



±33,200 SF | 2 BLDGS
PROXIMITY TO I-520

1219 NEW SAVANNAH ROAD, AUGUSTA, GA



PROPERTY DETAILS

Total SF:	±33,200 SF	Lease Rate:	\$4.50/SF NNN
Clear Heights:	10' 21'	Sale Price:	\$1,350,000 \$40.66/SF
Dock Doors:	4 5	Zoning:	HI (Heavy Industrial)
Laydown Yard:	±3.90 Acre Fenced Yard	Distance to I-520:	3.4 Miles
Building SF:	±15,840 SF ±19,000 SF	Office Space:	Office Space Fully Renovated

OFFERING MEMORANDUM

LEASE RATE: \$4.50/SF | LEASE TYPE: NNN

SALE PRICE: \$1,350,000 | \$40.66/SF

3.4 MILES TO I-520 | ±3.90 ACRES



OFFERING MEMORANDUM TABLE OF CONTENTS

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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations

POINT OF CONTACT



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EXECUTIVE SUMMARY



INDUSTRIAL WAREHOUSE

WHY THIS SPACE



±33,200 SQUARE FEET
Total Size



ZONING
Heavy Industrial Zoning



CEILING HEIGHTS
Rear Building: Offers High Clear



PREMIUM OFFICE SPACE
Office is Fully Renovated



NEW HVAC FOR OFFICE
Brand New 10 Ton HVAC in Office



DISTANCE TO INTERSTATE
3.4 Miles to I-520



INDUSTRIAL DOORS
9 Dock Doors | 1 Drive In

PROPERTY SUMMARY

Lease Rate:	\$4.50/SF NNN
Sale Price:	\$1,350,000 \$40.66/SF
Front Building:	±15,840 SF 8'9" Clear Height 4 Dock Doors
Rear Building	±19,000 SF 21' Clear Height 5 Dock Doors 1 Drive-In
Lot Size:	±3.90 Acres

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 1219 New Savannah Road, a ±33,200 SF industrial facility situated on ±3.9 acres in one of Augusta's most accessible and strategically located industrial corridors. Zoned Heavy Industrial (HI) and positioned just off Gordon Highway, the property offers direct access to I-520, making it an ideal candidate for users seeking a flexible and well-located distribution or operational hub within the Greater Augusta MSA. The building has a fenced and gated 3.90 acre laydown yard around the perimeter of the property which provides additional security.

The property consists of two separate warehouse buildings with distinct utility. The front building totals ±15,840 SF and includes four dock-high doors and an office space that is fully renovated. The ceiling height in this building is 10'. This structure offers clear functionality for users requiring both administrative and operational capabilities in one location.

The rear building provides ±19,000 SF of warehouse space with 21' clear heights and five additional dock-high doors. Recent upgrades to the rear building include a new roof and exterior wall renovations, enhancing its functionality for users seeking high-capacity warehouse or covered storage space. The structure's volume and access make it well-positioned for users requiring vertical racking, inventory staging, or logistics operations.

Located within a designated industrial node and offering full-motion access, 1219 New Savannah Road is a compelling option for a variety of industrial users. Potential users include last-mile logistics companies, third-party distributors, fleet and equipment service providers, or construction-related operators needing functional separation between office and warehouse activities. The property's combination of clear height, dock access, and flexible configurations make it a strong candidate for users with hybrid operational needs across storage, staging, and management.

±33,200 SF WAREHOUSE

BUILDING DETAILS

PROPERTY DETAILS

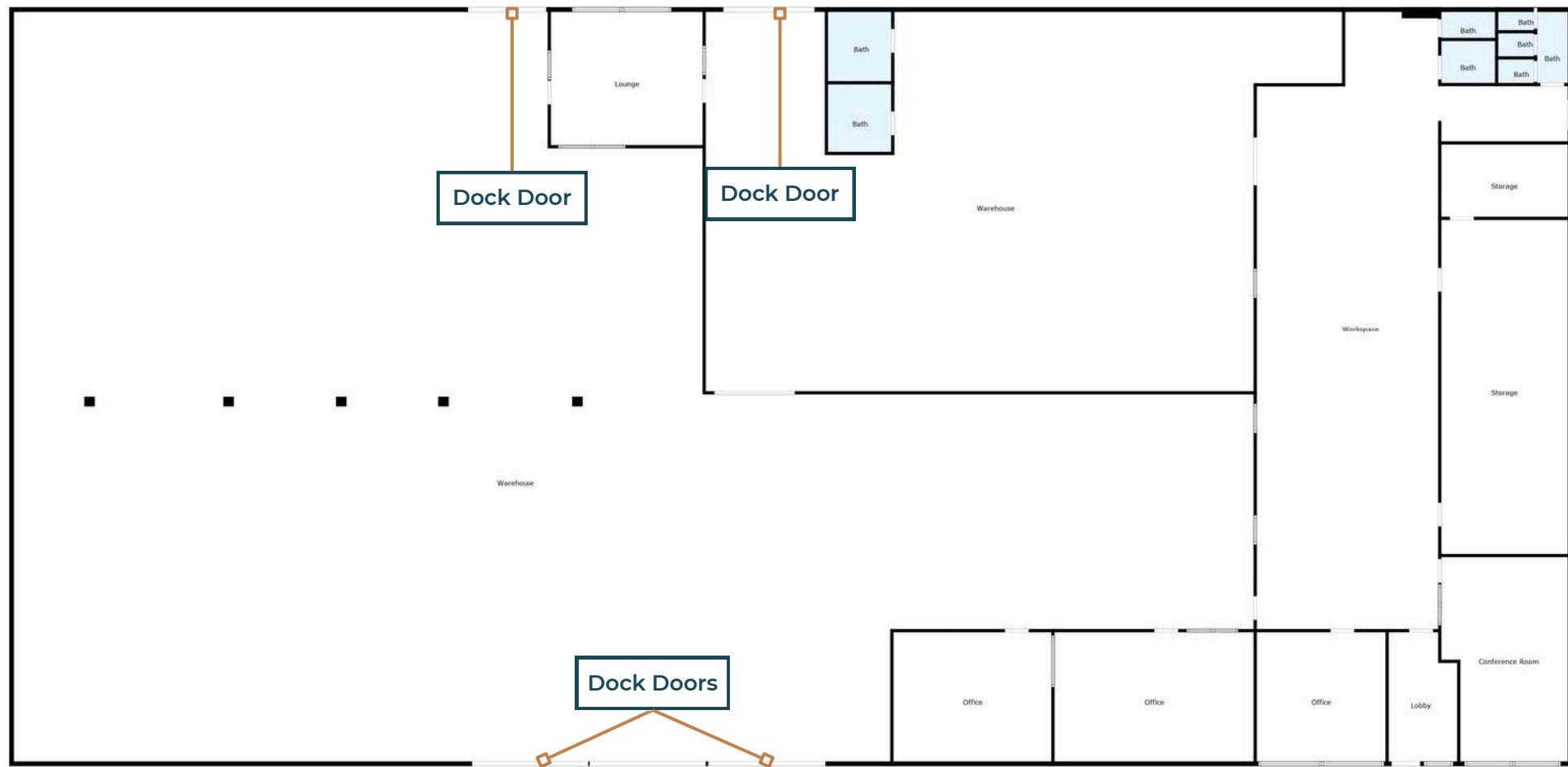
Building Size	±33,200 SF
Lot Size	±3.90 Acres
Zoning	HI - Heavy Industrial
Front Building SF	15,840 SF
Rear Building SF	19,000 SF
Front Building Doors	4 Dock Doors
Rear Building Doors	5 Dock Doors 1 Drive-In
Front Building Clear Height	10'
Rear Building Clear Height	21'
Floors	Concrete Slab
Year Built	1964

