

LEASE

Warehouse Space For Lease

3904 WRIGHTSBORO ROAD, SUITE C

Augusta, GA 30909

PRESENTED BY:

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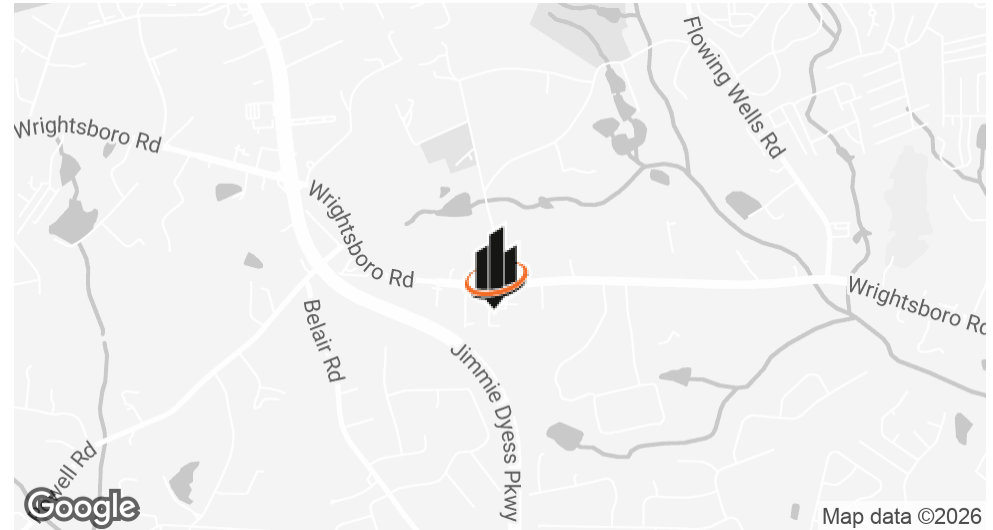
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.00 SF/yr (NN)
NUMBER OF UNITS:	1
AVAILABLE SF:	4,800 SF
LOT SIZE:	3.91 Acres
BUILDING SIZE:	4,800 SF

PROPERTY DESCRIPTION

Ready for occupancy, this recently refurbished 4,800 square feet space consists of approximately 720 square feet of office space with the balance in open, clean warehouse space. The property has a small kitchenette located adjacent to the office space that is accessible from the warehouse area. Outside of the building is a fenced lay down yard.

PROPERTY HIGHLIGHTS

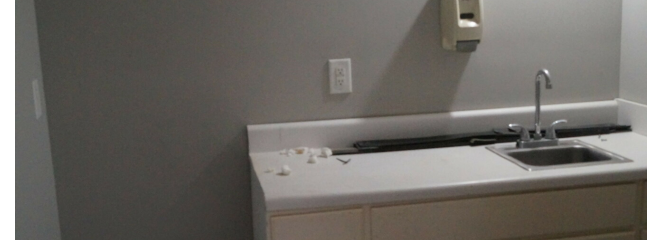
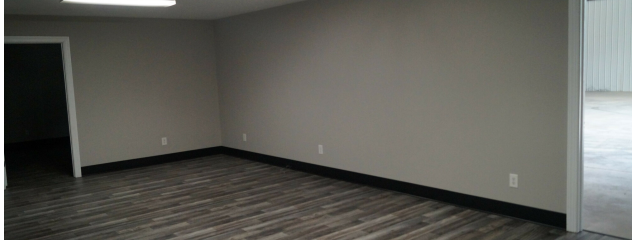
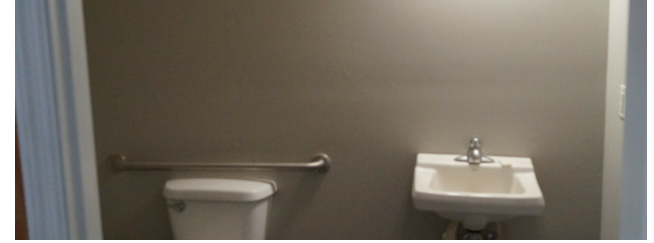
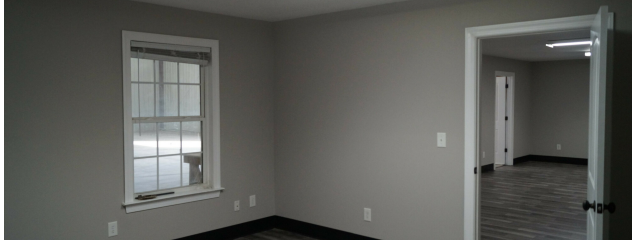
- Centrally Located
- Excellent Condition
- 17' Eaves, 20' Clear Height
- Over Office Mezzanine with Stair Access

