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# INDUSTRIAL OUTDOOR STORAGE

3956 Goshen Industrial Boulevard | Augusta, GA 30906

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ZONE | HI

7,700 SF ON 6.07 AC



GOSHEN INDUSTRIAL BOULEVARD



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE





# SITE SUMMARY

ADDRESS 3956 Goshen Industrial Blvd | Augusta, GA

MUNICIPALITY Richmond County

PARCEL ID 184-0-082-11-0

ZONING HI | Heavy Industrial

SITE SIZE 6.07 AC

BUILDING SF 7,700 SF

LOADING 22 dock-high doors, 1 drive-in door

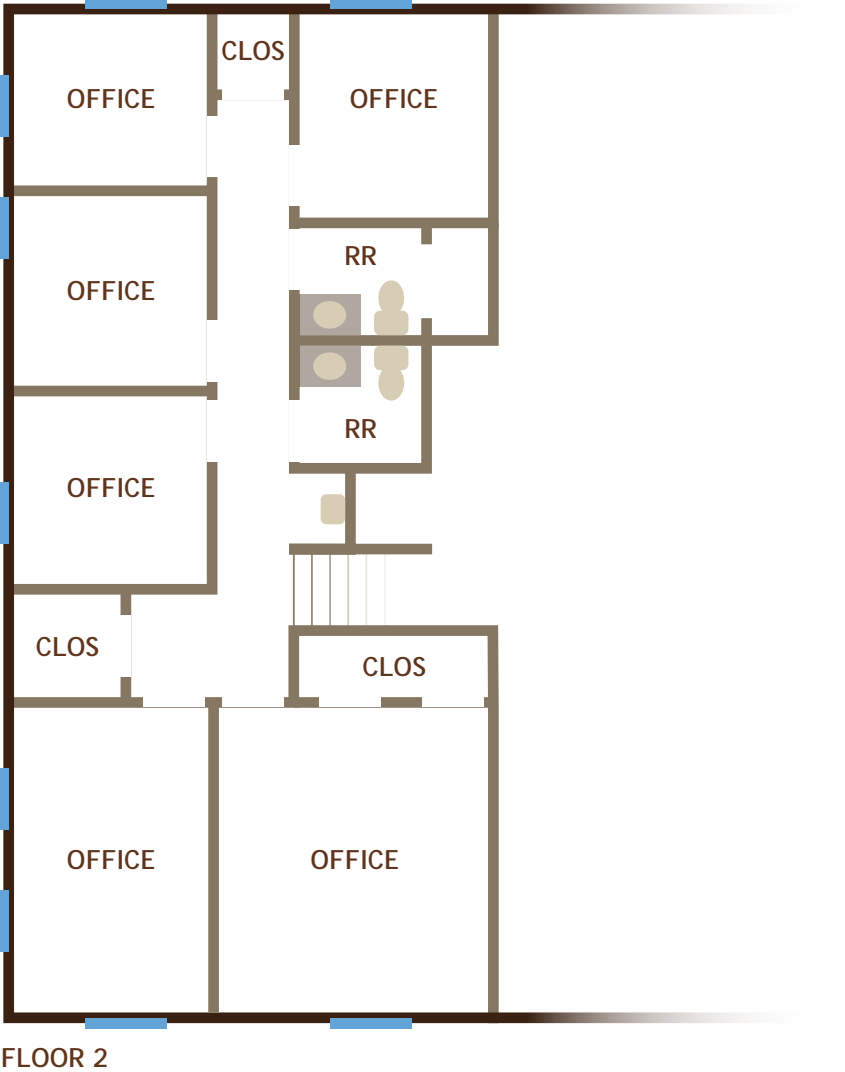
HEIGHT eave - 15'9" | center - 17'9"

CONDITION Metal building, large gravel  
laydown yard, partial fence

ASKING RATE Contact broker for pricing

LEASE TYPE NNN











This industrial property located in South Augusta is situated in a heavy industrial use area. The property is less than 5 miles from I-520 Bobby Jones Expressway by way of Mike Padgett Highway (20,700 VPD). The immediate area is a mix of commercial, logistics, and heavy industrial based businesses including MACS Crane and Rigging, Howard Sheppard Trucking, Revolution Machine Tools, Superior Carriers, MacAljon, Thomson Lift Truck, Kimberly Clark, and Coastal Recycling.

This 6.07-acre Heavy Industrial (HI) zoned property is ideally located in South Augusta's industrial hub, offering quick access to major highways and interstates. The site features extensive laydown yard space, perfect for industrial outdoor storage (IOS), truck parking, and equipment staging. A secure, fenced perimeter with an automatic gate ensures controlled access.

The 7,700 SF warehouse, built in 1988, includes 6,500 SF of clear-span space with 22 dock-high doors, one drive-in door, with 15' 9" eave height and 17' 9" center height. The 1,200 SF two-story office provides multiple private offices, a dispatch area, a breakroom, and restrooms.

With expansive outdoor storage capacity and flexible warehouse space, this property is ideal for logistics, distribution, and industrial operations requiring ample yard space.

