

FOR LEASE

11,587 SF Warehouse with Laydown Yard

1713 N Leg Court, Augusta, Georgia 30909



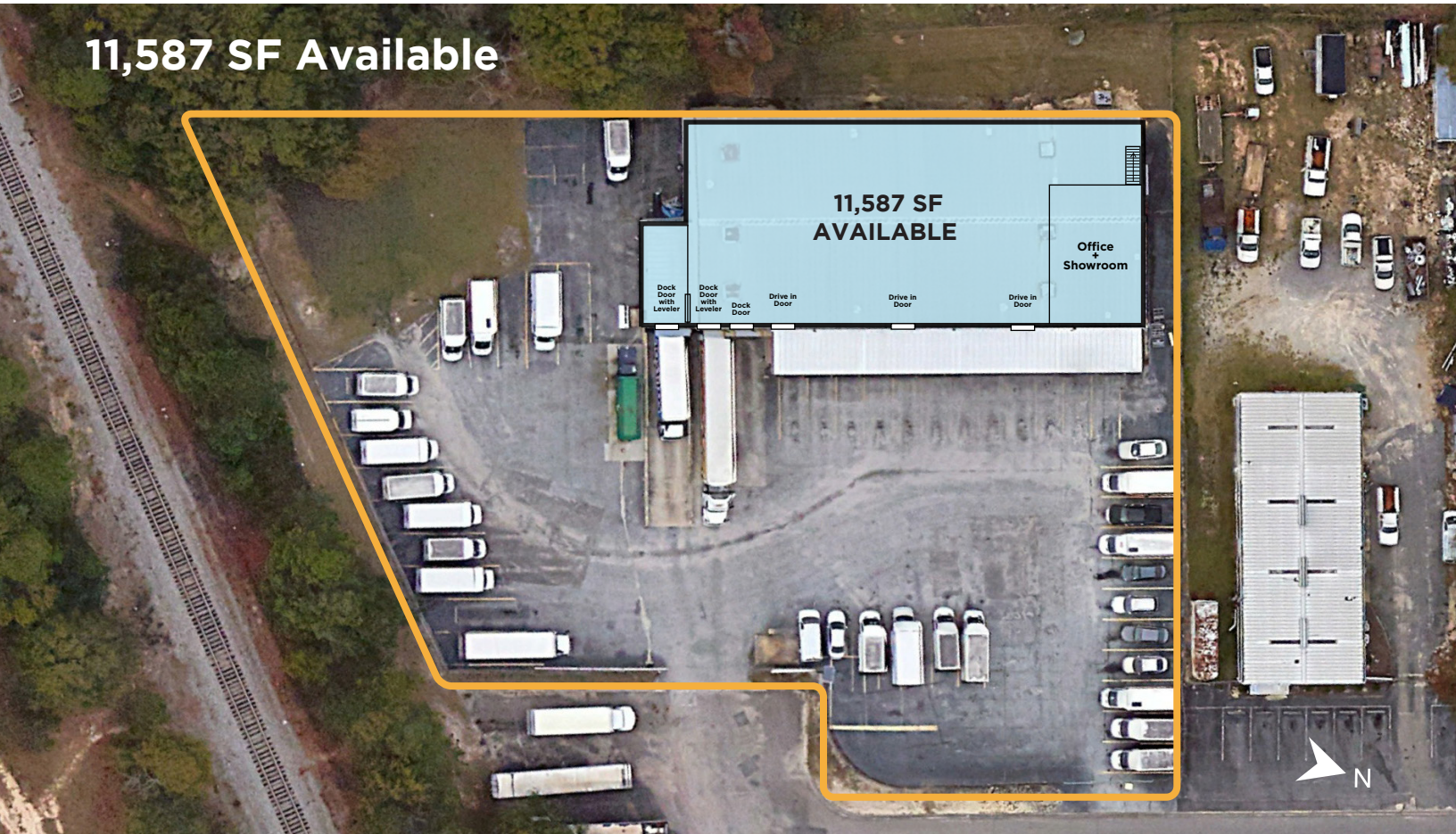
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Building Overview

