



FOR LEASE

3313 PERKINS RD

Augusta, GA 30906

**SHERMAN &
HEMSTREET**
Real Estate Company

CONNIE WILSON, CCIM

Sr. VP, Associate Broker

cwilson@shermanandhemstreet.com

706.722.8334 x202

Property Summary



PROPERTY DESCRIPTION

Explore our Industrial Business Park Community, featuring a 3,000 sqft double unit (A-1/A-2). A-1 (1,500 sqft) includes an office and bathroom, while A-2 (1,500 sqft) is a warehouse with its own bathroom. The units are seamlessly connected by a double door, enhancing accessibility and convenience for your business. Space will be available March 1st.

LOCATION DESCRIPTION

This location is conveniently situated near the airport and I-520, providing easy accessibility. It is also in close proximity to various industrial manufacturing companies. Located in South Richmond County, just off I-520 at Doug Barnard Parkway.

OFFERING SUMMARY

Lease Rate:	\$7.40 SF/yr (MG)
Available SF:	3,000 SF
Lot Size:	4.75 Acres
Building Size:	3,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	572	9,105	31,129
Total Population	2,196	23,890	76,870
Average HH Income	\$33,112	\$40,249	\$40,784



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Additional Photos



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Lease Spaces

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,000 SF	Lease Rate:	\$7.40 SF/yr