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ADDITIONAL PHOTOS

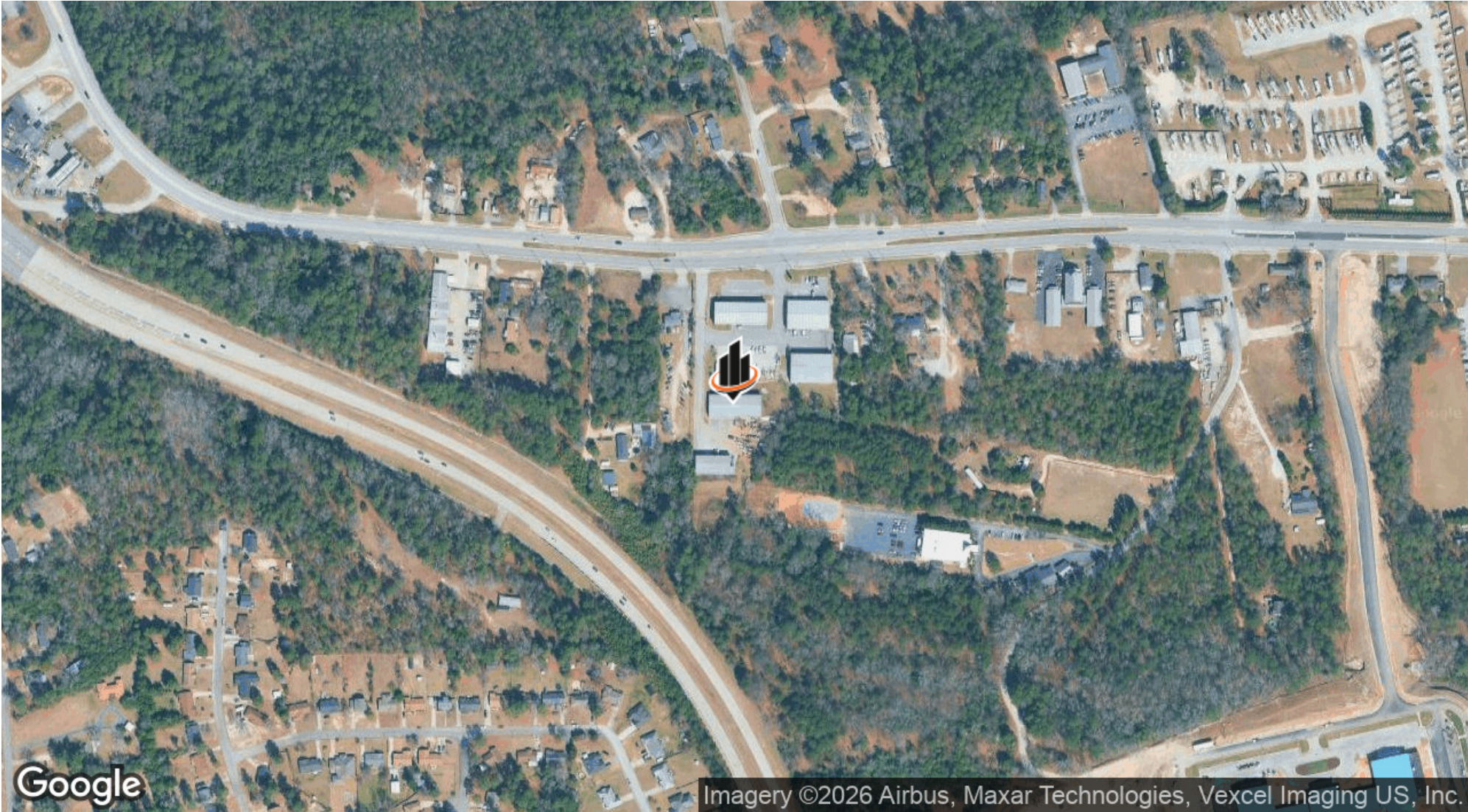


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LOCATION MAP



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