INTERIOR



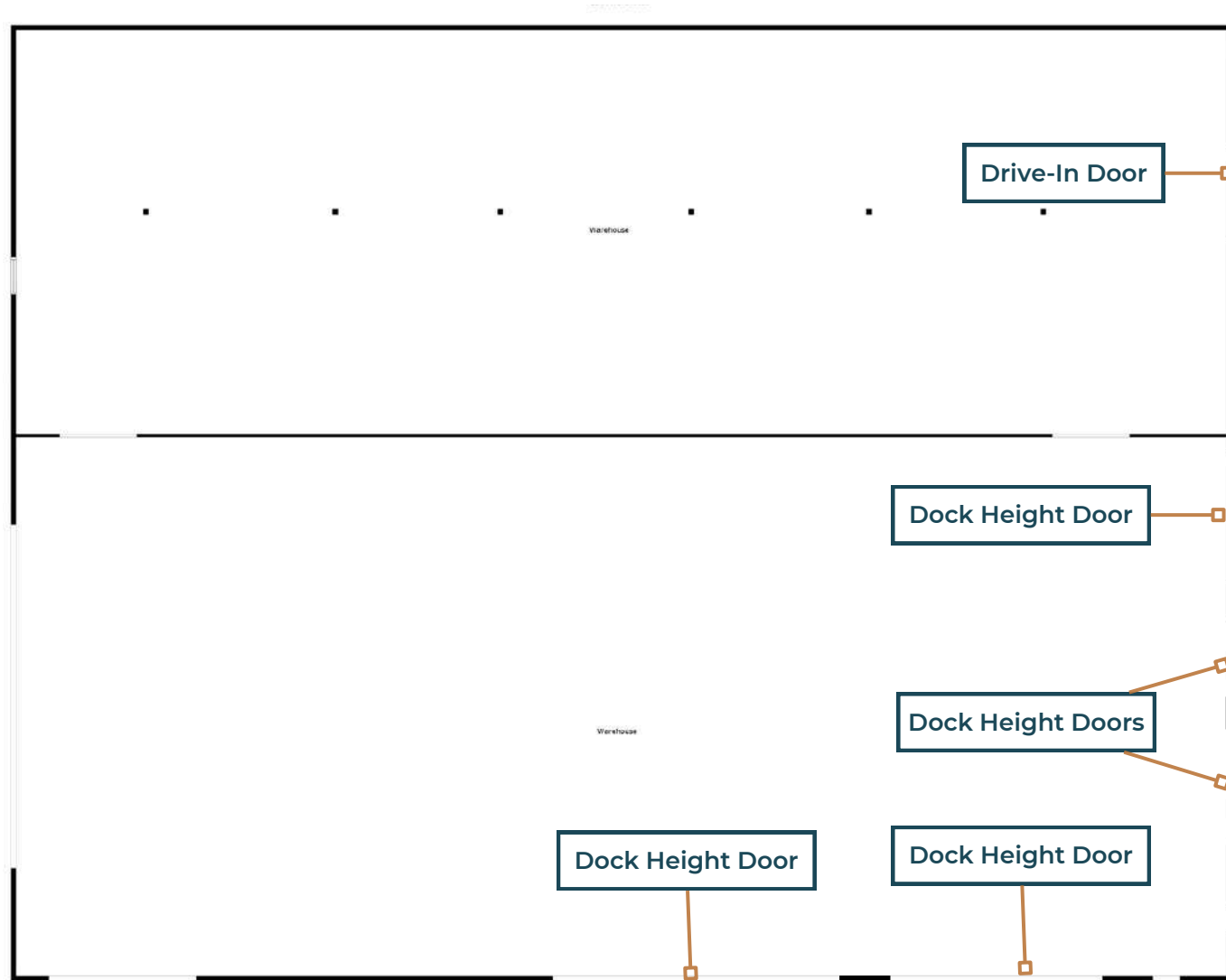
±33,200 SF WAREHOUSE

FRONT BUILDING FLOOR PLAN



±33,200 SF WAREHOUSE

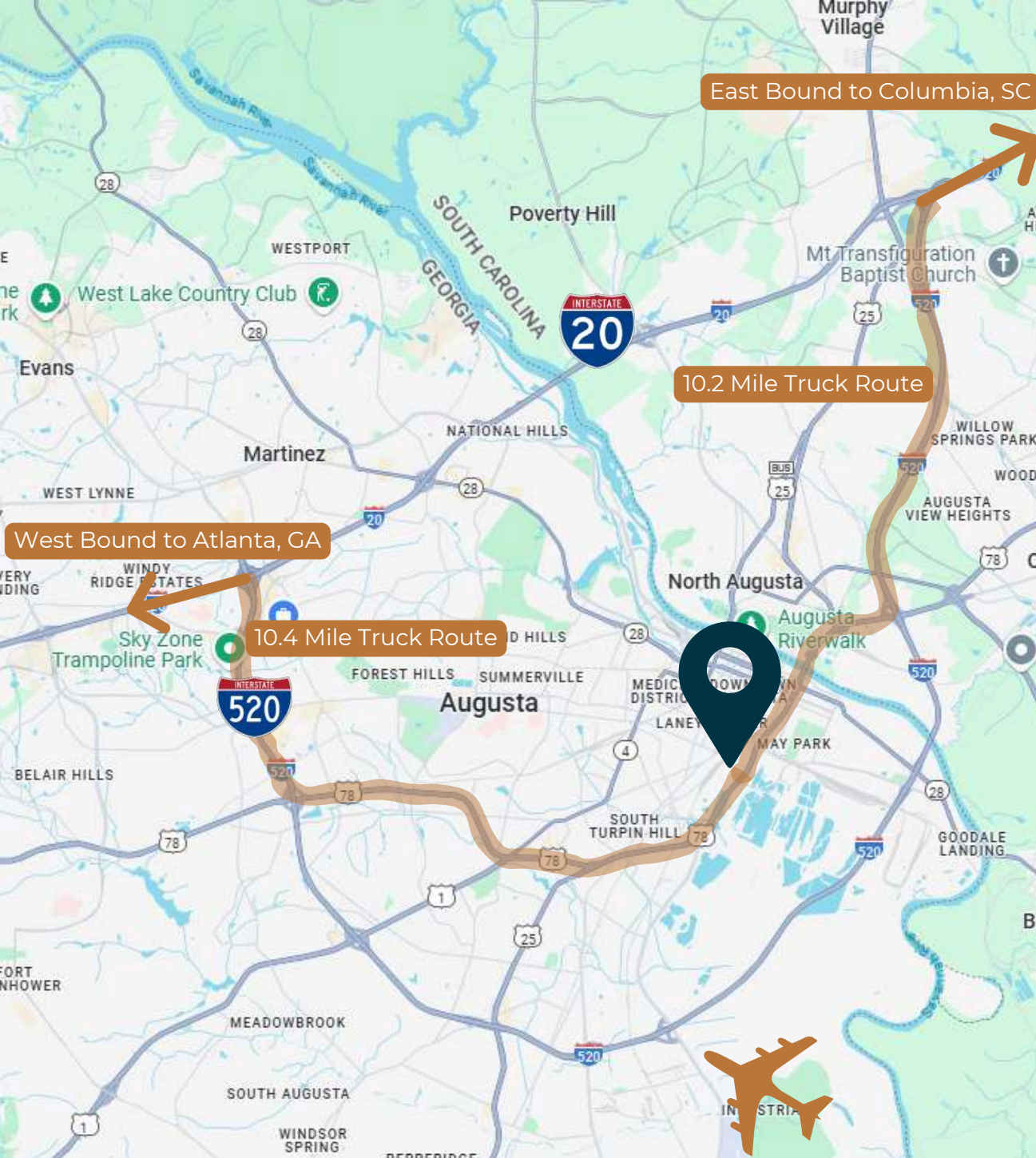
REAR BUILDING FLOOR PLAN



±33,200 SF WAREHOUSE

PROPERTY OUTLINE





CONVENIENTLY LOCATED TO MAJOR CITIES **LOGISTIC ROUTES**



10.2 Miles To
Interstate-20 East Bound



10.4 Miles To
Interstate-20 West Bound



3.4 Miles To
Interstate-520



TRUCKING DISTANCES

To Important Cities & Ports

Aiken, SC	17.6 Miles
Columbia, SC	73.3 Miles
Savannah (Port)	121 Miles
Greeneville, SC	124 Miles
Charleston (Port)	147 Miles
Atlanta	151 Miles
Charlotte, NC	162 Miles
