

2473 Doug Barnard Pkwy

2473 Doug Barnard Pkwy, Augusta, GA 30906



OFFERING SUMMARY

Available SF: 5,480 SF

Lease Rate: Negotiable

Lot Size: 3.83 Acres

Building Size: 5,480

Renovated: 2000

Zoning: C4

PROPERTY OVERVIEW

3.83 acres leveled out and hard packed, perfect for truck & trailer traffic, or parking of larger vehicles. Front building is 2280 SF office and reception area w/ break room and bathroom. Back area is 3200 SF with open shop area, one rollup level door and fenced area with bins and shelves for storage. Back building has 22' high ceiling. 4 rollup doors (2 front - 2 back), air & track with 4K# lift in second Bay Area. Office, bathroom and small safety building.

LOCATION OVERVIEW

Just off of Mike Padgett Highway on Doug Barnard Parkway just before International Paper. Easy access to I:520, Highway 25 and Highway 1. Excellent location for warehouse or active service business. Gate to back and yard is automatic on steel rollers.

PROPERTY HIGHLIGHTS

- High traffic industrial location
- Crane included
- Lease or Buyer Owner Financing an option
- Easy access to all major roads

SHERMAN & HEMSTREET REAL ESTATE COMPANY

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CONNIE WILSON, CCIM

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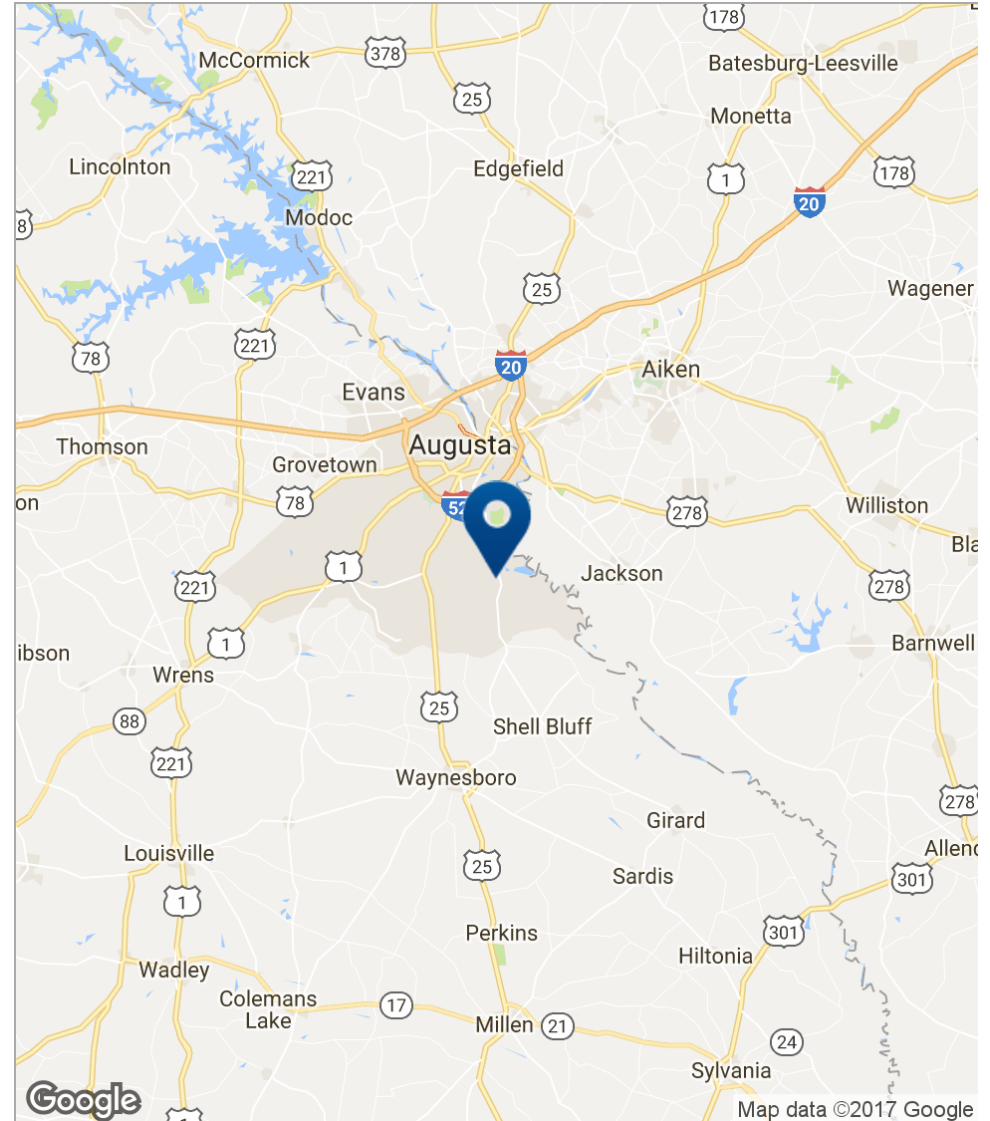
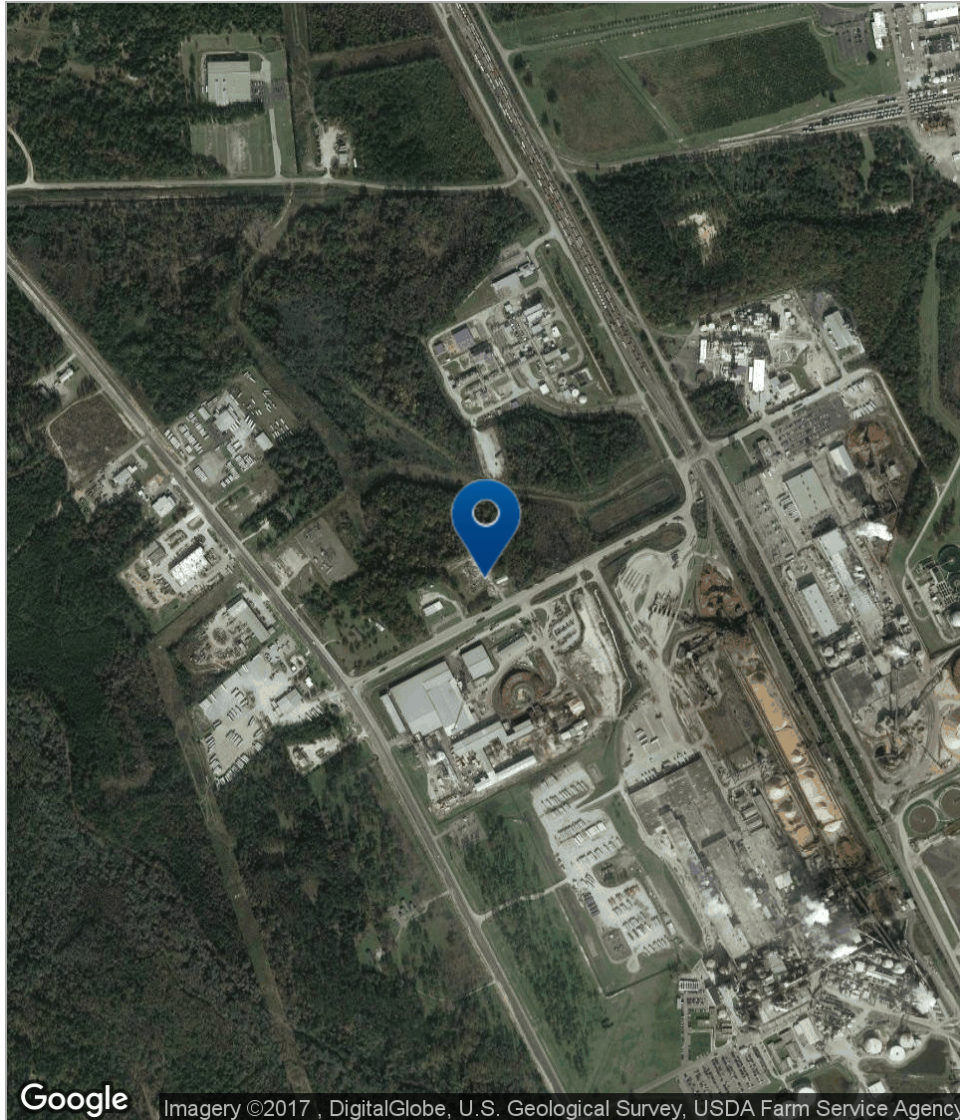
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PROFESSIONAL BACKGROUND

Connie Wilson joined Sherman & Hemstreet Real Estate Company in 2012. Connie has been active in commercial real estate since 2005, specializing in commercial, industrial and investment sales, as well as industrial, office, and retail leasing.

Connie is licensed as an Associate Broker in both Georgia and South Carolina and is a member of the Greater Augusta Association of Realtors and the National Association of Realtors. She earned the CCIM designation in 2010 and is a candidate for the CPM (Certified Property Manager) designation.

Connie and her family have lived in the Augusta area since 1991 and she considers this home. Connie is married with two daughters.

MEMBERSHIPS & AFFILIATIONS

CCIM
IREM



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