

3464 MIKE PADGETT HIGHWAY, AUGUSTA, GA

**±105,980 SF**

**FOR LEASE**

**OFFICE/DATA  
CENTER**



**SOUTHEAST**  
INDUSTRIAL PROPERTIES

**LEASE RATE:  
CONTACT BROKER  
FOR PRICING**

**VIRTUAL TOUR**

[ricohtours.com](http://ricohtours.com)

**PROPERTY HIGHLIGHTS**

- Available Area:  
±105,980-SF office space  
1st floor: 34,432 SF  
2nd floor: 30,188 SF  
3rd floor: 30,189 SF  
4th floor: 2,355 SF  
Building 15: 8,816 SF
- Site: ±82 acres | ±156.5 acres  
of expansion | on-site substation
- Lighting: LED
- Sprinklers: 100% full protection
- Utilities
  - Power: 22 MW at on-site substation;  
building has capacity up to 38 MW
  - Water: Served by 12" and 16" water lines  
and 24" sewer lines
  - Telecom: Unity and AT&T

**Colliers**

**CHUCK SALLEY, SIOR**  
Managing Director  
+1 803 401 4266  
[chuck.salley@colliers.com](mailto:chuck.salley@colliers.com)

**THOMAS BEARD, SIOR**  
Vice President  
+1 803 401 4247  
[thomas.beard@colliers.com](mailto:thomas.beard@colliers.com)

**JOHN PEEBLES, SIOR**  
Vice President  
+1 803 401 4226  
[john.peebles@colliers.com](mailto:john.peebles@colliers.com)



**THE AREA**

Ideal for logistics, data center, tech and medical industries, Augusta, GA boasts an desirable location with a low cost of living, large labor pool and a high quality of life. Augusta is centrally located two hours from Atlanta, Charleston, Savannah and Charlotte. Augusta is most well-known around the world for hosting the annual Masters golf tournament.

**DISTANCE**

Interstate 520	±0.5 miles
Augusta Regional Airport	±3.3 miles
Interstate 20	±9.6 miles
Columbia Metropolitan Airport (CAE) and UPS Hub	±73 miles
Port of Savannah	±116 miles
Hartsfield-Jackson International Airport (ATL)	±152 mile
Port of Charleston	±155 miles

