

FOR LEASE

NORTH VIEW INDUSTRIAL PARK

3505 Carmichael Road Ext, Augusta, GA 30906



Property Summary



VIDEO

PROPERTY DESCRIPTION

Superior building on a flat site (fenced and gated) available for a multitude of uses. Possible light manufacturing/ assembly/ repair/ distribution.

- Break area/ shower/ general office--- approx. 1,049sf (lower level)
- Office/ general admin area approx. 942sf (upper level)
- Parking on site for trucks/trailers and employees.

PROPERTY HIGHLIGHTS

- Accessibility--easy access off of Mike Padgett Highway.
- Fenced/gated
- Ample parking for trucks and other vehicles.
- Open floor area.

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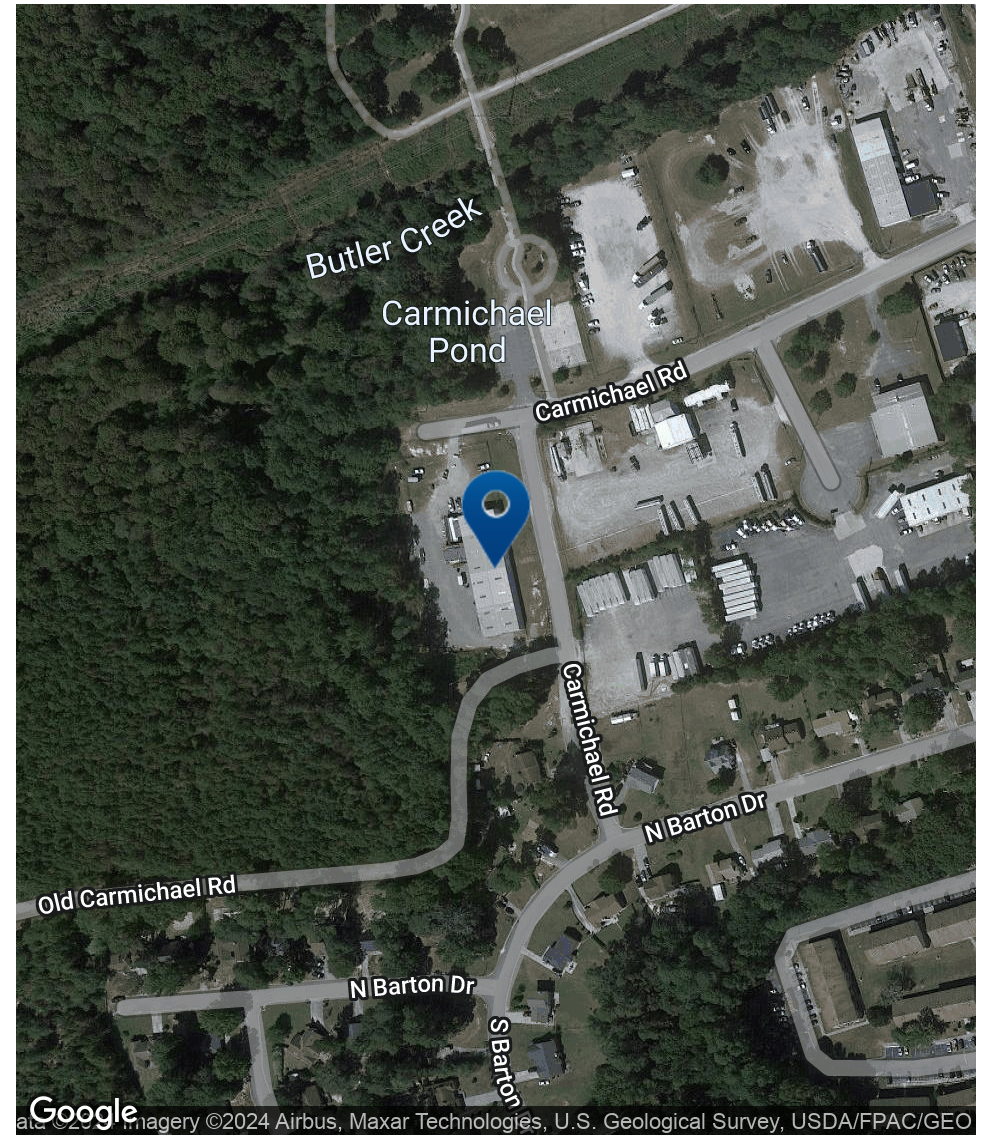
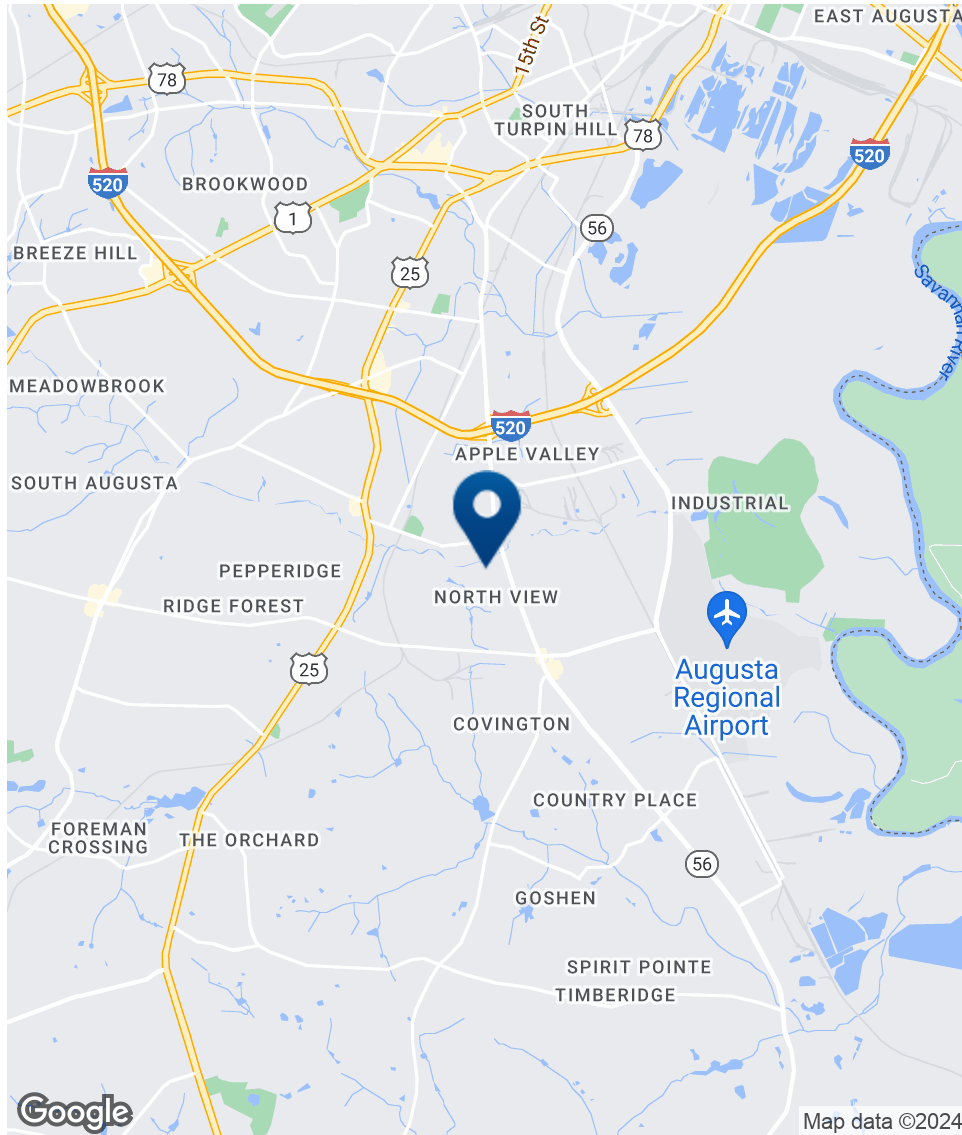
DAVID MORETZ, SIOR
Associate Broker
morenet@aol.com
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OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (MG)
Available SF:	13,689 SF
Lot Size:	2.05 Acres
Building Size:	13,689 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	743	28,411	98,188
Total Population	2,318	72,737	218,198
Average HH Income	\$39,585	\$43,673	\$49,359