Birmingham, AL	296 Miles

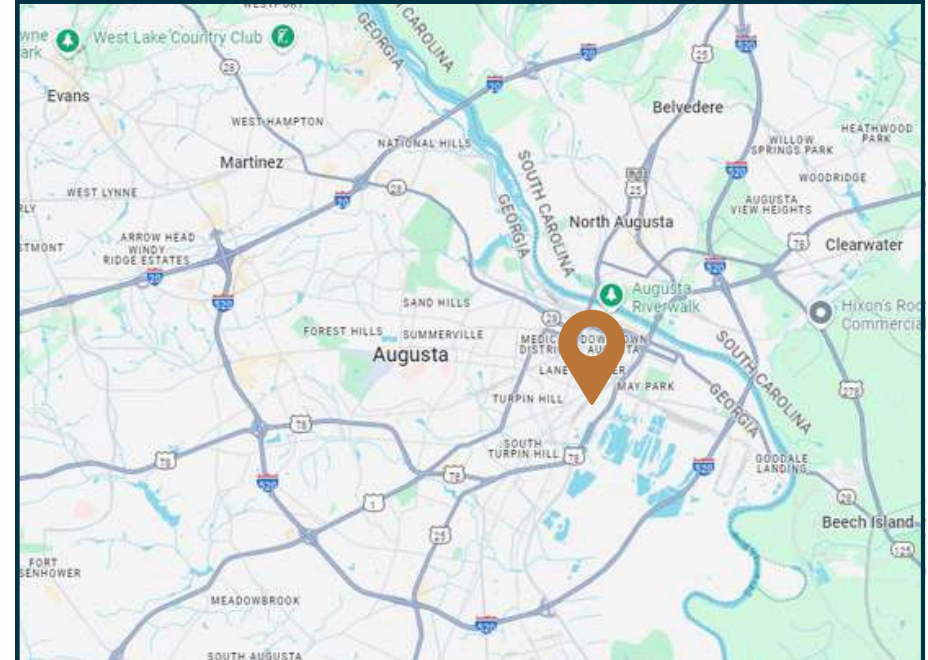
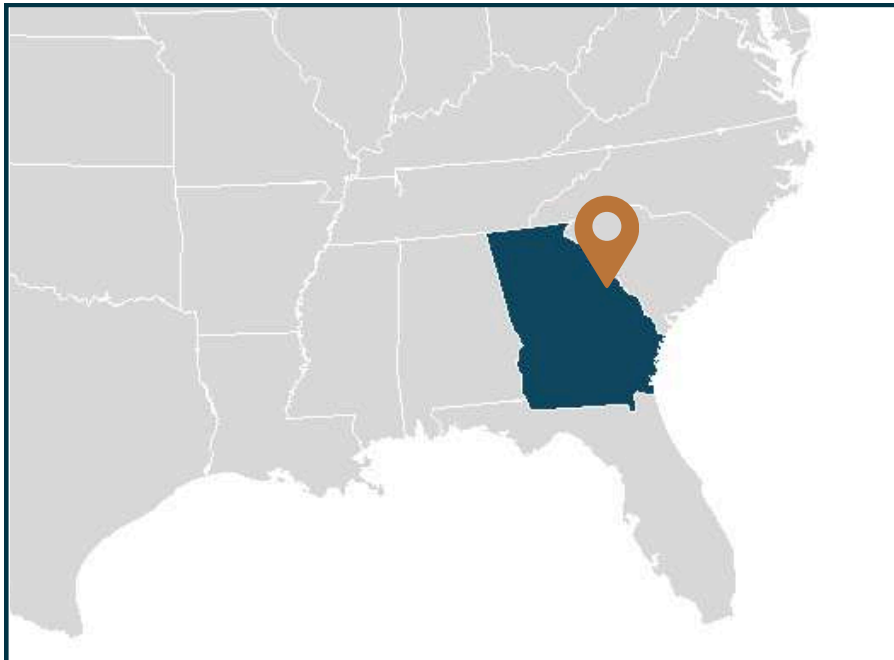


±33,200 SF WAREHOUSE

LOCATION SUMMARY

1219 New Savannah Road is strategically located just off I-520 and Gordon Highway, providing immediate access to Augusta's key industrial and commercial corridors. The corridor serves as a primary route for logistics and distribution. It offers direct connectivity to the Port of Savannah, Port of Charleston, and major interstates including I-20 and I-95. The site supports efficient access to the broader CSRA region, including Grovetown, Fort Eisenhower, and Aiken.

