

3464 MIKE PADGETT HIGHWAY, AUGUSTA, GA

±105,980 SF

FOR LEASE

**OFFICE/DATA
CENTER**



SOUTHEAST
INDUSTRIAL PROPERTIES

**LEASE RATE:
CONTACT BROKER
FOR PRICING**

VIRTUAL TOUR

ricohtours.com

PROPERTY HIGHLIGHTS

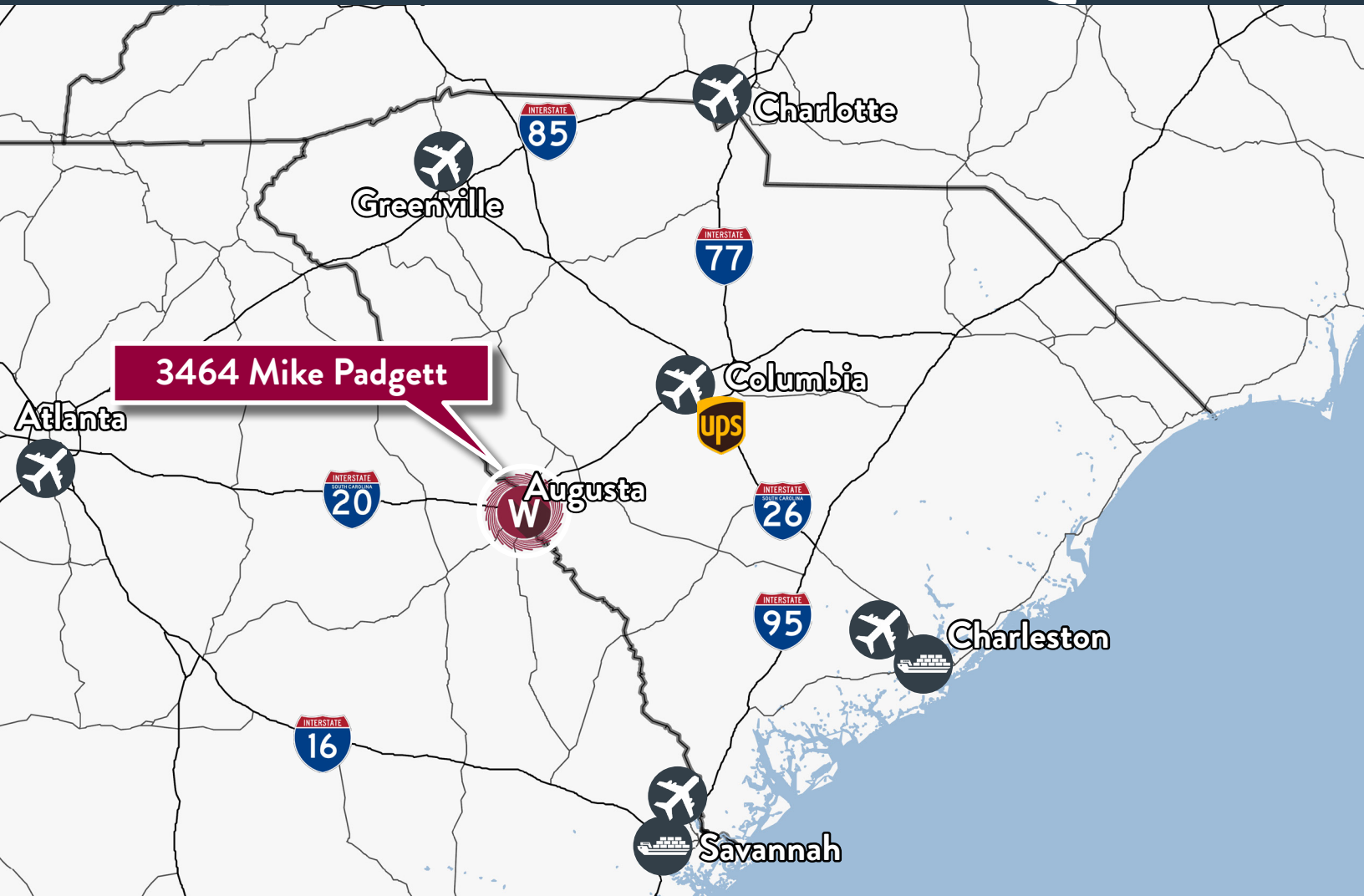
- Available Area:
±105,980-SF office space
1st floor: 34,432 SF
2nd floor: 30,188 SF
3rd floor: 30,189 SF
4th floor: 2,355 SF
Building 15: 8,816 SF
- Site: ±82 acres | ±156.5 acres
of expansion | on-site substation
- Lighting: LED
- Sprinklers: 100% full protection
- Utilities
 - Power: 22 MW at on-site substation;
building has capacity up to 38 MW
 - Water: Served by 12" and 16" water lines
and 24" sewer lines
 - Telecom: Unity and AT&T

Colliers

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THE AREA

Ideal for logistics, data center, 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