Location Map

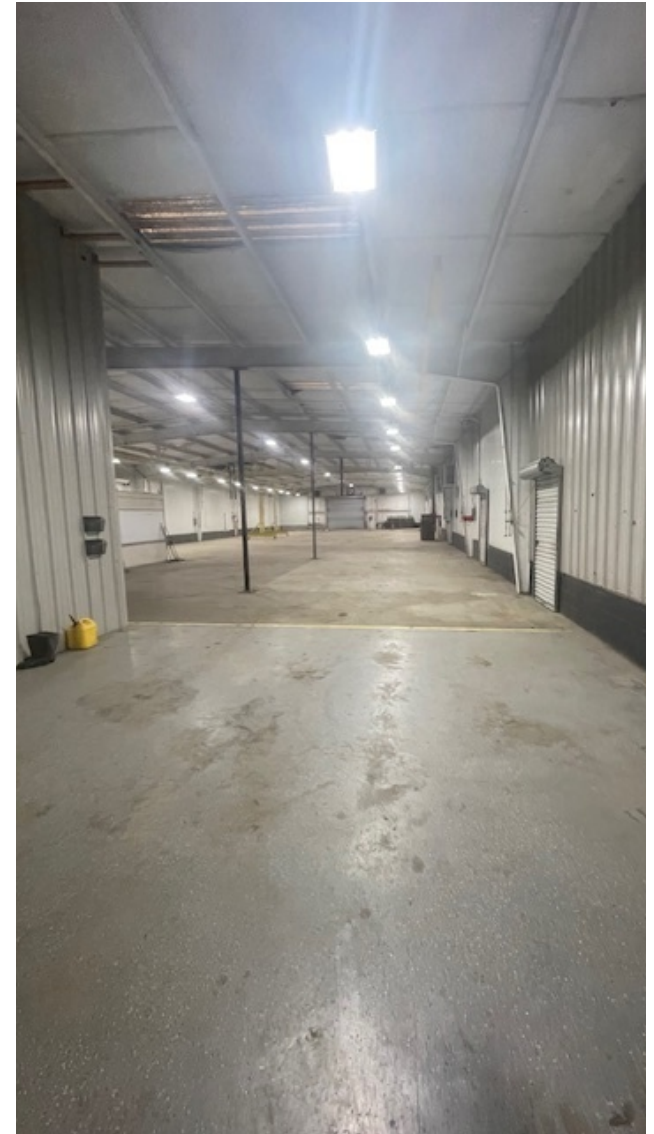


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Additional Photos



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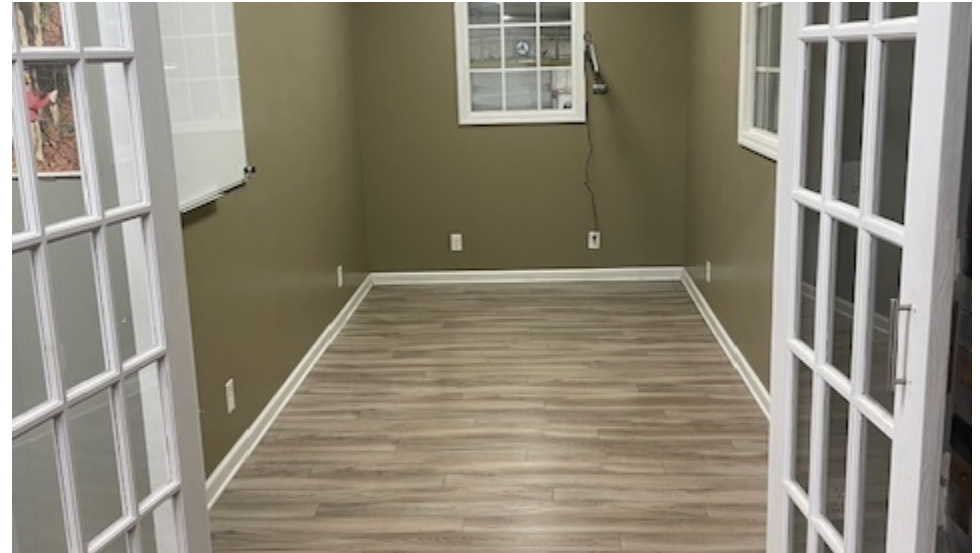


