

# Augusta Corporate Park

Industrial - Site



Richmond County  
4760 Mike Padgett Hwy  
Augusta, GA 30907

For Sale or Lease

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Sale/Lease Price

**\$5,000 to \$15,000**



## Detail

<b>Subtype:</b> Site	<b>Total Acreage:</b> 1,794	<b>Avail Acreage:</b> 1,794	<b>Largest Tract:</b> 1,794
<b>Smallest Tract:</b> 10	<b>GRAD:</b> Yes	<b>In City Limits:</b> Yes	<b>Current Zoning:</b> Heavy Industrial
<b>Land Use North:</b> Mixed Use	<b>Land Use South:</b> Agricultural	<b>Land Use East:</b> Agricultural	<b>Land Use West:</b> Mixed Use
<b>Dev Stage:</b> Undeveloped	<b>Rail Available:</b> Yes	<b>Rail Provider:</b> Norfolk Southern	<b>Environ Ph1:</b> Yes
<b>Ph1 Cult &amp; End:</b> Yes	<b>Wetland Del:</b> Yes	<b>Covenants:</b> No	

## Utilities

<b>Fire Rating:</b> 6	<b>Fire Protection:</b> City	<b>Telecommunications:</b> AT&T	<b>Electric Provider:</b> Jefferson Energy
<b>Sewer Provider:</b> Augusta Utilities Department	<b>Water Provider:</b> Augusta Utilities Department	<b>Gas Provider:</b> AGL Resources	<b>Electric Size:</b> (3) 230 KV Lines Traverse
<b>Sewer Size:</b> 15" Main	<b>Water Size:</b> 12" Main	<b>Gas Size:</b> 8" Main	

## Transportation

Type	Name	Distance (mi)	Description
Interstate	520	9	
Highway	GA 56	0	
Airport	Augusta Regional - Bush Field	7.2	8,001 ft
Intermodal	CSX/NS Piggyback - Savannah	127	Intermodal Facility

## Augusta Corporate Park

Airport	Savannah Hilton Head International	88	
Port	Savannah	122	Container port
Interstate	20	18.2	

## Places

Type	Name	Distance (mi)	Description
College/University	Augusta Technical College	11	
College/University	Paine College	13	

## Additional Information

**Zoning Advantages:** Job Tax Credit - Tier 1/\$4,000 (2017)

The Augusta Corporate Park is ready for development. Infrastructure funds have been set aside to assist with grading and other infrastructure needs. Funds are allocated based on size and scope of project.



*Information presented is obtained from sources deemed reliable. We assume no liability of errors, omissions or modifications.*