

Downtown Development Site

303 Hale Street, Augusta, GA 30901



OFFERING SUMMARY

Available SF:

Lease Rate: N/A

Lot Size: 3.32 Acres

Year Built: 1951

Building Size: 117,664

Zoning: Commercial

PROPERTY OVERVIEW

The building is available for \$0.50 per sq. ft. per year. This is a prime location with easy access to Downtown Augusta and highways to North Augusta, South Carolina, and South Richmond County. Ideal for warehouse or distribution use. Would make great movie production storage space. Multiple doc high doors and drive in door access. The main portion of building is in decent shape but the 2 smaller spaces need new roof and some renovation. Landlord will consider build to suit on spaces and modified based on needs of specific user.

PROPERTY HIGHLIGHTS

- Close access to highways and nearby Augusta Regional Airport.
- Potential location for storage or filming purposes.
- Nearby access to CSX Railroad is available.

SHERMAN & HEMSTREET REAL ESTATE COMPANY

624 Ellis St. , Augusta, GA 30901
shermanandhemstreet.com
706.722.8334

JOE EDGE, SIOR, CCIM

jedge@shermanandhemstreet.com
706.288.1077

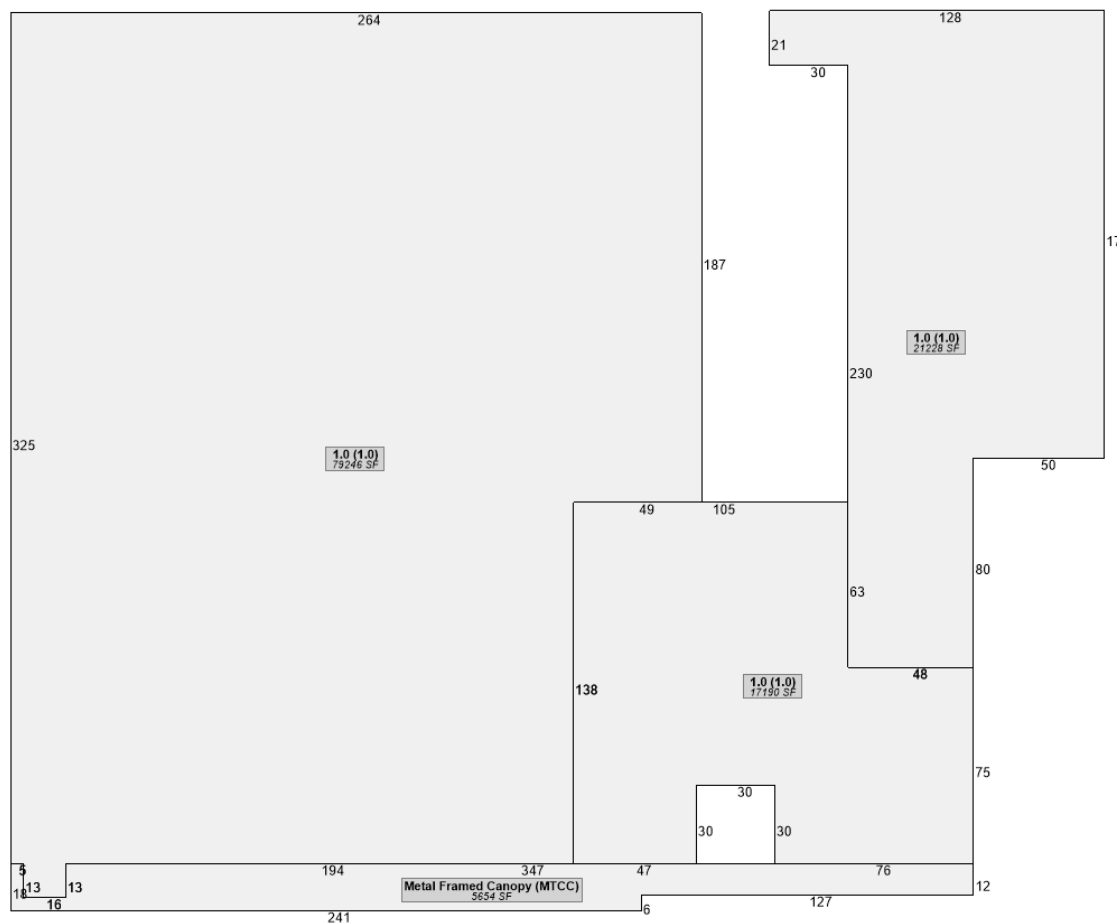