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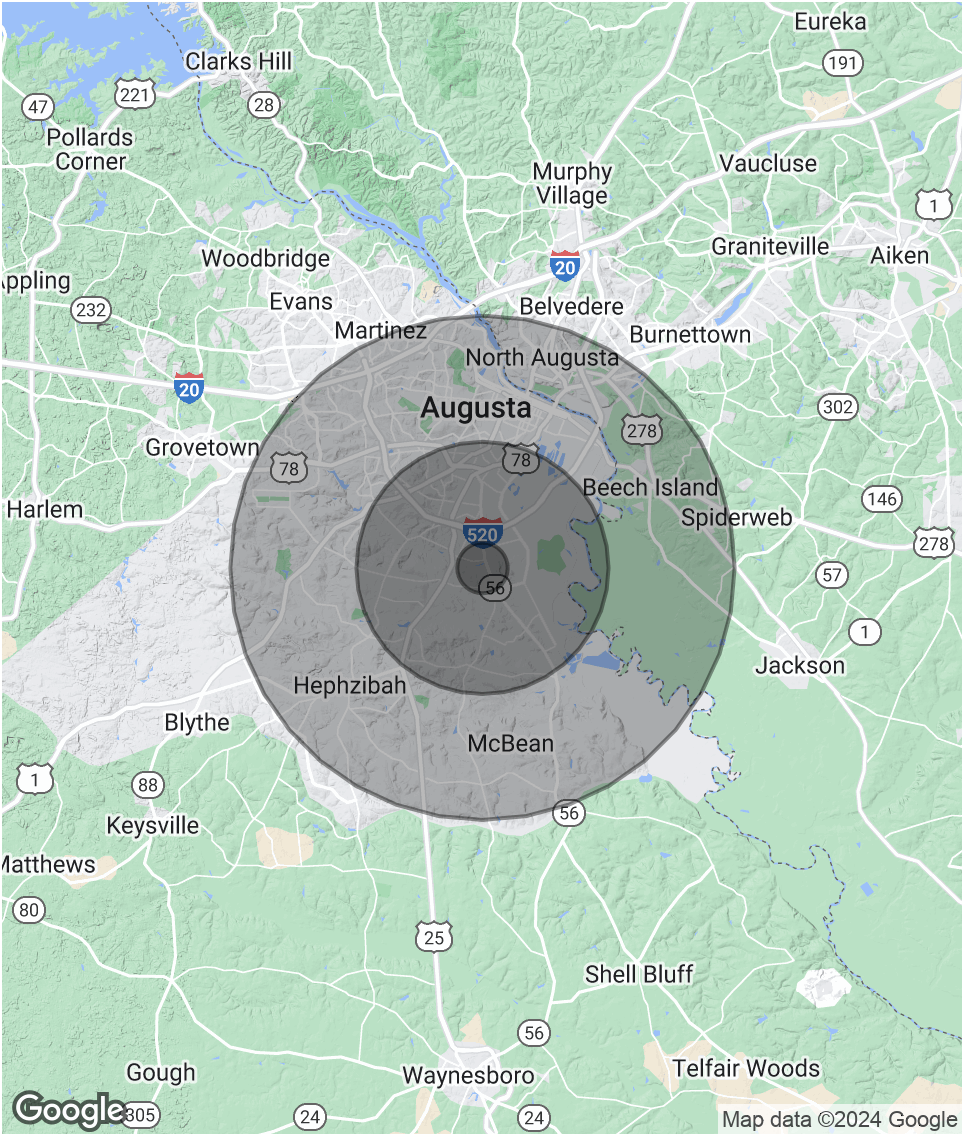
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,318	72,737	218,198
Average Age	36.0	35.1	36.3
Average Age (Male)	37.7	33.0	34.8
Average Age (Female)	34.6	37.3	38.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	743	28,411	98,188
# of Persons per HH	3.1	2.6	2.2
Average HH Income	\$39,585	\$43,673	\$49,359
Average House Value	\$86,618	\$90,104	\$121,562

* Demographic data derived from 2020 ACS - US Census



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Meet the Team



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