The property lies within a designated industrial node, surrounded by compatible users in warehousing, service, and distribution sectors. The surrounding infrastructure is truck-friendly, with wide roadways and signalized intersections that facilitate freight movement and daily operations. As Augusta's industrial market continues to grow, the site offers a rare combination of zoning, infrastructure, and location advantages for companies requiring regional access and operational flexibility.



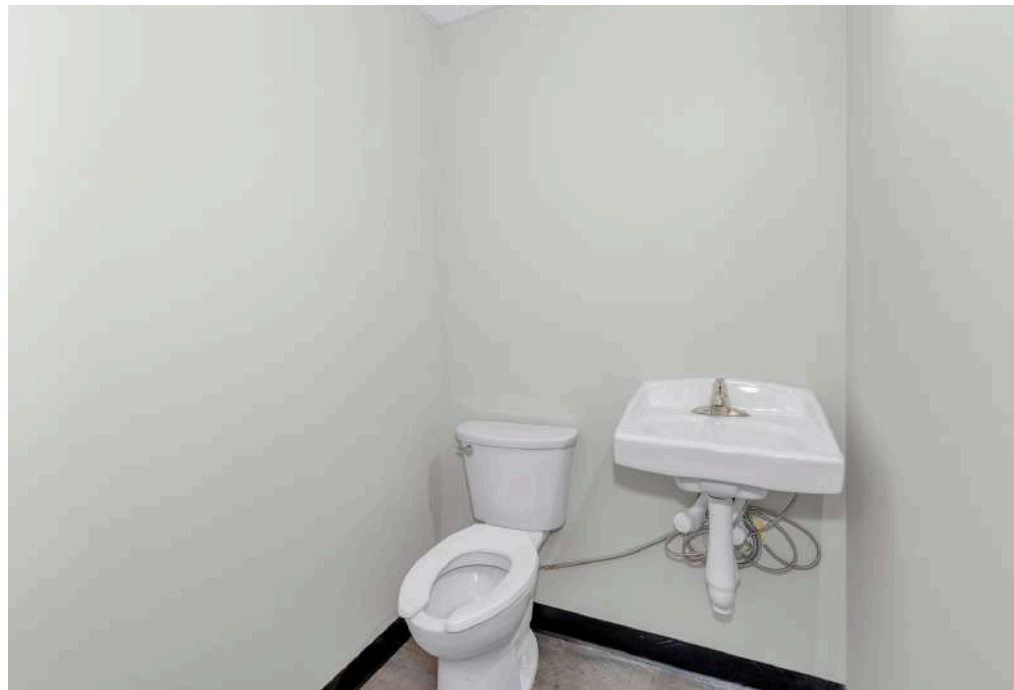
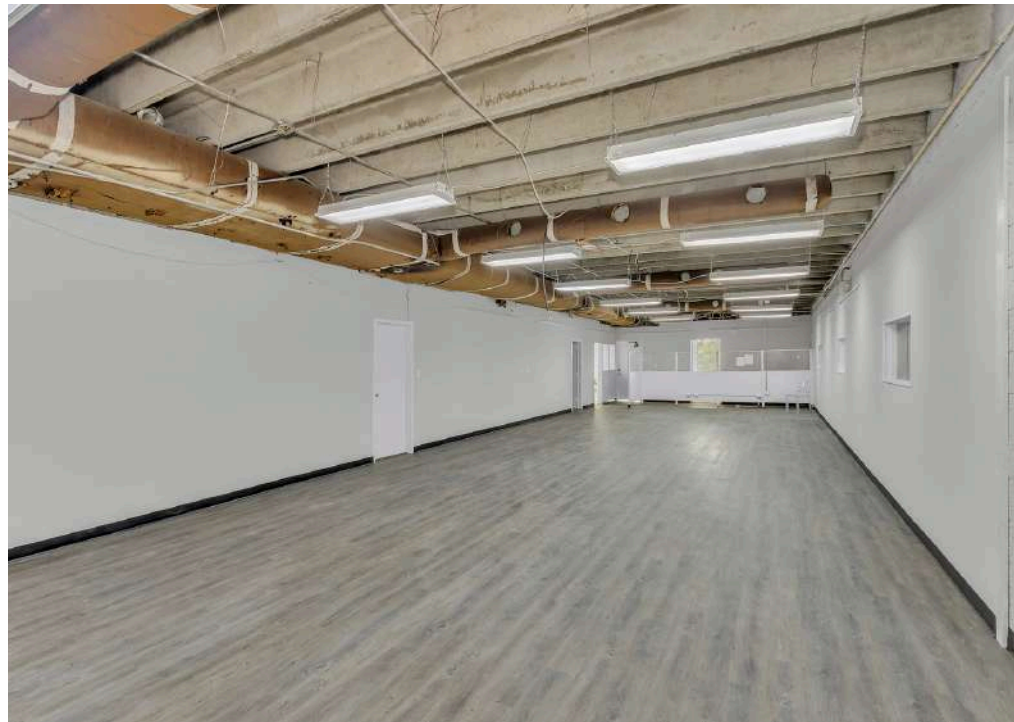


