

3464 MIKE PADGETT HIGHWAY, AUGUSTA, GA

±534,390 SF

FOR LEASE

**INDUSTRIAL
SPACE**



SOUTHEAST
INDUSTRIAL PROPERTIES

LEASE RATE:

\$3.75
PSF NNN

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PROPERTY HIGHLIGHTS

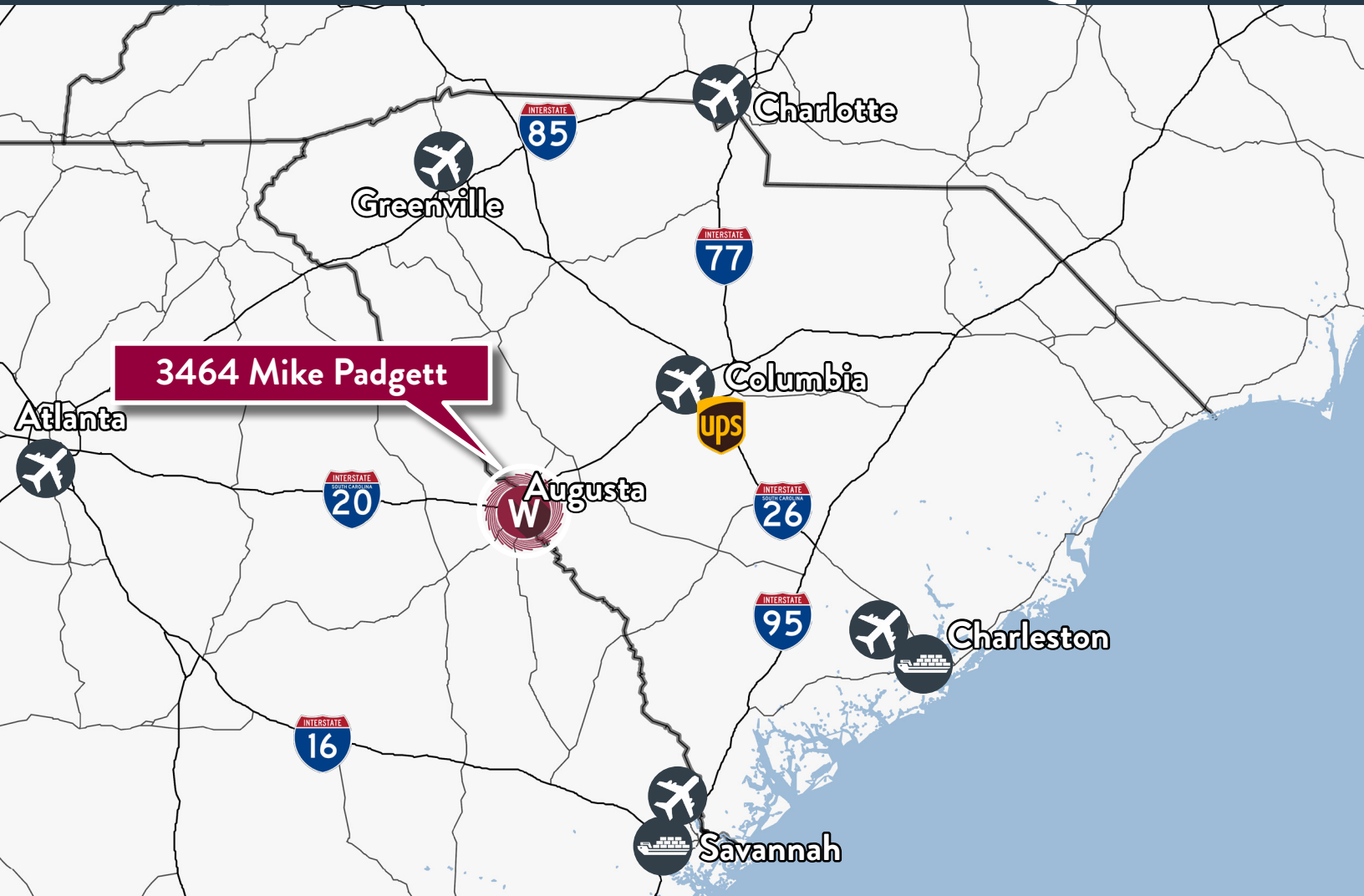
- Available Area: ±534,390 SF Including ±34,432 office space (additional office space available). Divisible to ±63,050 SF
- Site: ±82 acres | ±156.5 acres of expansion | on-site substation
- Clear Height: 22'8" -38'
- Column Spacing: 24' x 28'
- Floors: 6"-12" concrete slab
- Rail: Available, site served by Norfolk Southern
- Power: 22 MW at on-site substation; building has capacity up to 38 MW
- Served by 12" and 16" water lines and 24" sewer lines
- Sprinklers: 100% full protection (ESFR protection in Warehouse 6)
- Lighting: LED

