

EXECUTIVE SUMMARY

ATKINS

COMMERCIAL PROPERTIES

WAREHOUSE FOR SALE OR LEASE PROPERTY FOR SALE

12,000 SQ. FT. OFFICE / WAREHOUSE SPACE DOWNTOWN
545 TAYLOR ST, AUGUSTA, GA 30901



OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	0.76 Acres
Building Size:	12,000
Zoning:	Light Industrial
Market:	Augusta
Submarket:	Downtown Augusta
Price / SF:	\$54.17

PROPERTY OVERVIEW

Great 12,000 sq. ft. Office / Warehouse Building consisting of 1,200 sq. ft. of Office space and 10,800 sq. ft. of Warehouse. The office has two private offices, break-room and separate men's and women's bathrooms. The Warehouse has three over-sized Drive-In Doors. 100% Wet Fire Sprinkler. There is already a fire rated demising wall in place separating the building in half so it can be leased to two separate tenants for the investor or removed for a user.

PROPERTY HIGHLIGHTS

- 12,000 sq. ft. Free Standing Butler Steel and Masonry Office Warehouse Building
- Fire Rated Demising Wall already in Place
- 3 Over-sized Drive-In Doors
- 100% Fire Sprinklered
- Located Downtown across the street from Savannah River Brewing Co.

For More Information:

Scott A. Atkins, SIOR, CCIM

President

706.951.6630

scott@atkinsrealty.com

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.



706.650.1446 | 208 A Pitcarin Way Augusta, GA 30909

ADDITIONAL PHOTOS

ATKINS
COMMERCIAL PROPERTIES

WAREHOUSE FOR SALE OR LEASE PROPERTY FOR SALE
12,000 SQ. FT. OFFICE / WAREHOUSE SPACE DOWNTOWN
545 TAYLOR ST, AUGUSTA, GA 30901



For More Information:
Scott A. Atkins, SIOR, CCIM
President
706.951.6630
scott@atkinsrealty.com

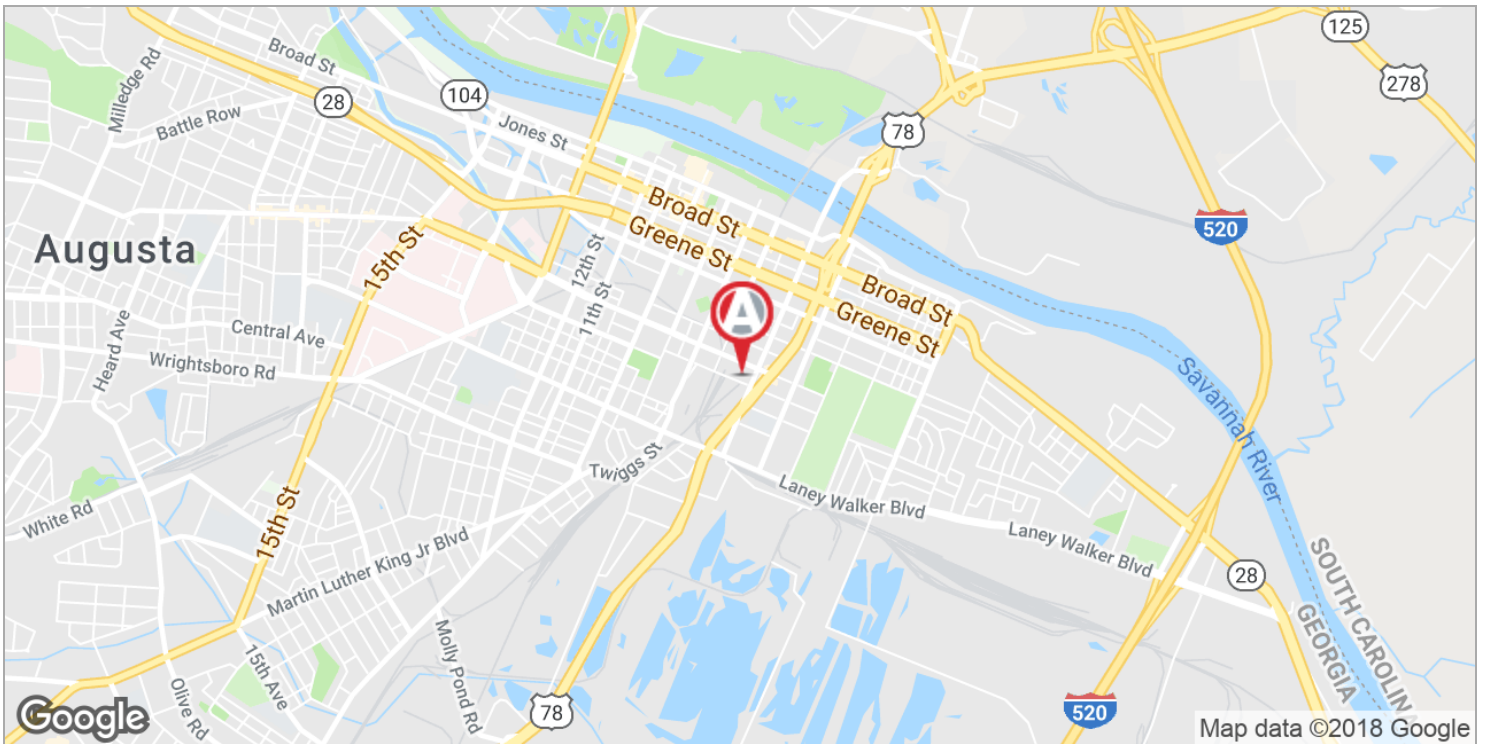


706.650.1446 | 208 A Pitcarin Way Augusta, GA 30909

ATKINS

COMMERCIAL PROPERTIES

WAREHOUSE FOR SALE OR LEASE PROPERTY FOR SALE
12,000 SQ. FT. OFFICE / WAREHOUSE SPACE DOWNTOWN
545 TAYLOR ST, AUGUSTA, GA 30901



For More Information:
Scott A. Atkins, SIOR, CCIM
President
706.951.6630
scott@atkinsrealty.com

