

EXECUTIVE SUMMARY

ATKINS

COMMERCIAL PROPERTIES

FOR SALE

FULLY LEASED DISTRIBUTION CENTER

1730 BARTON CHAPEL ROAD, AUGUSTA, GA 30909



OFFERING SUMMARY

Sale Price:	\$3,200,000
Building Size:	43,720 SF
Lot Size:	4.87 Acres
Cap Rate:	8.03%
NOI:	\$256,959
Market:	Augusta

PROPERTY OVERVIEW

Fully Leased Distribution Facility For Sale in West Augusta. The Main 43,720 sq. ft. Building consists of 8,000 sq. ft. of Office and Counter Area and 35,720 sq. ft. of Warehouse. The Office area has a Reception Area, 6 Private Offices, Two Large Conference Rooms, Kitchen/Breakroom, Copy Room, Separate Men's and Women's Bathrooms and a Large Area in the Middle for Cubicles. The 1,600 sq. ft. Counter / Showroom Area is adjacent to the Office. The Warehouse has 35,720 sq. ft. with 21' Clear Ceiling Height, 2 Dock Doors, 3 Drive-In Doors, Wet Fire Sprinkler System and a Separate Warehouse Bathroom. There is a Separate 3,000 sq. ft. Office/Warehouse that is located at the rear of the Property.

National Credit Tenant on new 3 year NNN Lease that commences 4/1/21.

PROPERTY HIGHLIGHTS

- Fully Leased to National Tenant
- 43,720 sq. ft. Main Building
- 8,000 sq. ft. Office / Counter Area
- 4.87 Acres
- Separate 3,000 sq. ft. Office/Warehouse Building in Rear

For More Information:

Scott A. Atkins, SIOR, CCIM

President

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706.650.1446 | 208 A Pitcarin Way Augusta, GA 30909

ADDITIONAL PHOTOS

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