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- Industrial outdoor storage
- Zoned heavy industrial
- 7,700 SF building
- Fenced in laydown yard with automatic gate
- Clear span with high ceilings
- Additional developable land

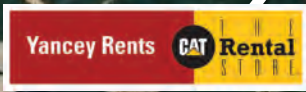
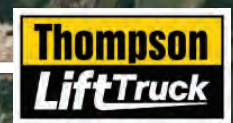
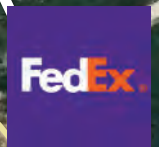












TOBACCO ROAD

PEACH ORCHARD ROAD

MCDADE ROAD

GOSHEN ROAD

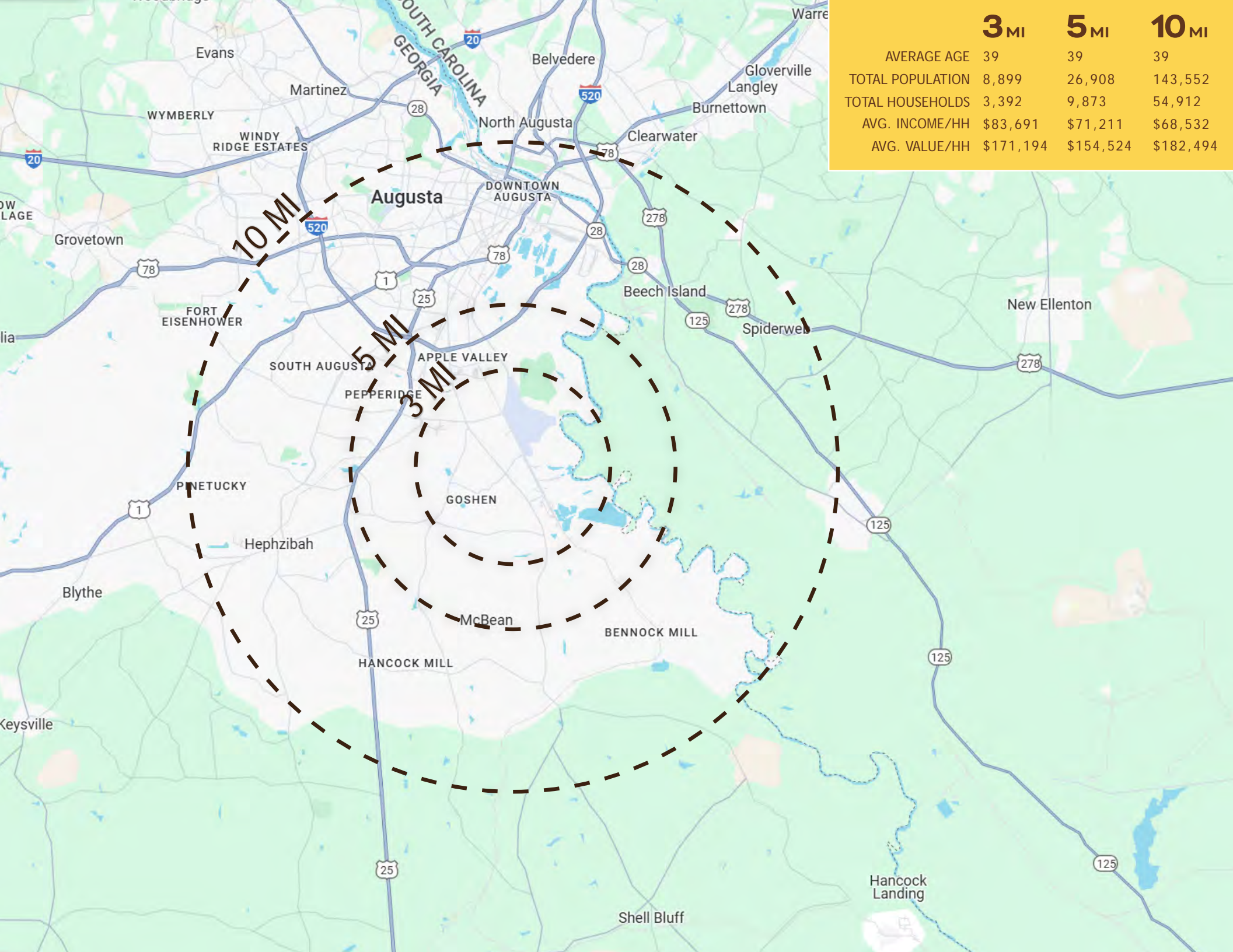
GOSHEN

BROWN ROAD

MIKE PADGETT HIGHWAY

DOUG BARNARD PARKWAY





	3 MI	5 MI	10 MI
AVERAGE AGE	39	39	39
TOTAL POPULATION	8,899	26,908	143,552
TOTAL HOUSEHOLDS	3,392	9,873	54,912
AVG. INCOME/HH	\$83,691	\$71,211	\$68,532
AVG. VALUE/HH	\$171,194	\$154,524	\$182,494



# RIVER REGION STATISTICS



River Region Population:  
767,478



Annual Growth Rate:  
0.89%



Average Commute:  
23.5 mins



Trade Area Population:  
767,478



Medium Income:  
\$55,049



Unemployment Rate:  
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Eisenhower

**Job Growth:** Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

**Cyber & Innovation:** Georgia Cyber & Innovation Training Center

**Major Industry:** Fort Eisenhower, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