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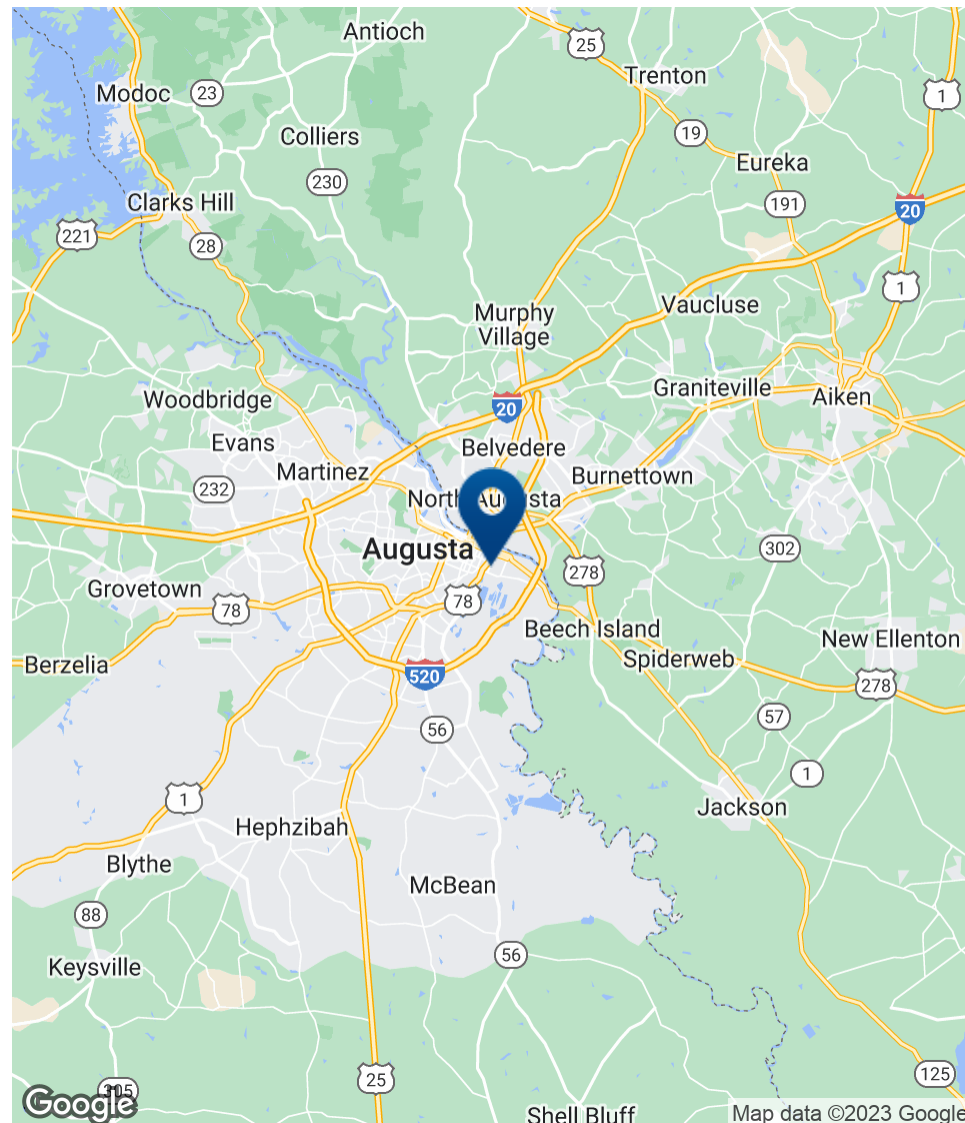
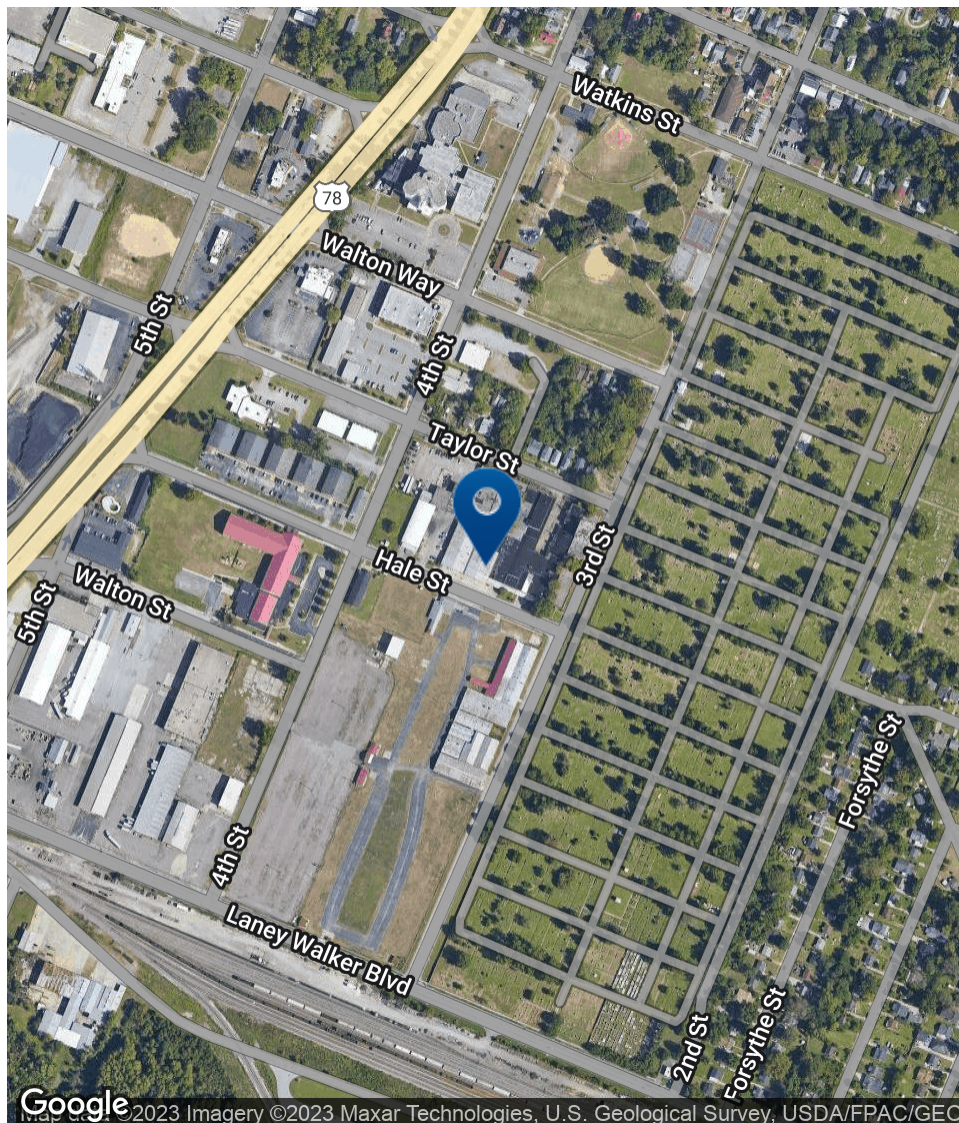
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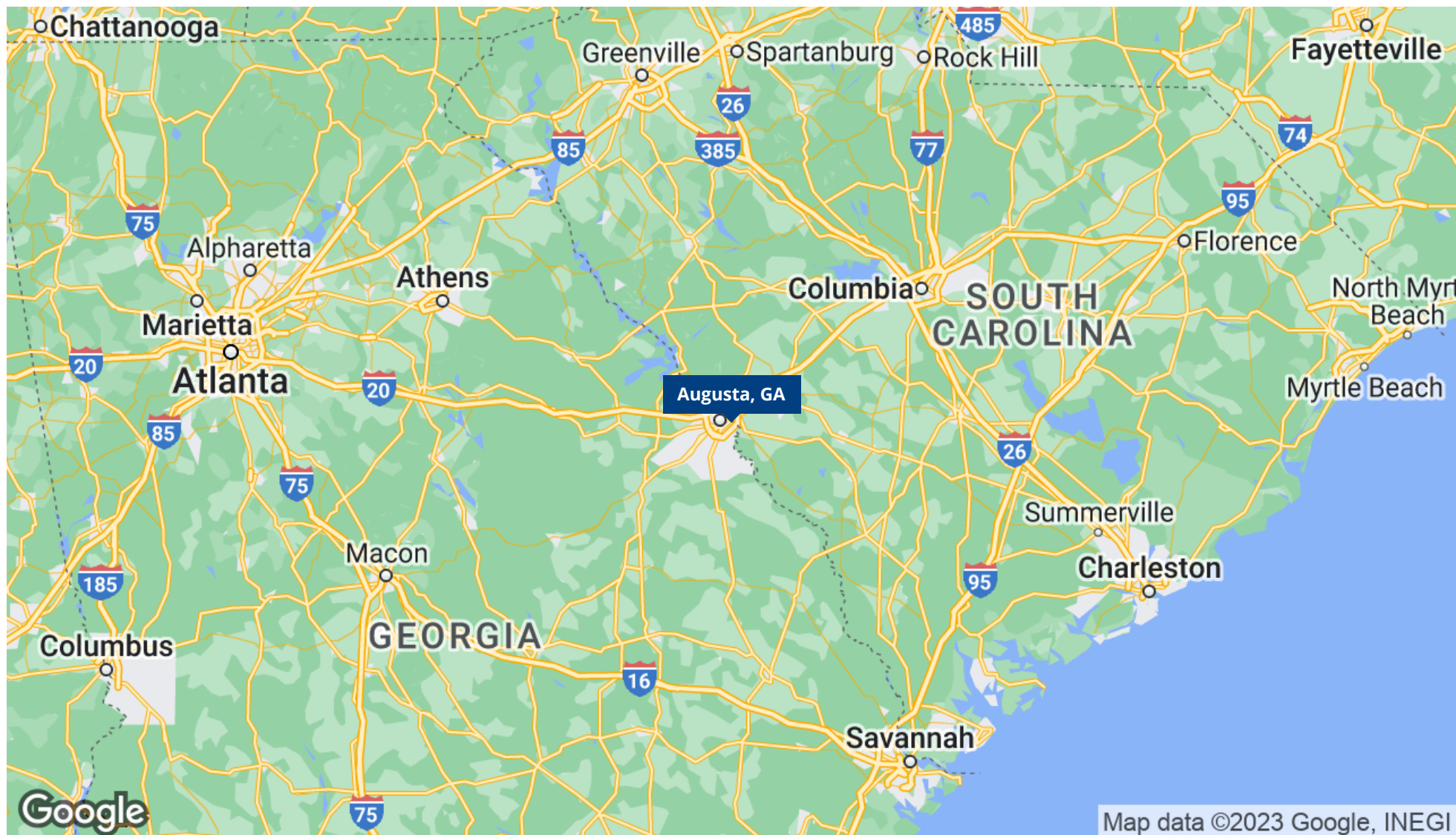
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JOE EDGE, SIOR, CCIM

President & Broker



624 Ellis St.
Augusta, GA 30901
T 706.288.1077
C 706.627.2789
jedge@shermanandhemstreet.com



PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for sixteen years. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States. In addition to the Augusta, GA region, Joe is licensed and personally handles all transactions in Georgia, Alabama, South Carolina, and North Carolina.

Joe has also grown S&H into one of the nation's leading property management firms. Currently managing over 6,500 units consisting of apartments, single family rentals, and manufacturing housing communities. S&H also acts as an asset manager for over ten million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to www.ccim.com or www.sior.com.

MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Member (CCIM)
Society of Industrial and Office Realtors (SIOR)