



VERSATILE SHOWROOM WAREHOUSE BUILDING

1982 JEFFERSON DAVIS HWY, AIKEN, SC, 29829



PROPERTY DETAILS

Sale Price:	\$1,650,000 \$127/SF	Jefferson Davis Traffic:	±25,600 VPD
Lease Rate:	\$11.00	Min Warehouse Height:	18' at the Eaves
Lease Type:	NNN	Max Warehouse Height:	21' at the Center
Square Feet:	13,000 SF	Drive-In Doors:	4 Drive-In Doors
Land Size:	±3.00 Acres	Features:	Showroom, 6 Offices, 3 Kitchens

OFFERING MEMORANDUM

13,000 SF | 21' CEILINGS | 4 DRIVE-INS
LEASE RATE: \$11.00 NNN | SALE PRICE: \$1,650,000
25,600 VPD ON JEFFERSON DAVIS HWY



OFFERING MEMORANDUM TABLE OF CONTENTS

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

- Lease Rate or Purchase Price
- Lease Term
- Lease Guarantor (If Applicable)
- Special Stipulations

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EXECUTIVE SUMMARY



VERSATILE INDUSTRIAL OPPORTUNITY

WHY THIS PROPERTY?



UPDATED BUILDING

Recently Updated Space



DRIVE-IN DOORS

4 Drive-In Doors



25,600 VEHICLES PER DAY

Strong Traffic Counts



BUILDING SIZE

13,000 Square Feet



LOW MARKET INVENTORY

High Demand / Low Supply



COMMITMENT TO AREA

Proximity to New Development



HIGH CEILINGS

18' - 21' Ceiling Height



SPACE SUMMARY

Sales Price:	\$1,650,000 \$127/SF
Lease Rate:	\$11.00 NNN
Square Feet:	13,000
Clear Height:	18' - 21'
Drive-In Doors:	4 Drive-Ins

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial proudly presents this newly updated 13,000 SF flex space for lease and sale in Graniteville, SC. Built in 2004, and situated on a ±3.00-acre lot with frontage on Jefferson Davis Hwy, the property benefits from excellent visibility and high traffic counts of 25,600 vehicles per day, enhancing its appeal as a retail/showroom space with warehouse storage.

The building includes 6 offices, 3 kitchens, 1 apartment, 5 bathrooms, 1 showroom, and 1 warehouse, offering versatility for a variety of flex-space uses. The layout is flexible, accommodating a wide range of operations or configurations.

Recent updates to this property were just completed and include: new pavement in the parking lot, newly painted exterior, updated interior, sod, and tree removals. These updates place this space among some of the best flex spaces in the CSRA.

The warehouse offers ceiling heights of 18' at the eaves and 21' at the center, providing ample vertical clearance. The ±3.00-acre site includes significant additional space suitable for a laydown yard or future expansion of the building.

The property's layout supports owner/user functionality but could also be divided and leased to multiple tenants, serving as a strong industrial investment opportunity. With plentiful office space, a large showroom, and a spacious warehouse, it meets the needs of users seeking adaptability and visibility.

This property stands out in the CSRA market due to its newer construction and supply constraints in the area. Compared to the average age of industrial spaces available, which is 1966, this building offers modern features that are in high demand. With limited delivery of new industrial spaces in the CSRA, this property provides a superior option for users seeking quality and functionality.

