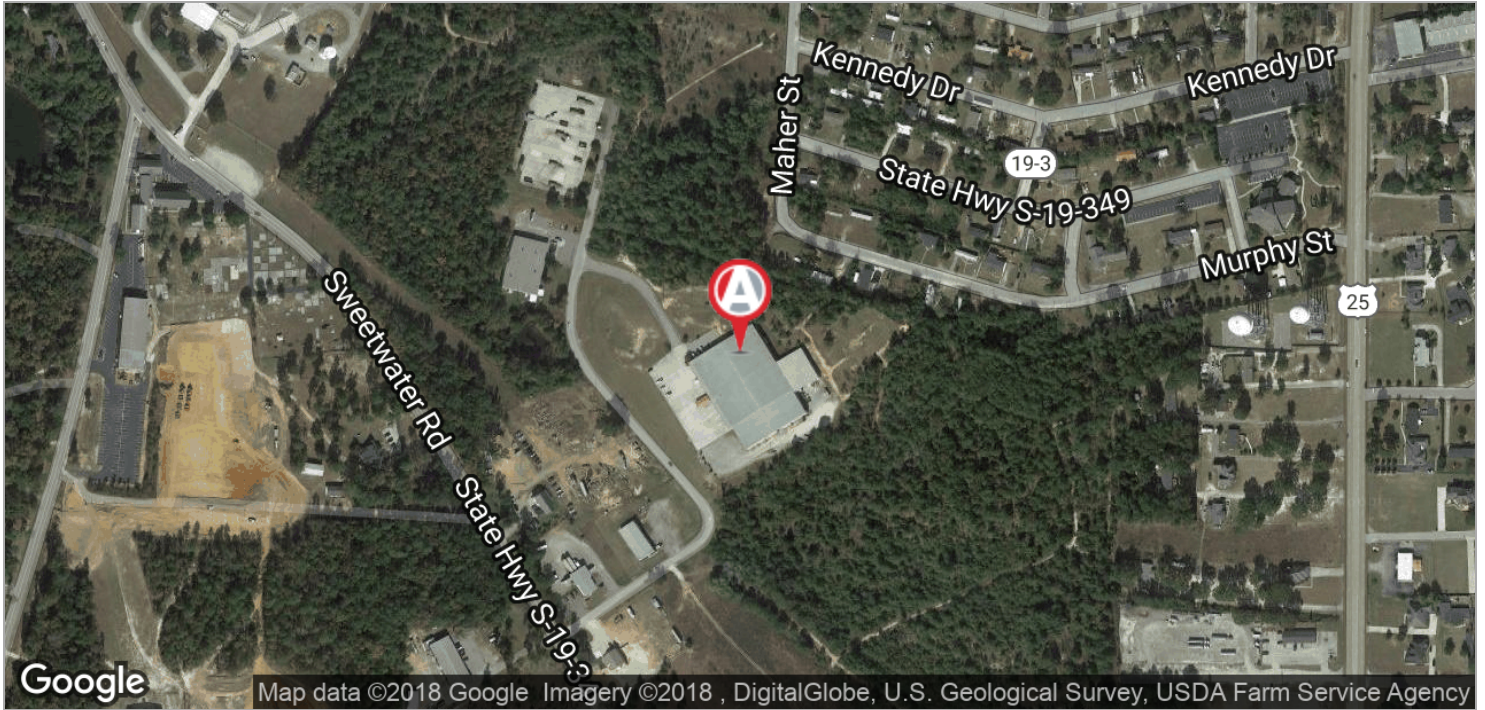
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