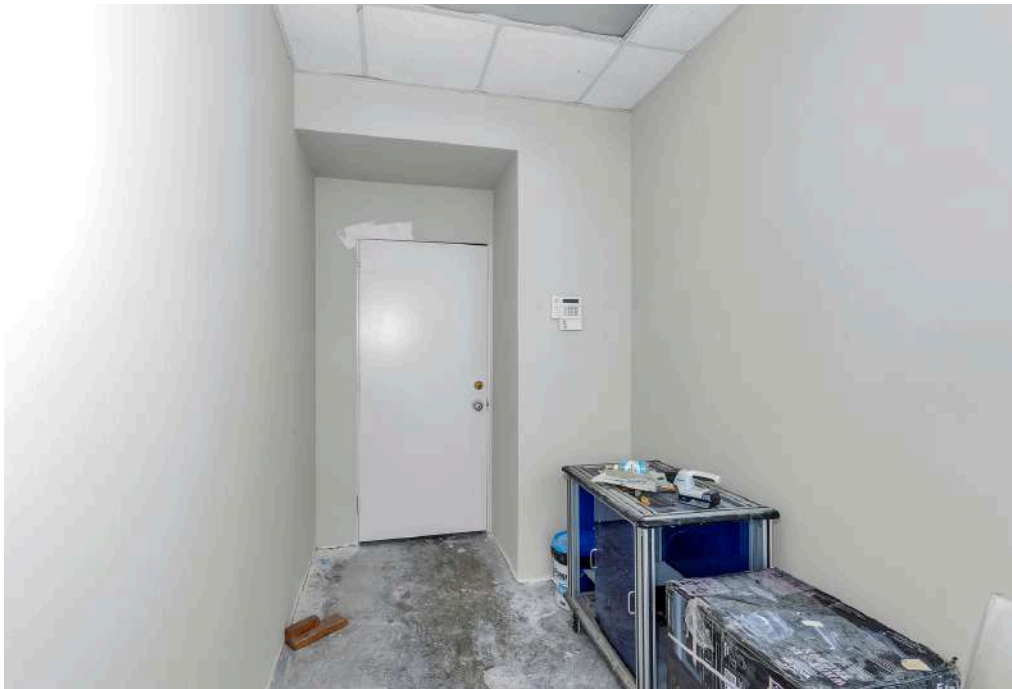
FRONT BUILDING PHOTOS













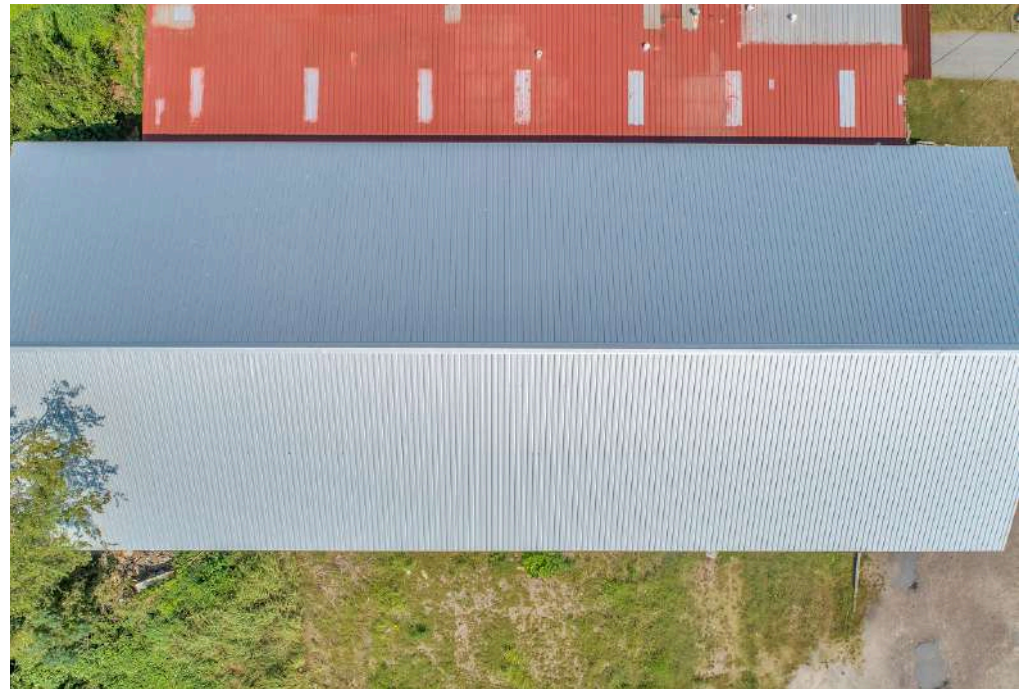


REAR BUILDING PHOTOS











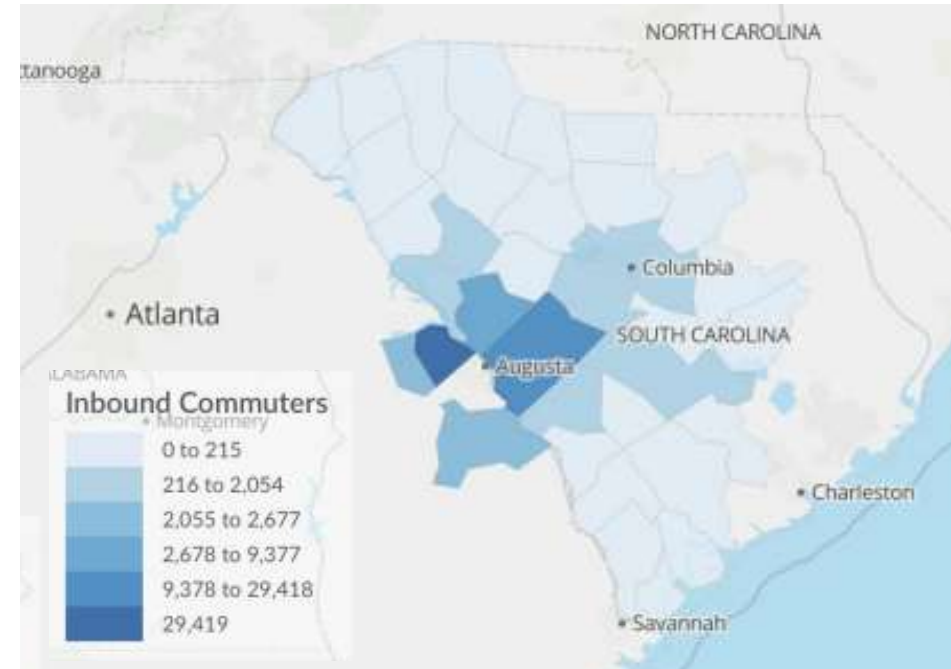
WORKFORCE

Augusta is a regional center of medicine, biotechnology, and cyber security. Augusta University, the state's only public health sciences graduate university, employs over 7,000 people. Along with University Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over \$1.8 billion. Within the next few years, the city is expected to have rapid population growth of 10,000+ residents due to the announcement of the United States Army Cyber Command that will be located in Fort Gordon.

The city's three largest employers are Augusta University, the Savannah River Site (a Department of Energy nuclear facility), and the U.S. Army Cyber Center of Excellence at Fort Gordon, which oversees training for Cyber, Signal Corps, and Electronic Warfare. Other Companies with headquarters or distribution centers in the CSRA are but limited to, EZ-Go, Bridgestone, Tax Slayer, John Deere, Amazon, Kellogg's Kimberly Clark, Graphic Packaging International, and more.

“Georgia earned a No. 1 ranking for the 14th year in a row for its nationally recognized workforce development program -- Georgia Quick Start -- in addition to a No. 1 ranking for competitive labor market.”

48,779 individuals commute into Richmond County on a daily basis with an outbound total of 18,225 individuals, meaning there is substantial potential for capturing quality labor currently leaving the county.