1982 JEFFERSON DAVIS HWY

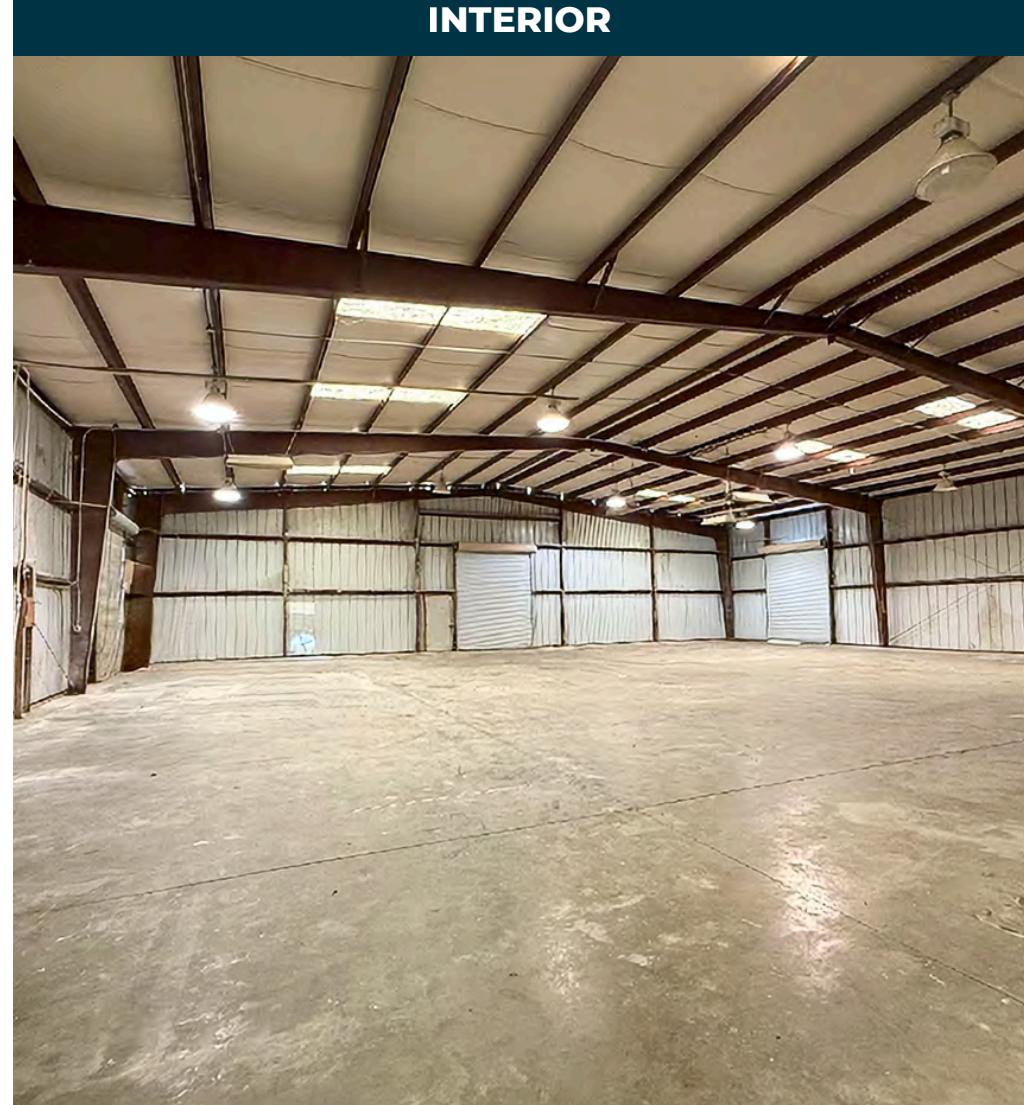


13,000 SF FLEX SPACE **BUILDING DETAILS**

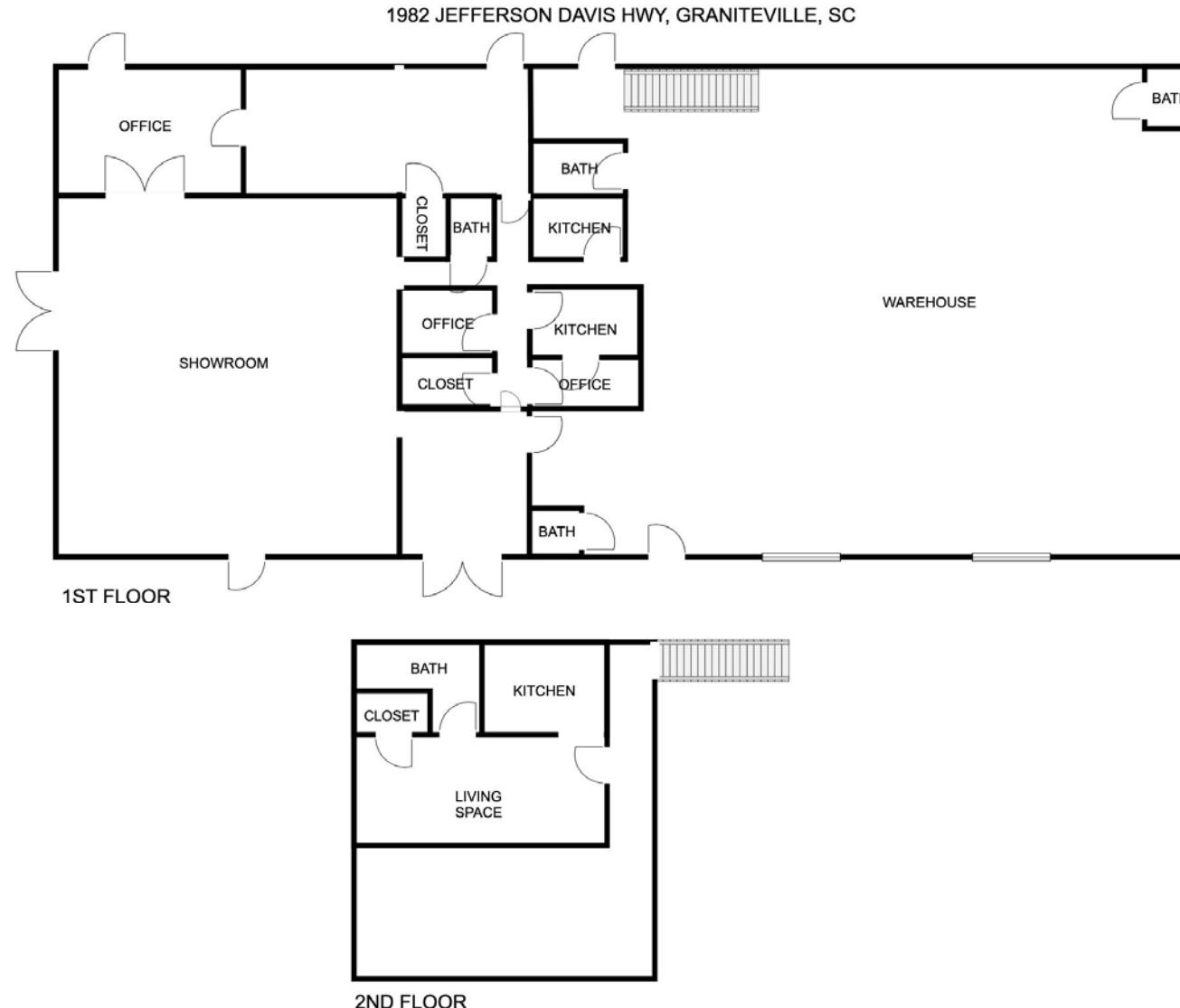
BUILDING DETAILS

Building Size	13,000 SF
Lot Size	±3.00 Acres
Zoning	RUD Rural Urban Development
Year Built	2004
Clear Height (Center)	21'
Clear Height (Eaves)	18'
Lighting	Overhead Lighting
Floors	Concrete Slab
Structure	Steel Beam w/ Steel Walls
Roof	Sheet Metal Steel Trusses & Purlins
Drive-In Doors	4
Gas	Yes
Water	Yes
Sewer	Septic