**PROPERTY FEATURES**



**ACRES**  
±82 acres | ±156.5 acres of expansion | on-site substation



**POWER**  
22 MW at on-site substation; building has capacity up to 38 MW



**AIRPORT ACCESS**  
±3 miles to Augusta Regional airport



**SPRINKLERS**  
100% full protection



**PARKING**  
±57 spaces



**IMPROVEMENTS**  
Renovations completed 2022



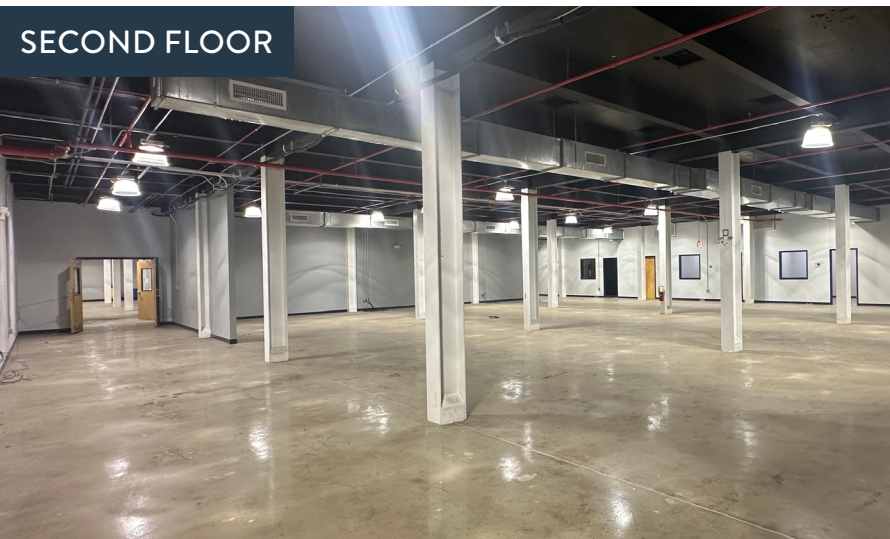
FIRST FLOOR

VIRTUAL TOUR

ricohours.com



SECOND FLOOR

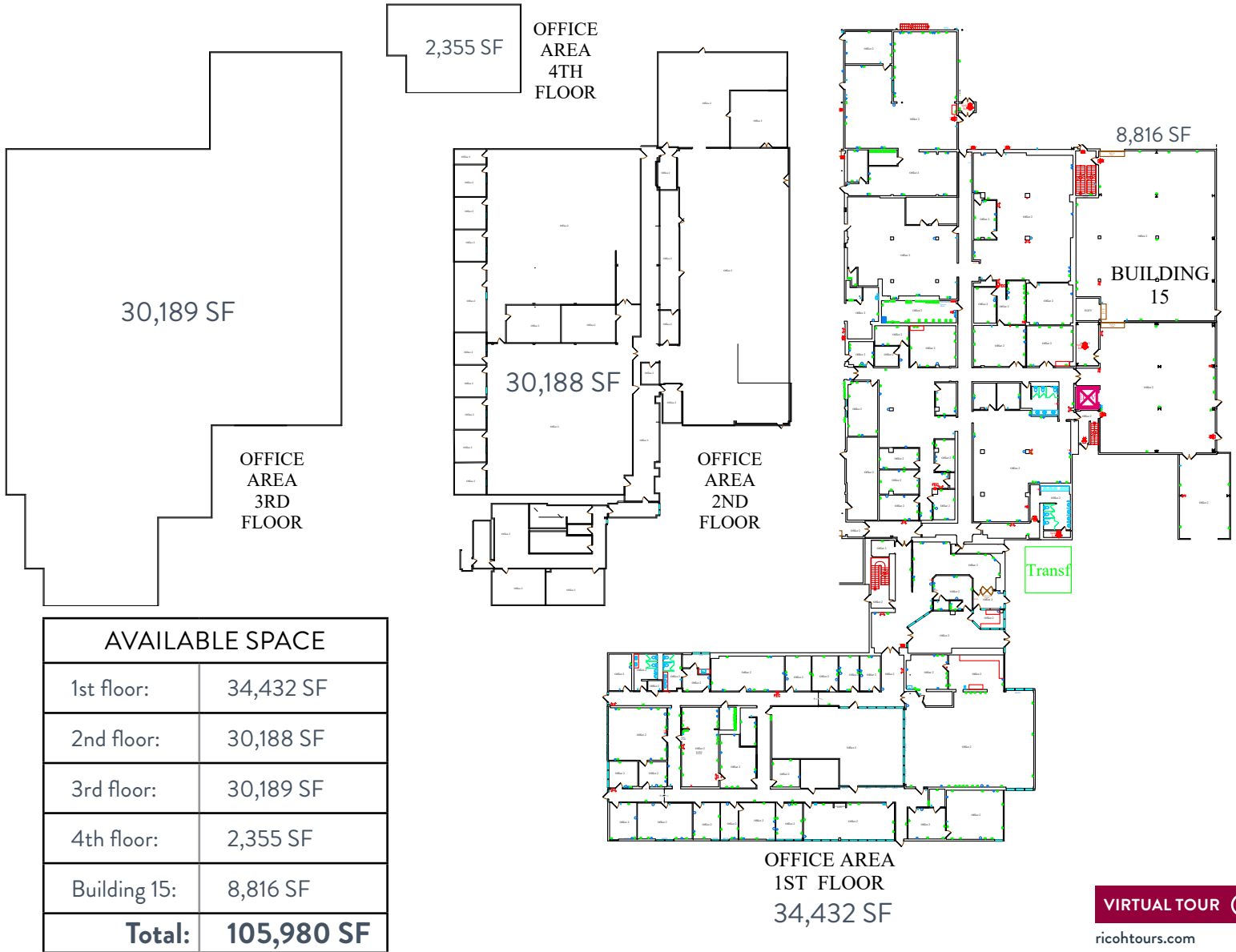


ENCLOSED GARDEN



FOR LEASE | 3464 MIKE PADGETT HIGHWAY, AUGUSTA, GA





# Colliers

**CHUCK SALLEY, SIOR**

Managing Director  
+1 803 401 4266  
chuck.salley@colliers.com

**THOMAS BEARD, SIOR**

Vice President  
+1 803 401 4247  
thomas.beard@colliers.com

**JOHN PEBBLES, SIOR**

Vice President  
+1 803 401 4226  
john.pebbles@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.



Providing homes for businesses by finding solutions that create value.