Inbound Commuters	Outbound Commuters	Net Commuters
48,779	18,225	30,554

NON-INDUSTRIAL TOP 10 EMPLOYERS

1. Fort Eisenhower	29,252
2. Savannah River Site	11,200
3. Augusta University	6,775
4. NSA Augusta	6,000
5. AU Hospitals	5,341
6. RCBOE	4,398
7. CCBOE	4,070
8. Piedmont Hospital	3,000
9. City of Augusta	2,840
10. VA Medical Center	2,082

INDUSTRIAL TOP 10 EMPLOYERS

1. Amazon	4,500
2. Bridgestone	1,900
3. John Deere	1,400
4. EZGO Textron	1,350
5. Graphic Packaging	963
6. Ferrara USA	900
7. FPL Food LLC	660
8. UPS	600
9. GIW Industries	500
10. Morgan Thermal Ceramics	400



WHY? GEORGIA

KEY DRIVERS

By 2050 Georgia's Population is projected to increase by nearly 2.5 Million people and Georgia's workforce is expected to grow by 3.1 million jobs. This incredible growth puts increased demands on Georgia's freight and logistics infrastructure which transports personal goods for families, raw materials to Georgia businesses, and moves products across the state and nation



Annual Georgia Freight Tonnage will increase 91% by 2050



Congestion costs for Georgia based traffic are projected to increase more than 100% by 2050



Manufacturing is expected to grow by 77% by 2050



Agriculture is expected to grow by 43% by 2050



Distribution freight flows are expected to more than triple from 2019 to 2050

TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

Site Selection Magazine's most annual Site Selectors Survey is out as of this past January, and the prospects for GA and the greater Southeast continue to shine!

Key stats for GA as follows:

- Top State Business Climate: GA#3
- Best Manufacturing Workforce States: SC#4
- Best States for Manufacturing: SC#3

Other items of interest:

- Atlanta ranked as #2 city for HQ Projects behind Dallas
- U.S. #1 for International Investment
- Most important factors for location (in order): Tax Policy, Workforce, Incentives and Quality of Life



ECONOMIC OVERVIEW

Georgia's Population is robust, making it the 8th most populous state with the majority of Georgians in prime working ages, 25-44 Years Old.

By 2050, the State is projected to Grow to 13,390,283, an increase of nearly 2.5 Million.

The state has experienced strong economic growth evidenced by being ranked 11th for GDP growth and Georgia continues to be ranked 8th nationally for its tax burden keeping the state competitive.



ECONOMIC COMPETITIVENESS

Georgia ranks highly on various metrics related to the creation of new businesses in the state, which is a strong indicator of a dynamic economy.

The state ranks 6th nationally for net new businesses created and 3rd in the percentage of adults becoming entrepreneurs each month.

Georgia ranks 8th for change in capital invested over the last 5 years indicating the attraction of investment and innovation.



FUTURE OF TALENT

The state ranks 7th in terms of job growth of non-agriculture employment, ahead of most southern states.

Georgia continues to be a leader in job growth.

Georgia ranks 14th in the growth of high-tech employment and ranks 11th for the number of STEM doctorates. These are important indicators of a strong talent base



INFRASTRUCTURE OF THE FUTURE

The State's Logistics infrastructure continues to be a significant strength. Monthly TEU throughput in the port of Savannah has increased by 90% over the last decade.

Georgia ranks 4th in terms of growth in jobs in the warehouse sector over the last 5 years.

11M

Total State Population

61%

Labor Force Participation

268K

Jobs Created Last 5 Years

134B

Invested in GA in Last 5 Years

13M

2050 Projected State Pop.

90%

Growth in Trade at Port of Savannah Over the Last Decade

WHY? AUGUSTA

OVERVIEW

Augusta is in a perfect phase for business. Right-sized, ideally strategically located, with a backbone of education, medical, and military pumping out a solid labor force, the city has become a beacon for companies to set up shop. **Infrastructure, labor force, cost of living, location, education, industry- they are all leading companies large and small to Augusta.**



HOME OF THE AUGUSTA NATIONAL

Year after year during the first full week of April, golf fans descend on Augusta by the thousands. The annual event marks a boom for the local economy with over 200,000 average attendees. Augusta is known as the golf capital of the universe for good reason, and the love of golf extends well beyond the confines of Augusta National. It attracts politicians, athletes, musicians, Corporate CEOs, and many more which brings some of the world's most powerful people all in the same week to Augusta, GA.



A WELL CONNECTED CITY

Few places are as ideally located as Augusta. The city sits on I-20 between Atlanta (eastbound) and Columbia (westbound), with every major artery of Southeastern Interstate within easy reach, especially I-95 and I-77.

Augusta is less than 150 miles from the Ports of Savannah and Charleston.

Augusta's regional airport has direct flights to Atlanta, Charlotte, Washington DC, and Dallas.



CYBER CITY

The Augusta Region has long been a hotbed for the tech- and cyber-related companies such as Unisys, ADP, and Raytheon. Now, Augusta is home to the US Cyber Command at Fort Gordon and the newly completed Georgia Cyber Center, a \$100 million investment and the largest government cybersecurity facility in the United States.

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command.



HEALTHCARE

Augusta University is Georgia's health sciences university, offering resources and services for those throughout the state and beyond. It features the Medical College of Georgia, the Dental College of Georgia, and a highly sought-after nursing program.

There are 12 total Hospitals in the area with a brand new one being constructed.

Doctor's Hospital in Augusta is the largest burn center in the United States and the third largest in the world.



LOW HOUSING COSTS

One of the biggest jewels in Augusta's crown is our low housing cost. Here, a broad variety of options are available, encompassing everything from new TND neighborhoods to established communities of antebellum and craftsman style homes.

Our market is more than 50% less than the national average, complimenting the low cost of living and doing business in Augusta.

2nd

Most
populated
MSA in GA

611K

CSRA
Population

270K

CSRA
Labor Force

5.7%

Percentage
Unemployed

13K

Projected Job
Growth in Next
5 Years

27K

Projected Population
Growth in Next the
5 Years

THE PORT OF SAVANNAH

PORT OF SAVANNAH OVERVIEW

The Port of Savannah is one of the most critical logistics hubs on the U.S. East Coast, offering direct access to major transportation networks, including railways and interstates. Over the past decade, the Port has grown over 90% with layers of continued expansion capability. Its strategic location and status as the largest single-terminal container port in North America make it a key asset for industrial users, particularly those involved in manufacturing, distribution, and e-commerce. The port's capacity to handle high volumes of cargo efficiently helps industrial businesses reduce shipping costs and improve supply chain reliability, making it an attractive area for warehouses, distribution centers, and manufacturing facilities.

TOP 5 US CONTAINER PORT

1. Los Angeles, CA
2. Long Beach, CA
3. New York/Jersey
4. Savannah, GA
5. Seattle, WA



4 Hour Drive to Major Markets:
Atlanta, Orlando,
and Charlotte



The Largest Concentration of Retail Imports on the East Coast



Georgia Has One of the Highest Over the Road Weight Allowances (80K Lbs)



20% of the US Population and Industry is best served by the Port of Savannah

44% Fast and Easy Access to 44% of US Consumers & Manufacturers

THE PORT OF CHARLESTON

PORT OF CHARLESTON OVERVIEW

The Port of Charleston, SC is one of the fastest-growing ports in the United States and it now has the deepest harbor on the East Coast which allows it to handle the largest ships in the world. This port alone supports about 10% of the jobs in the state and has an economic impact of over \$33 Billion on the Upstate economies.