INTERIOR



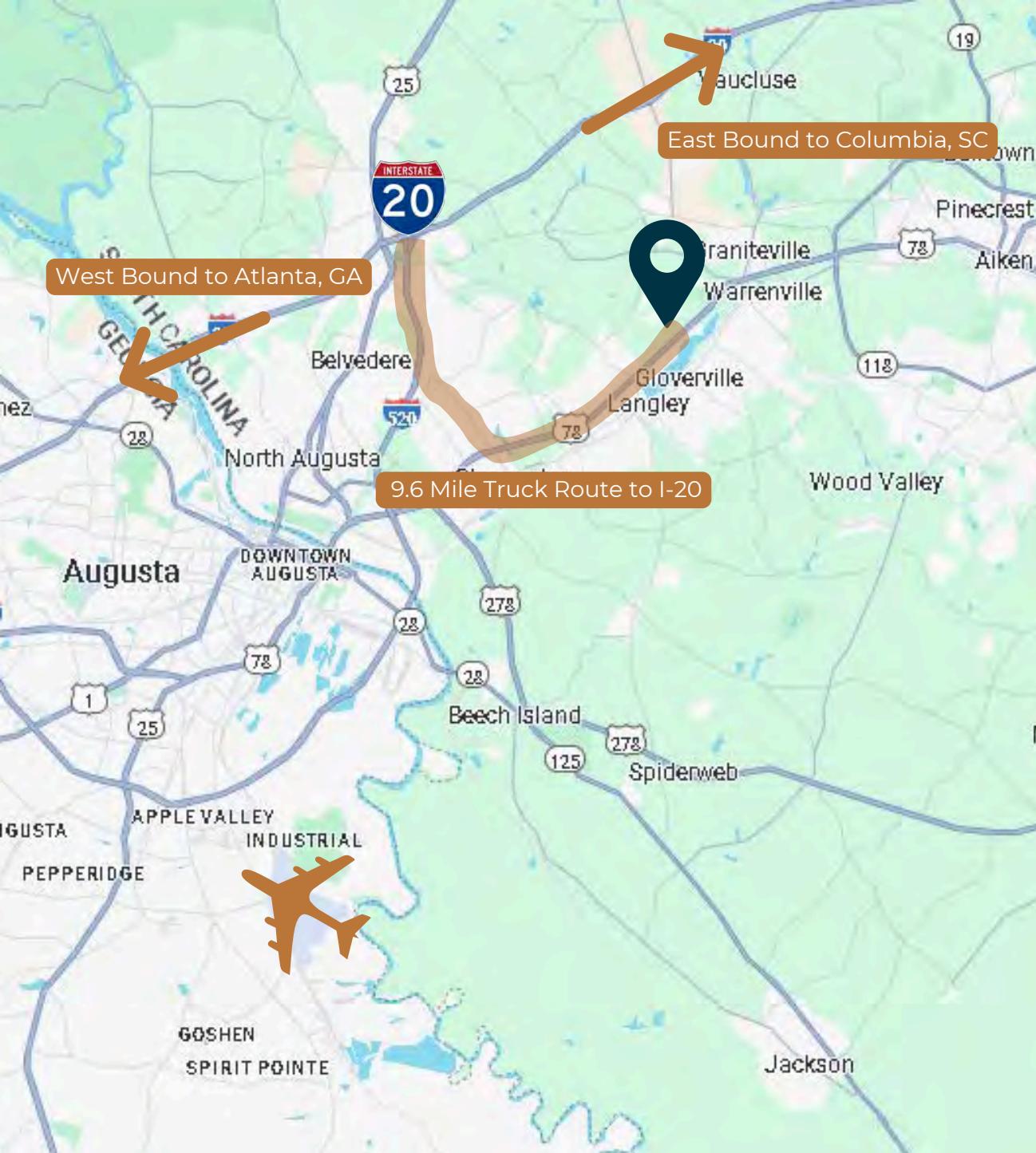
13,000 SF FLEX SPACE FLOOR PLAN



1982 JEFFERSON DAVIS HWY

13,000 SF FLEX SPACE PROPERTY OUTLINE





CONVENIENTLY LOCATED TO MAJOR CITIES

LOGISTIC ROUTES



9.6 Miles To
Interstate-20 East Bound



9.6 Miles To
Interstate-20 West Bound



6.8 Miles To
Interstate-520



TRUCKING DISTANCES

To Important Cities & Ports

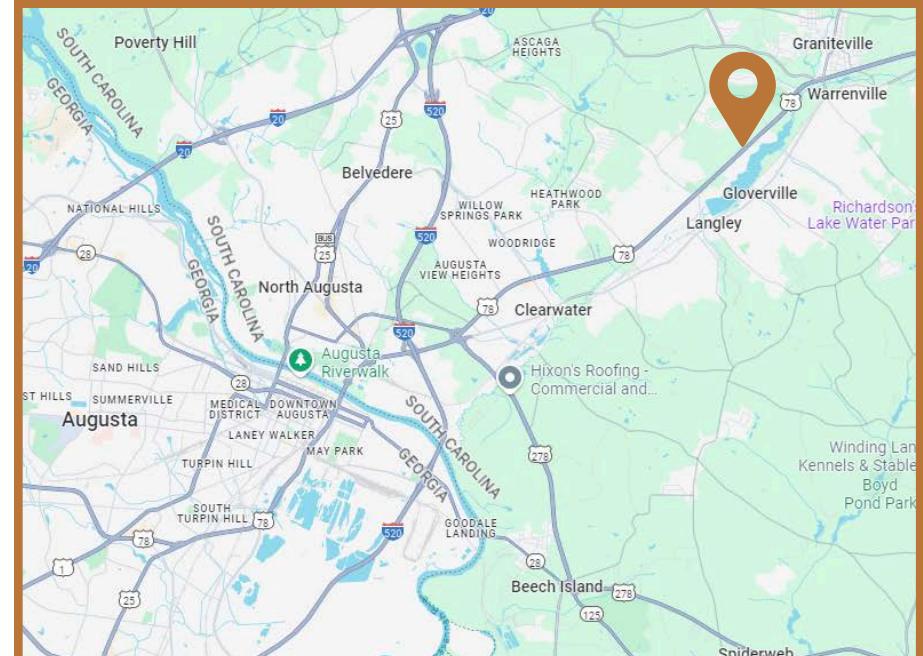
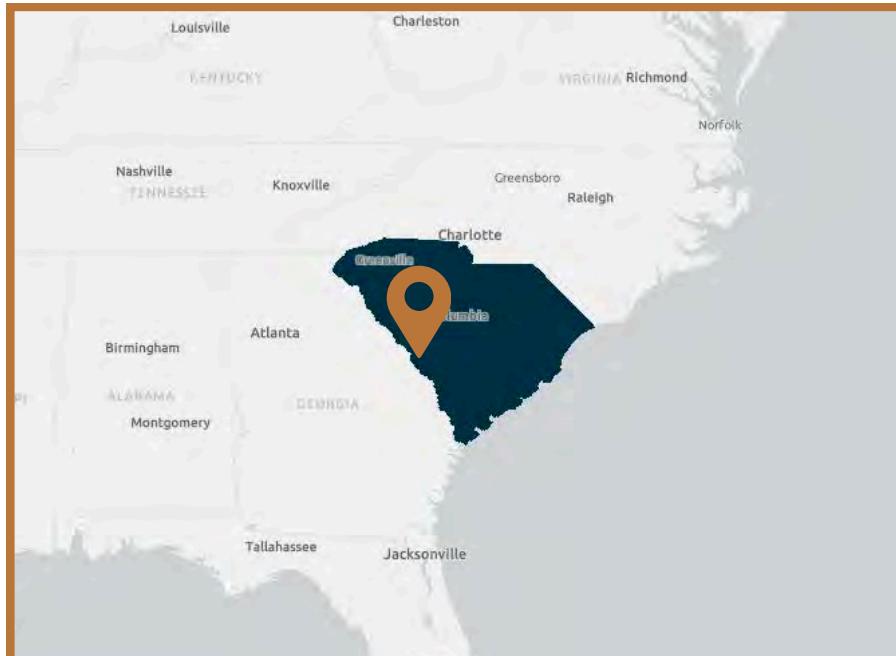
Aiken, SC	6.9 Miles
Augusta, GA	13.6 Miles
Columbia, SC	68.4 Miles
Greenville, SC	118 Miles
Port of Savannah	127 Miles
Port of Charleston	139 Miles
Charlotte, NC	152 Miles
Atlanta, GA	157 Miles



13,000 SF FLEX SPACE

LOCATION SUMMARY

- This property is located at 1982 Jefferson Davis Hwy in Warrenton, SC, offering an exceptional position for both industrial and commercial/retail use. Situated on Jefferson Davis Highway, a major thoroughfare connecting Aiken, SC, to Downtown Augusta, GA, the property benefits from a high daily traffic count of 25,600. Its proximity to I-520 (6.8 miles) and I-20 Eastbound and Westbound (9.6 miles each) ensures efficient access to Columbia, SC, Atlanta, and beyond, enhancing its logistical appeal.
- The property is also strategically located within 150 miles of the Port of Charleston and Port of Savannah, two of the busiest ports in the Southeast, making it a prime location for import/export operations. Nearby amenities, such as Aiken Technical College, a Food Lion-anchored shopping center, Midland Valley Golf Club, and Craig Mills Subdivision (which is expanding with new single-family homes), add to its commercial appeal. Jefferson Davis Highway's role as a key connector and the property's proximity to established businesses like Pizza Hut, Domino's, and SRP further solidify its position as a versatile space suitable for industrial, retail, or showroom operations.