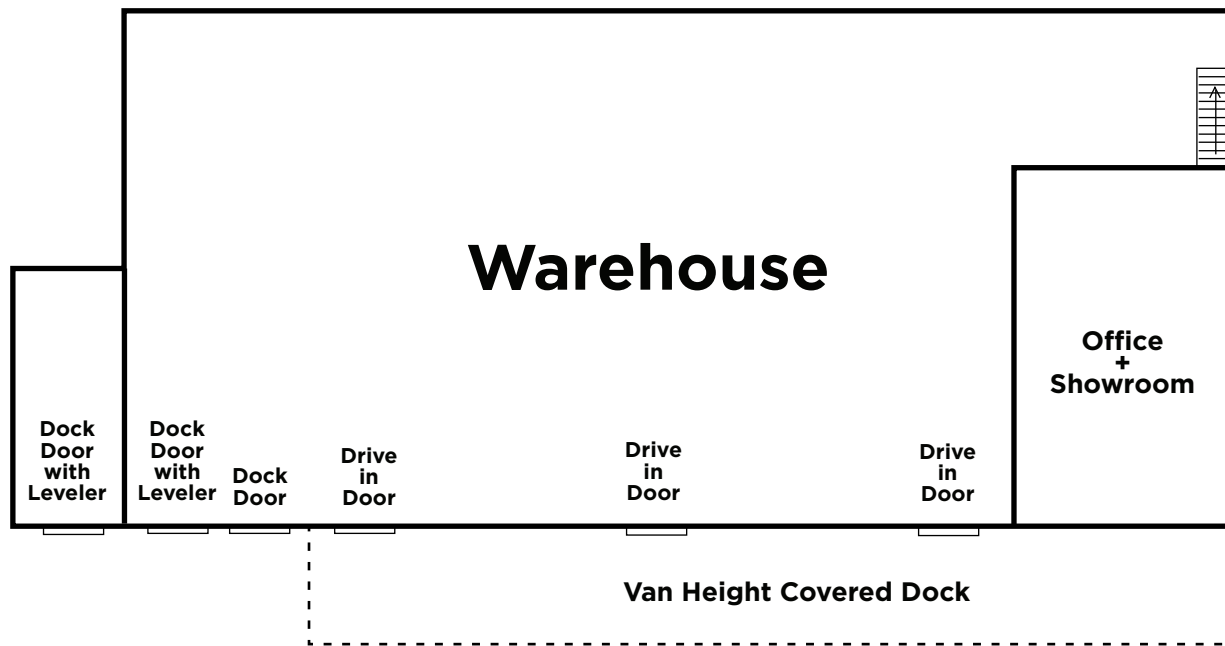
11,587 SF Available



Property Information & Building Features

| | |
|-----------------------------------|--|
| Total Building for Lease | 11,587 SF |
| Office Space | 1,787 SF |
| Dock Doors | Two (2) Dock High Doors with Levelers One (1) Van High Door |
| Van High Cover Loading Dock | Three (3) Doors |
| Power | 3-Phase/4 Wire, 500 Amps, 208Y/120V |
| Ceiling Height | 18.5'-22.5' |
| Total Site | 1.62 Acres |
| Paved Outdoor Storage and Parking | 0.85 Acres |
| Security | Fenced, Lit, Automatic Gate |