South Carolina is a manufacturing and exporting state and one of the main reasons for this is the Port of Charleston. Not only is there a high demand for industrial and warehouse space in Charleston, SC but industrial buildings all over the state are positively affected by the Port of Charleston.

TOP 10 US CONTAINER PORT

6. Houston, TX
7. Charleston, SC
8. Oakland, CA
9. Norfolk, VA
10. Miami, FL



Top 10 Fastest Growing Container Port in the US For the Last 10 Years

52

52' Draft Deepest in the Southeast & Handles Post-Panamax Ships



100 Foreign Ports Served Directly From the Port of Charleston

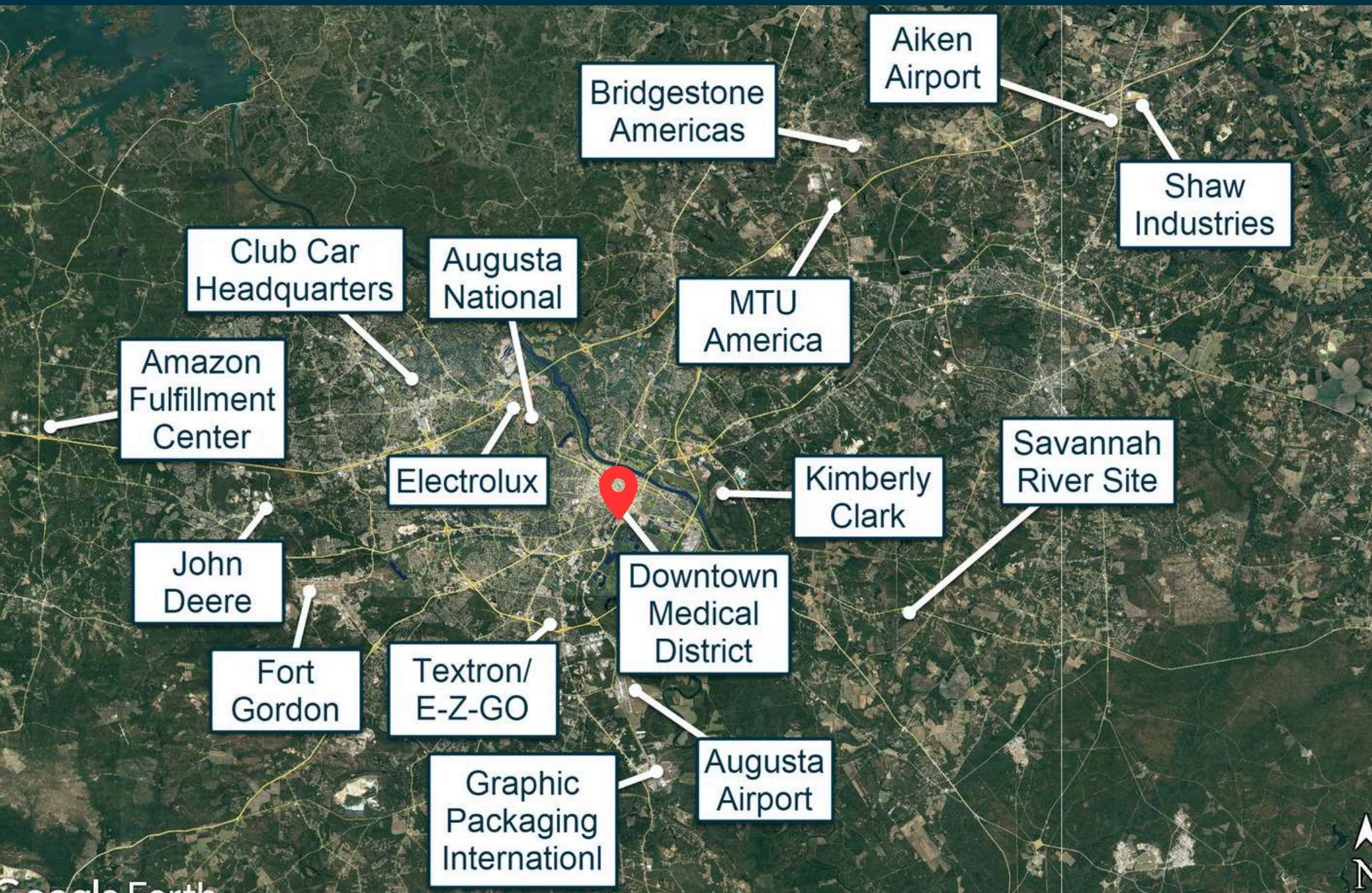
11%

of all jobs in South Carolina are Connected to the Port of Charleston

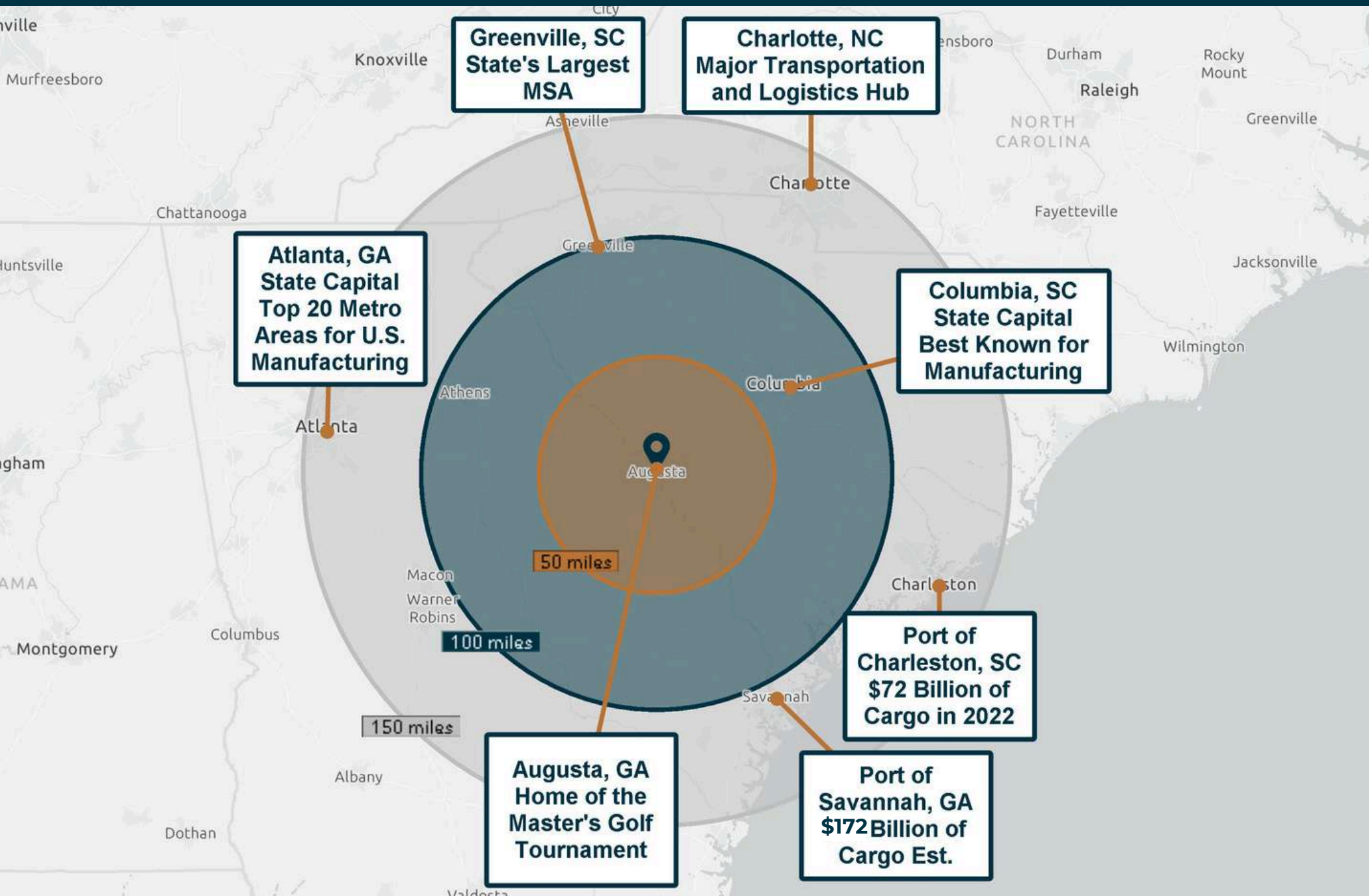
8th

largest Maritime Hub in the US (2022)

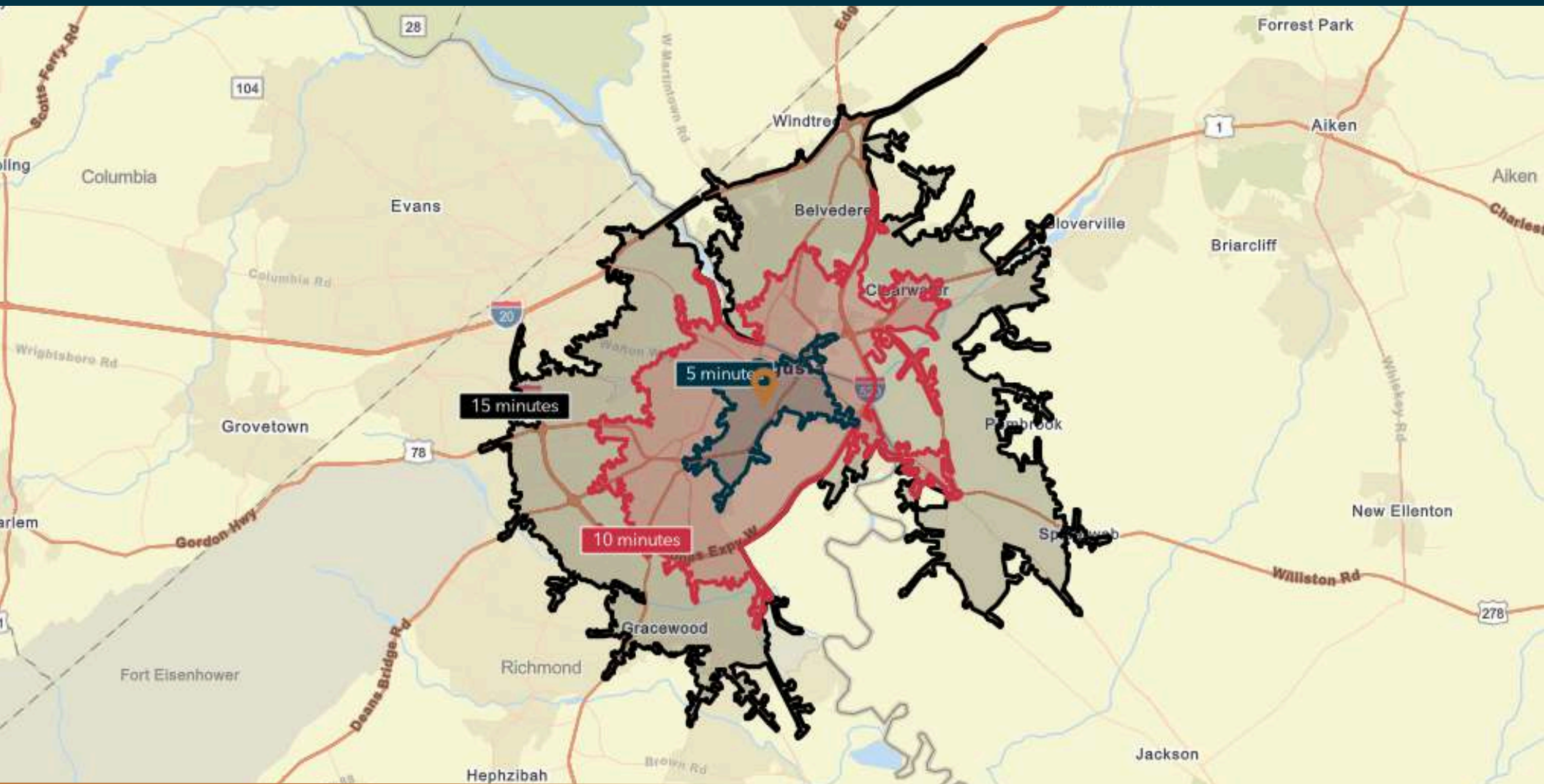
ECONOMIC DRIVERS



SURROUNDING MARKETS



AREA DEMOGRAPHICS



Drive Time Radii

	5 Min	10 Min	15 Min
Population	11,711	56,480	137,076
Median HH Income	\$22,119	\$35,148	\$46,270
Median Age	36.6 Yrs	37.7 Yrs	37.8 Yrs



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HOW WE HELP OUR CLIENTS

REGIONAL EXPERTISE MEETS ADVANCED DATA & MARKETING



REGIONAL EXPERTISE & KNOWLEDGE

By way of our particular regional focus on industrial properties, we are track space availabilities, tenant needs, off-market properties and more.



TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We negotiated on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



SEGMENTED, DETERMINED MARKETING

Our proprietary database of regional businesses, tenants and buyers affords us the ability target and market our listings directly to those most likely to be in need.



BUSINESS-MINDED EXPERTISE

We are a team of SIOR & CCIM-educated brokers with MBAs and with experience running our own businesses



DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR, so you can know the best course given the data