ACRES
±82 acres I
±156.5 acres of
expansion I on-
site substation



POWER
22 MW at on-
site substation;
building has
capacity up to
38 MW



AIRPORT ACCESS
±3 miles to
Augusta Regional
airport



SPRINKLERS
100% full
protection



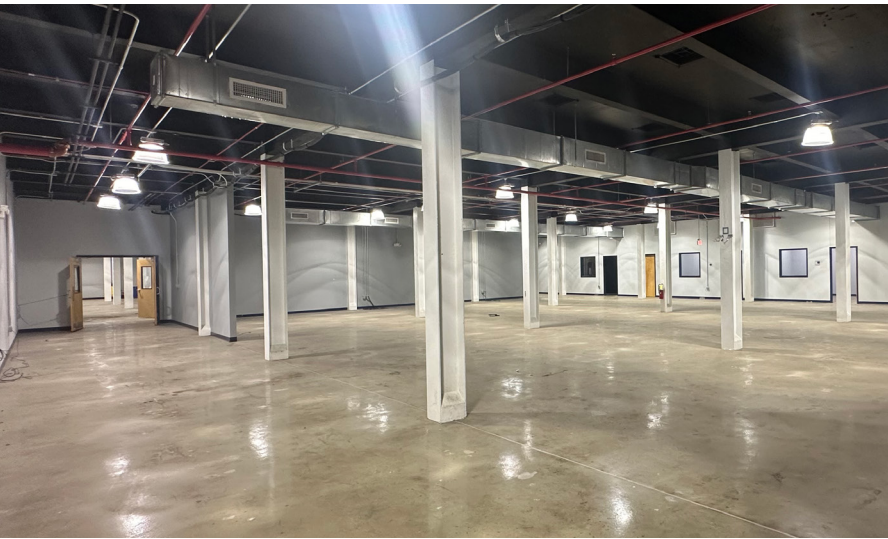
PARKING
±57 spaces



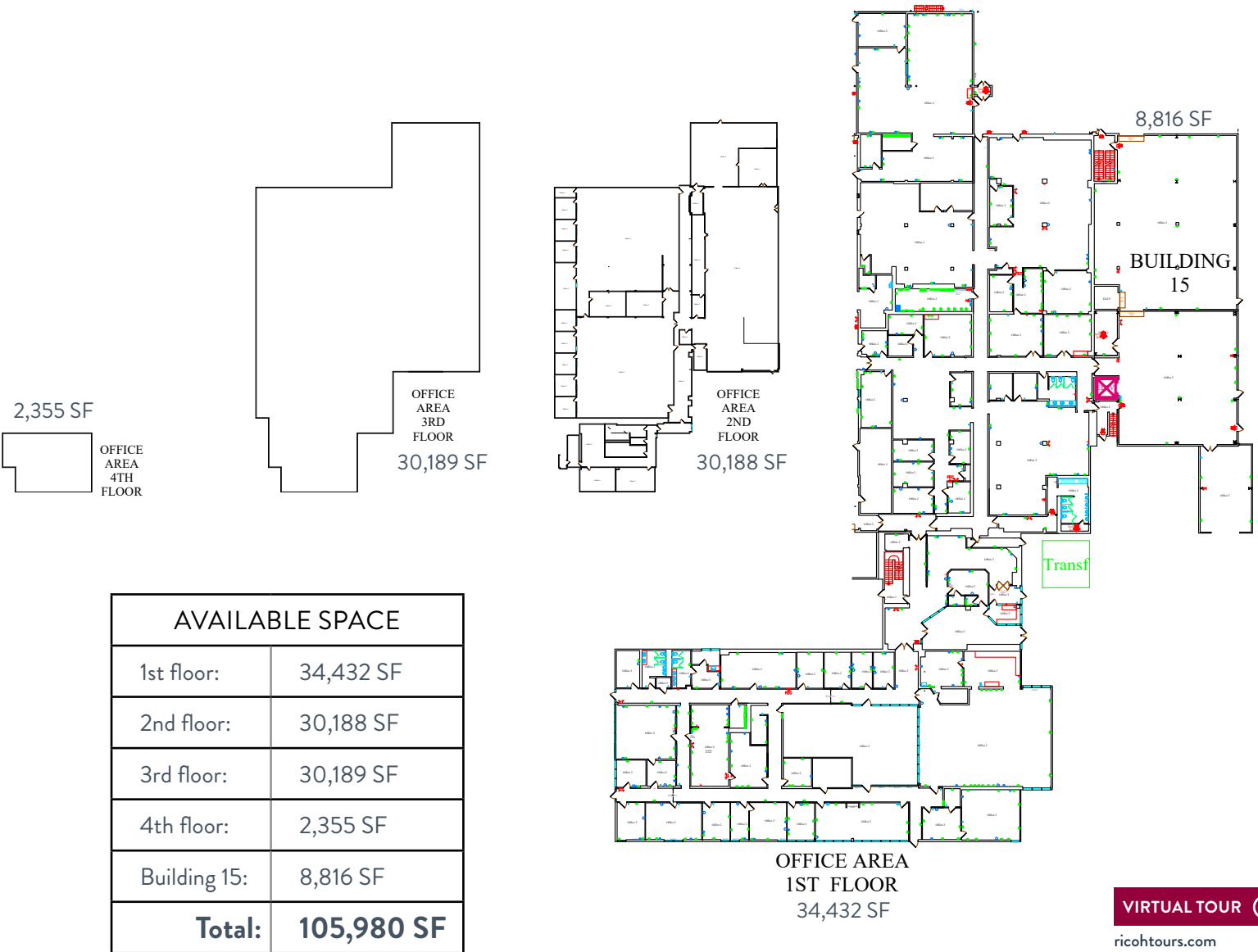
IMPROVEMENTS
Renovations
completed 2022

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Providing homes for businesses by finding solutions that create value.