1982 JEFFERSON DAVIS HWY



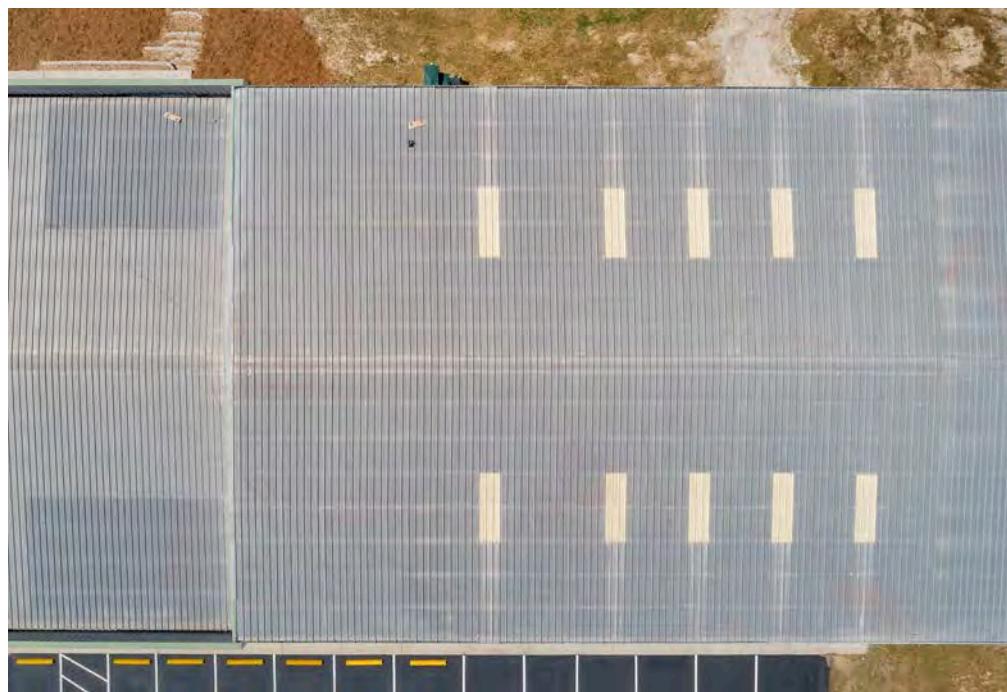














LOCATION OVERVIEW



1982 JEFFERSON DAVIS HWY



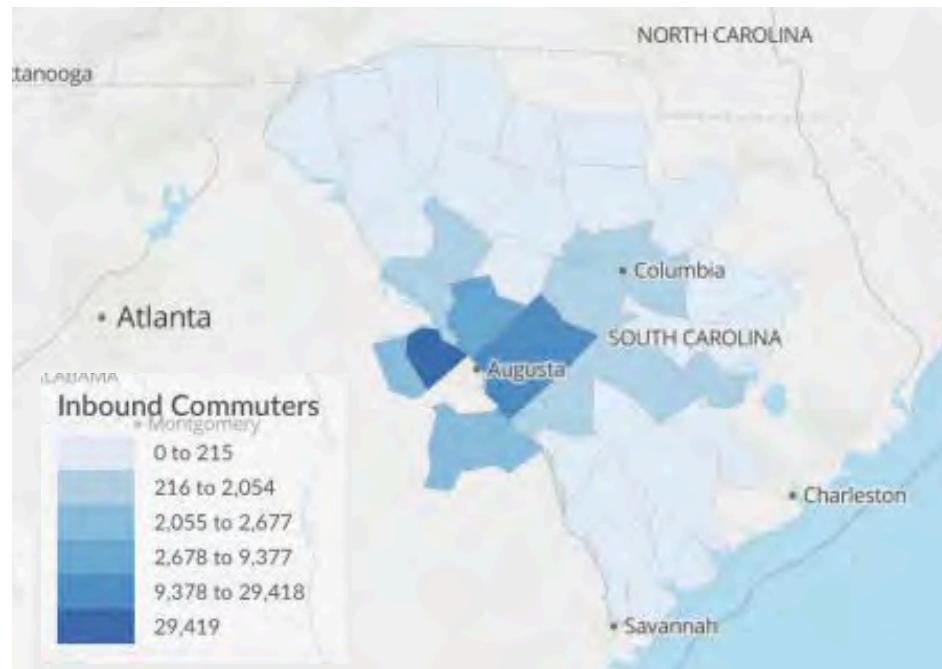
WORKFORCE

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? CSRA

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.



MASTERS

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



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, complementing the low cost of living and doing business in Augusta.