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THE AREA

Ideal for logistics, manufacturing, tech and medical industries, Augusta, GA boasts an desirable location with a low cost of living, large labor pool and a high quality of life. Augusta is centrally located two hours from Atlanta, Charleston, Savannah and Charlotte. Augusta is most well-known around the world for hosting the annual Masters golf tournament.

DISTANCE

Interstate 520	±0.5 miles
Augusta Regional Airport	±3.3 miles
Interstate 20	±9.6 miles
Columbia Metropolitan Airport (CAE) and UPS Hub	±73 miles
Port of Savannah	±116 miles
Hartsfield-Jackson International Airport (ATL)	±152 mile
Port of Charleston	±155 miles

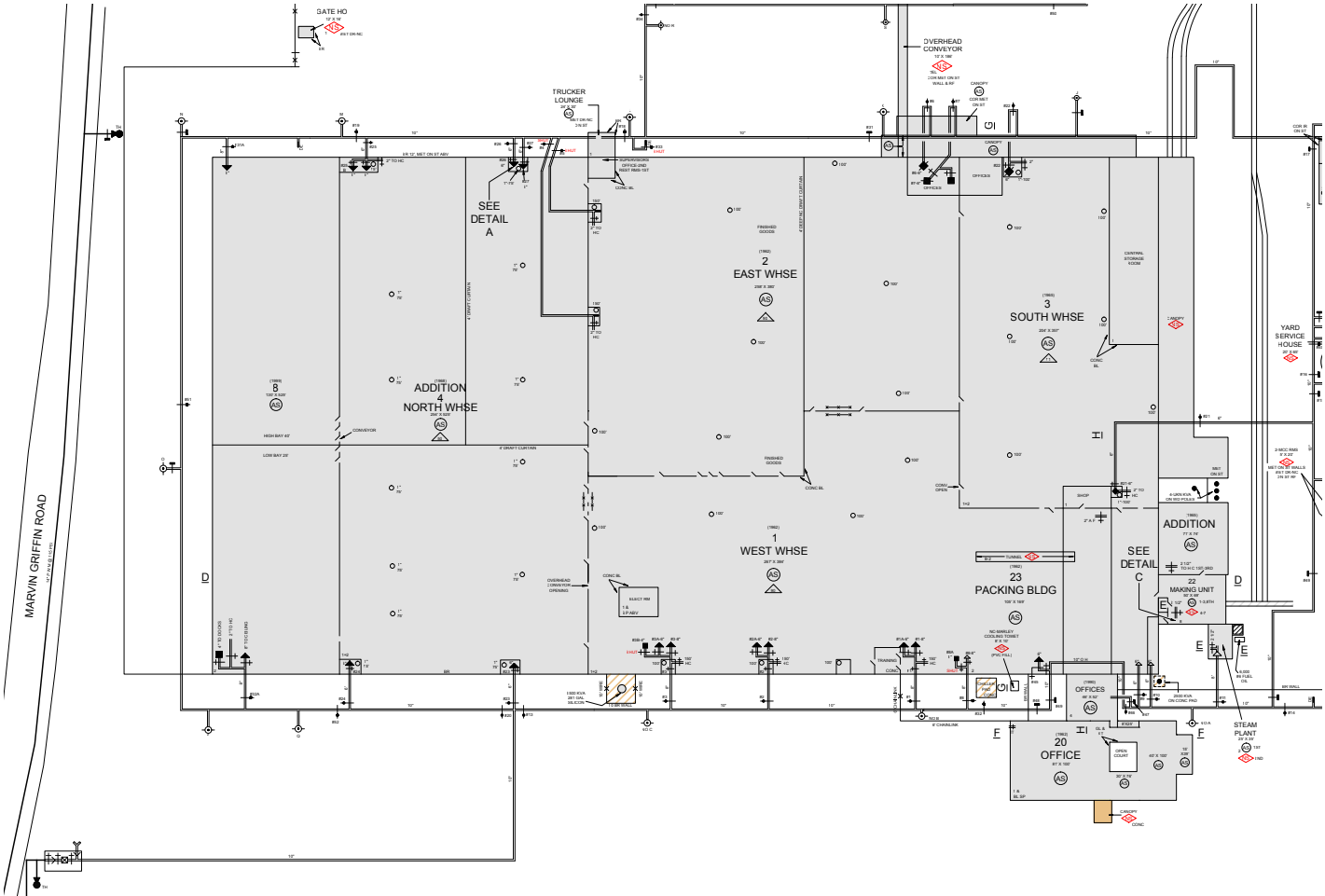
PROPERTY FEATURES

 CLEAR HEIGHT 22'8" - 38' ceilings	 PARKING ±295 parking spots ±250 trailer parks	 DOCKS 42 loading doors
 POWER 22 MW at on-site substation; building has capacity up to 38 MW	 SPRINKLERS 100% full protection (partial ESFR protection)	 ACRES ±82 acres ±156.5 acres of expansion on-site substation



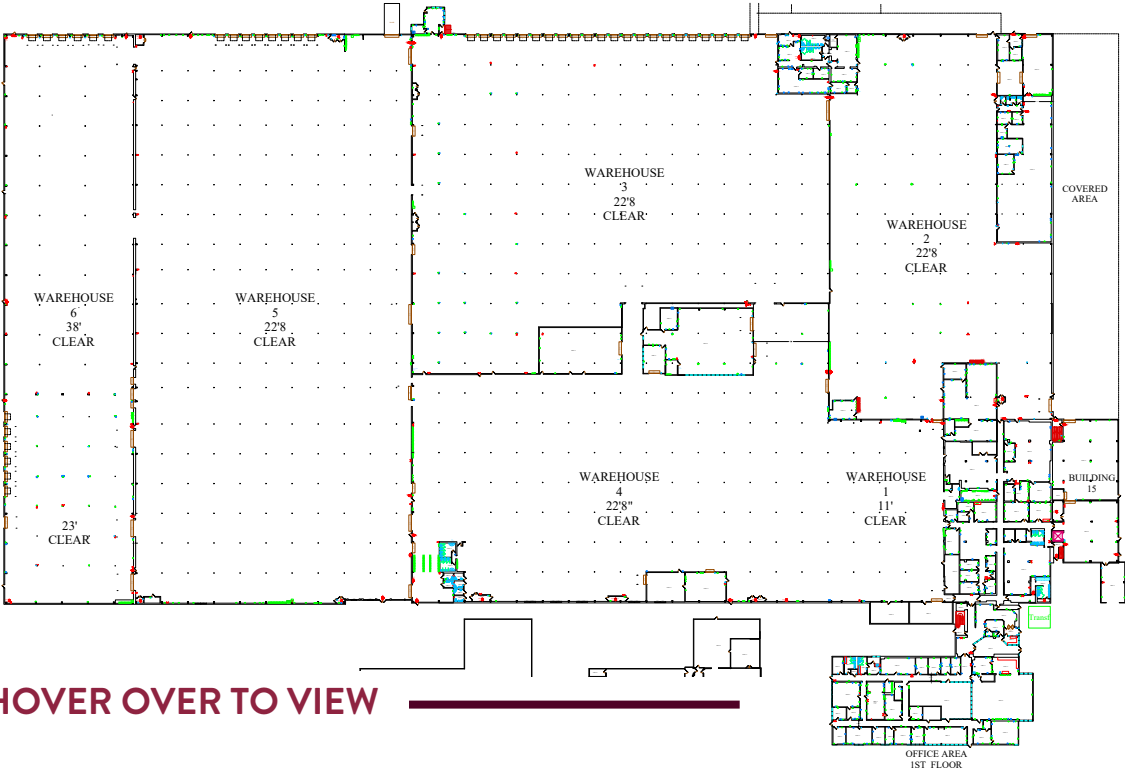
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SPRINKLER DENSITY MAP



