

FOR LEASE

Office & Industrial/Shop Space

11,300± SF | Price Negotiable



70 Cony Road, Augusta

Property Highlights

- 3,300± SF Office Space
- 8,000± SF Shop Space
- Ample Outdoor Storage Space



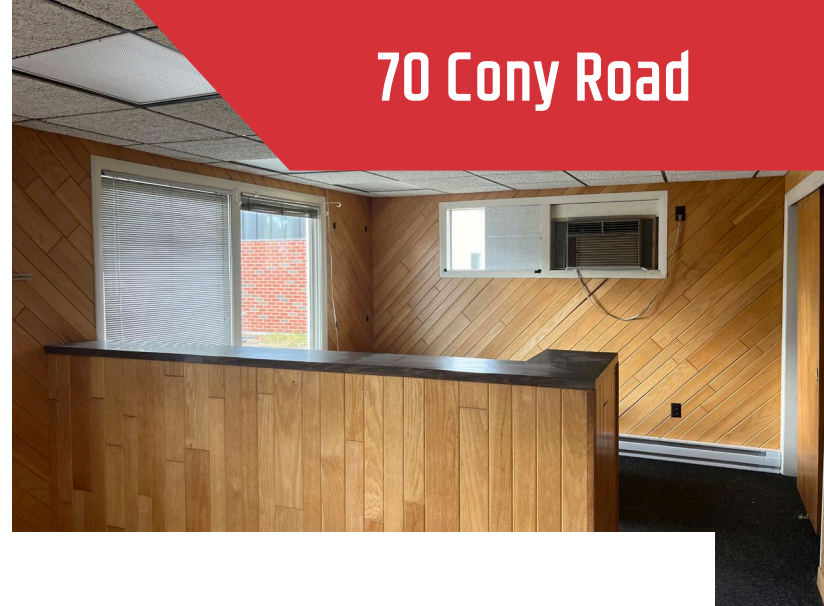
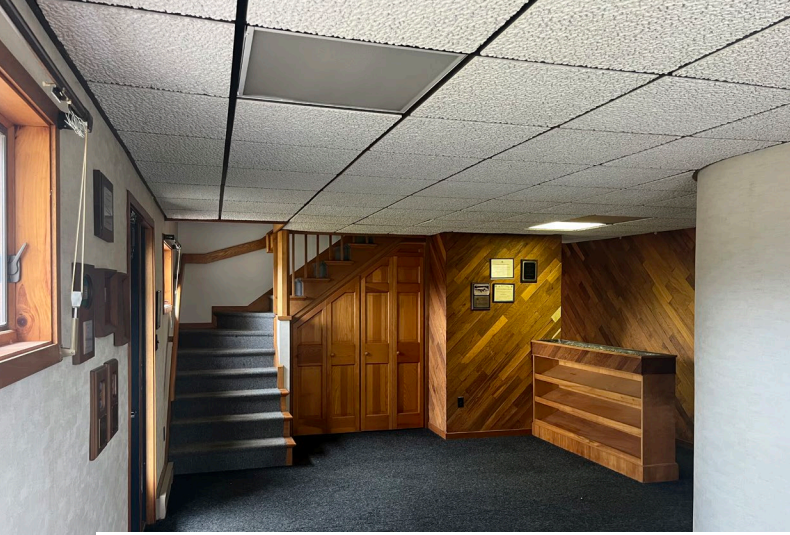
Property Description

We are pleased to offer an 8,000± SF shop/warehouse building and a separate stand-alone, 2-story office building for lease. The entire first floor of 1,650± SF and 1,200± SF on the second floor is immediately available. 1,700± SF of shop space, consisting of two 18 x 48 bays and set-up well for heavy equipment repair and maintenance, is available immediately. The balance of the shop/warehouse can be made available in a short time. A large amount of outdoor storage and gravel parking is also available on this 3.4± acre site.

BROKER CONTACT

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Property Overview

Owner	Cony Road, LLC
Assessor's Reference	Map 11, Lot 3
Deed Reference	Book 14971, Page 94
Lot Size	3.4± acres
Available Space	1,650 - 3,300± SF office space (1,650 SF on each floor) 1,700 - 8,000± SF shop/warehouse space 11,300± SF Total
Zoning	PD
Year Built	1960 & 1980
Building Construction	Wood frame
HVAC	Propane-fired heating in shop. Wall-mounted air conditioner and electric baseboard heat in office.
Parking	Ample on-site
Outdoor Storage	Ample available, can be negotiated into lease terms

FOR LEASE : Pricing Negotiable, See Broker



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.