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



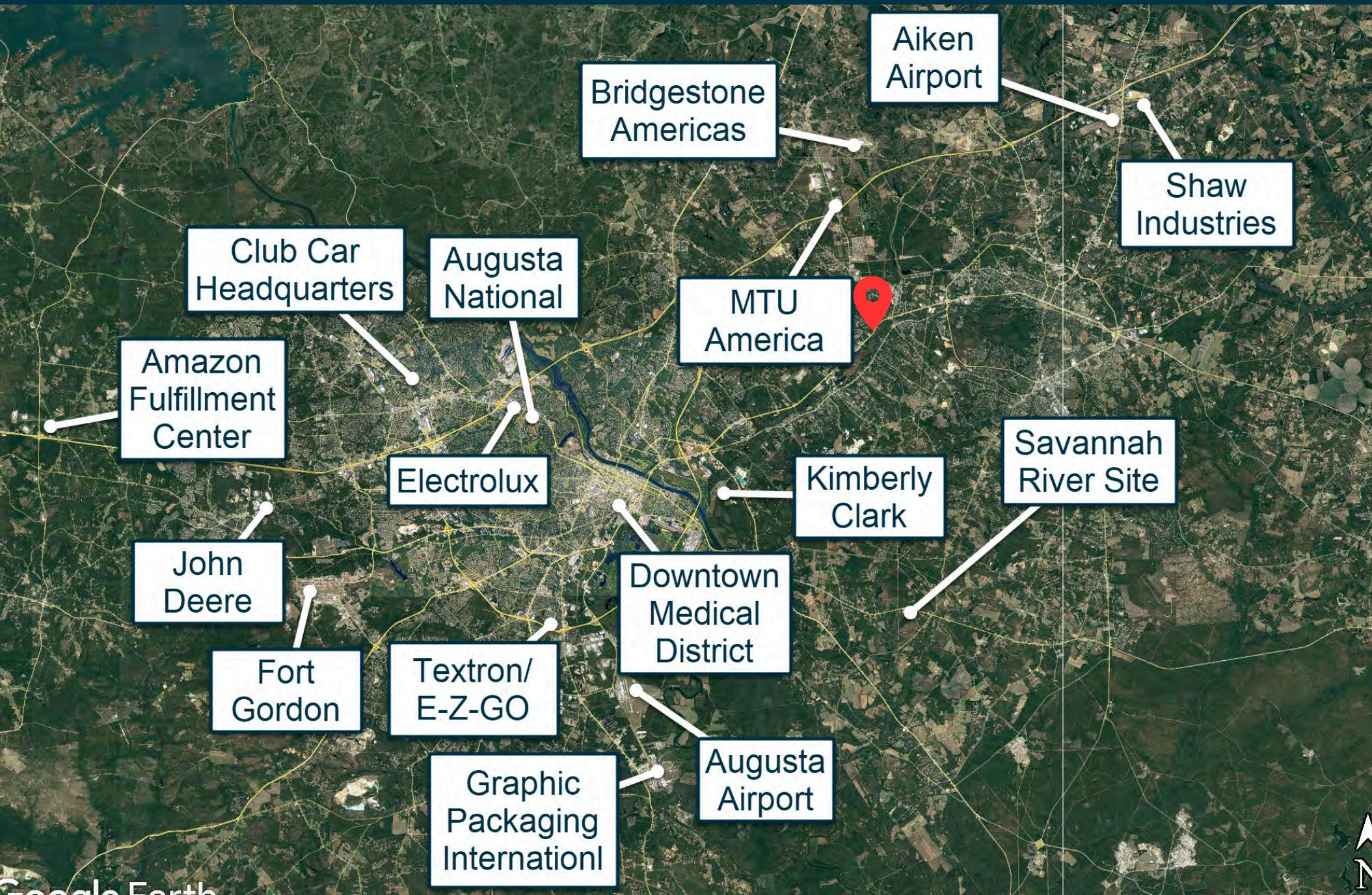
11%

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

8th

largest Maritime Hub
in the US (2022)

ECONOMIC DRIVERS



13,000 SF FLEX SPACE

AREA DEMOGRAPHICS



Drive Time Radii

5 Min

10 Min

15 Min

Drive Time Radii	5 Min	10 Min	15 Min
Population	5,410	30,394	82,369
Median HH Income	\$76,882	\$70,023	\$68,286
Median Age	38.1 Yrs	39.9 Yrs	40.8 Yrs

**For inquiries,
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