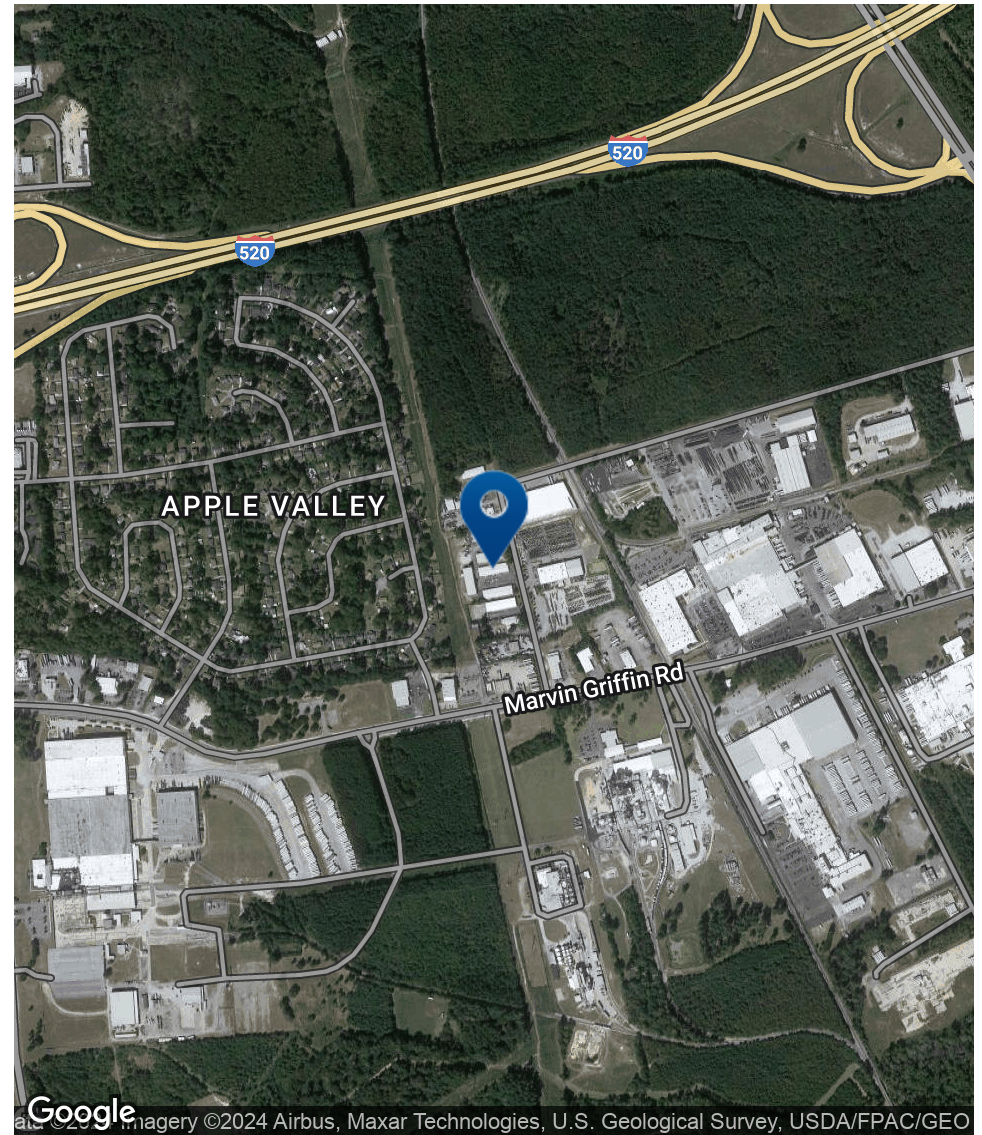
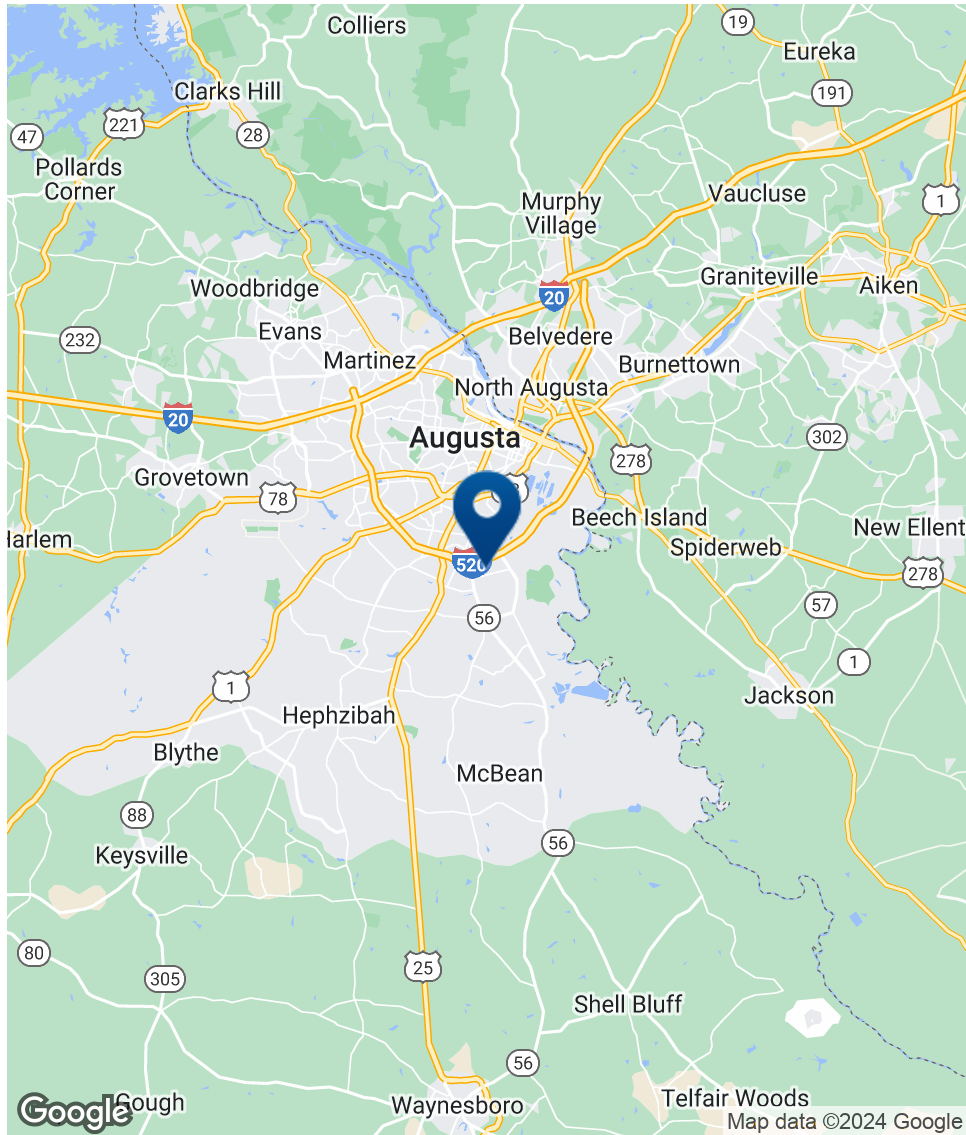
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
A-5	1,500 SF	Modified Gross	\$7.20 SF/yr
A-7	1,500 SF	Modified Gross	\$7.40 SF/yr
E-1	1,800 SF	Modified Gross	\$7.40 SF/yr
E-3	1,800 SF	Modified Gross	\$7.40 SF/yr
A-1/A-2	3,000 SF	Modified Gross	\$7.40 SF/yr



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Location Map



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