HYDRAULIC DESIGN DATA					
AREA OR ITEM PROTECTION	DENSITY GPM/FT ² (L/MIN/M ²) OR HD/PRESSURE PSI (BAR)	AREA OF APPLICATION F ² (M ²) # OF SPRINKLERS	TOTAL WATER DEMAND GPM (L/MIN)	PRESSURE BASE OF RISER PSI (BAR)	HOSE ALLOWANCE IN DEMAND GPM (L/MIN)
TRUCK DOCK DOORS & NOZZLES FLOWING	50 PSI	ENTIRE	1178	99	500
WHSE 3	0.28	3466	914.7	99.9	0
WHSE 3, SYSTEM #21 UPGRADE	0.38	3000	1408	71	0
WHSE 4	22 PSI	15 HDS	1067	120	250
WHSE 2	0.18	3000	642.4	96.2	0
WHSE 1	0.15	3000	770.5	102.4	0
WHSE 5 SYSTEM 36A	0.32	3900	1338	80.9	0
WHSE 5 SYSTEM 36B	0.32	3900	1338	80.9	0
WHSE 5 SYSTEM 37A	0.32	3900	1331	78.2	0
WHSE 5 SYSTEM 37B	0.32	3900	1331	78.2	0
2ND FL BLOWER RM EXP	0.20	2000	1079.5	107.1	500
1990 OFFICE BLDG 1ST FL	0.15	2000	830.5	79.1	0
1990 OFFICE BLDG 2ND FL	0.15	2000	733.7	70.1	0
1990 OFFICE BLDG 3RD FL	0.15	2000	772.0	81.4	0
1990 OFFICE BLDG 4TH FL	0.15	2000	663.9	73.8	0
CENTRAL STG ROOM	0.20	3900	1219.0	75.0	0
WHSE 1-A	0.32	3900	1307	78	0
WHSE 2-A	22 PSI	15 HDS	1466	95	250
WHSE 3-A	0.32	3900	1342	80	0
POLY FILM STORAGE	0.40	981	567	62	0
WHSE 8, LOW BAY	40 PSI	12 HDS	1917	71	0
WHSE 8, HIGH BAY	40 PSI	12 HDS	1917	71	0
TRAINING CENTER	0.15	1500	575	90	250
WHSE 3, SOUTH WHSE, JEWEL PROJECT	22 PSI	15 HDS	1765	91	500
WHSE 3, SOUTH WHSE, STORE ROOM	0.20	3000	1334	84	500

Space	SF
Office Area	34,432
Warehouse 1	18,045
Warehouse 2	73,231
Warehouse 3	110,275
Warehouse 4	92,224
Warehouse 5	134,317
Warehouse 6	63,050
Building 15	8,816
TOTAL	534,390



HOVER OVER TO VIEW

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