Floor Plan

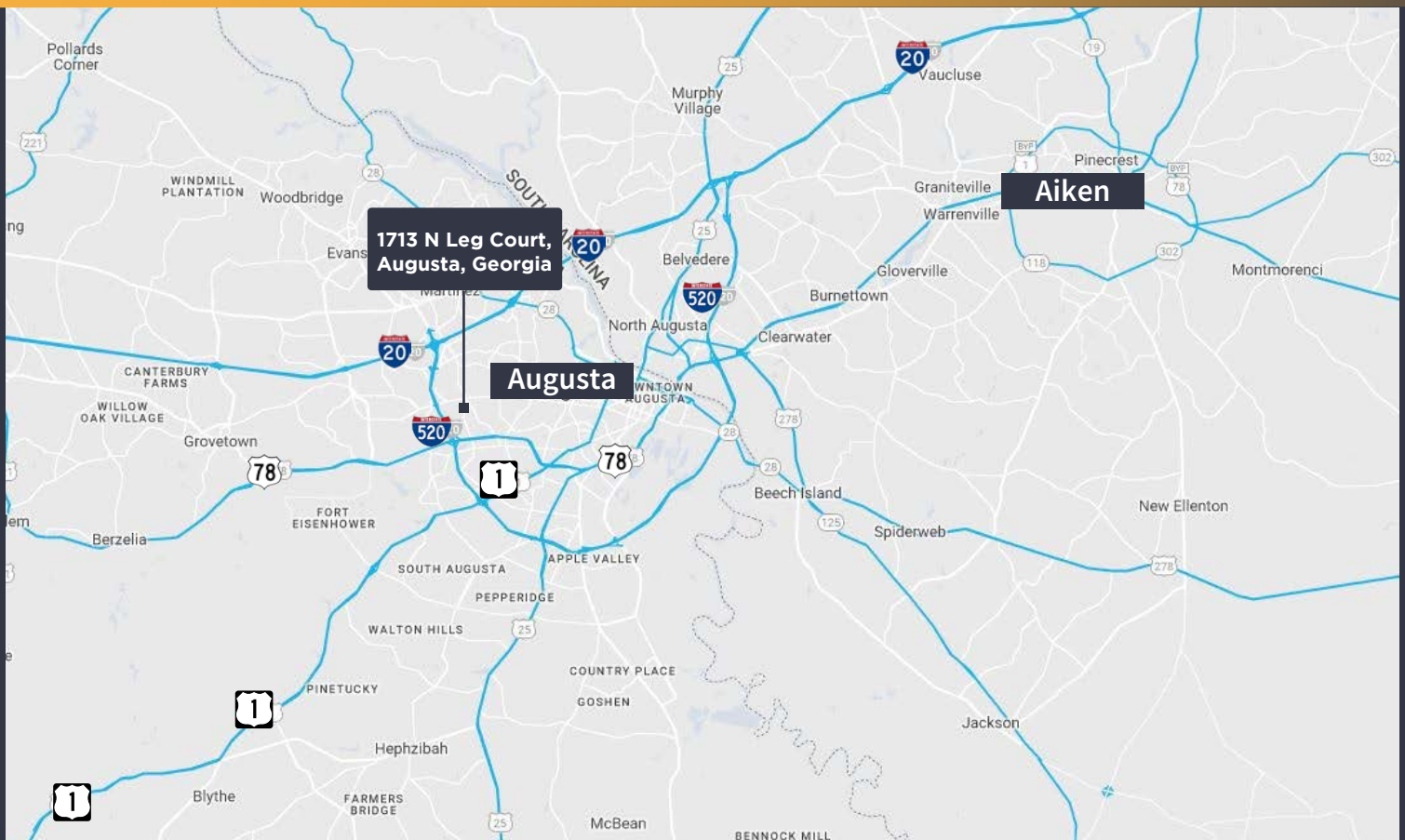


Interior Pictures



Location Overview

1713 N Leg Court offers a prime location in the heart of the Augusta-Aiken providing tenants with excellent access to the entire market. Strategically positioned within the Southeast, this property enables easy connectivity to major regional cities and economic hubs, situated just one hour from Columbia, two hours from Greenville, and only 2.5 hours from Atlanta, Charlotte, Charleston, and Savannah.



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