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VIDEO



4159 MIKE PADGETT HIGHWAY AUGUSTA, GA 30906

INDUSTRIAL MANUFACTURING FACILITY

ZONE | HI

4.91 AC

15,140 SF

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JORDAN TROTTER
COMMERCIAL REAL ESTATE



MIKE PADGETT HIGHWAY
18,400 VPD

WAREHOUSE #2 - 1,500 SF
(BUILT 2016)

12,800 SF
OFFICE/WAREHOUSE

WAREHOUSE #1 - 840 SF
(BUILT 2013)

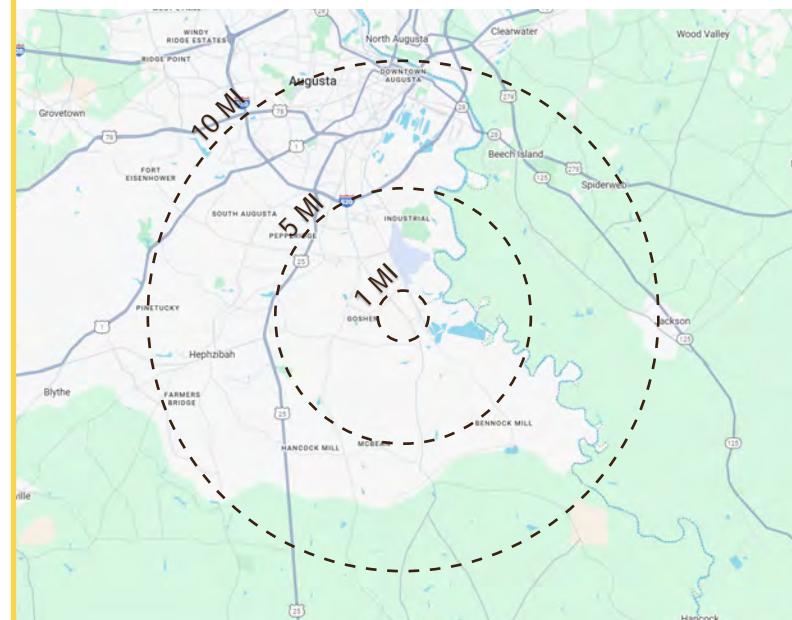
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Strategically positioned on Mike Padgett Highway (18,400 VPD), this property offers exceptional connectivity to the region's key transportation routes and industrial hubs. Located just minutes from I-520 (Bobby Jones Expressway), the site provides quick access to I-20, ensuring efficient distribution to major markets across Georgia, South Carolina, and the Southeast. Only a short drive from downtown Augusta, the property sits in the city's established manufacturing and industrial corridor, surrounded by production facilities, warehouses, and logistics operations. This central location allows for seamless access to workforce, suppliers, and customers, making it ideal for manufacturing, fabrication, and distribution users seeking both visibility and convenience.

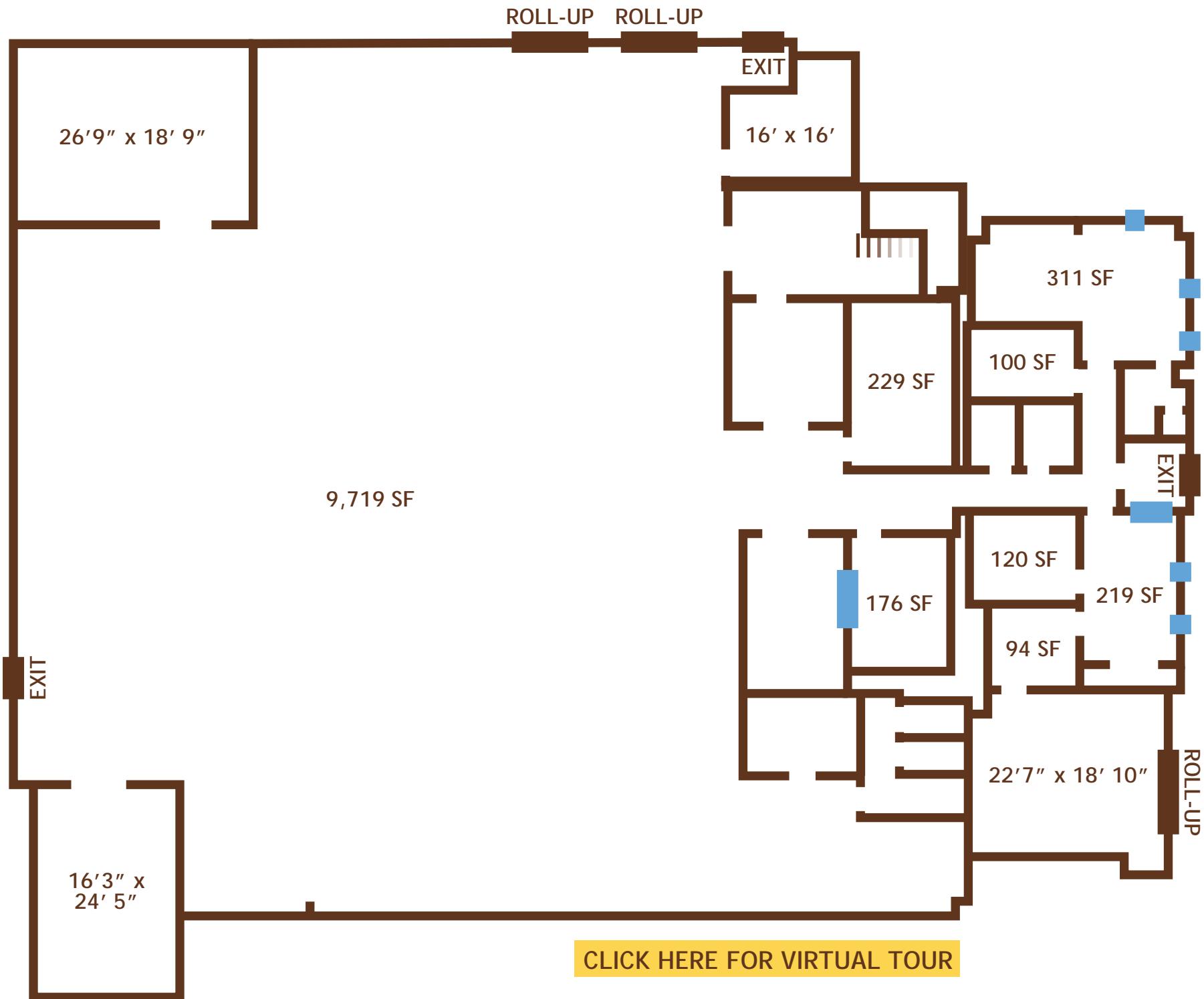
This main facility, built in 1988, is 12,800 SF and offers a versatile combination of office and warehouse space, ideally suited for fabrication or manufacturing operations. The 2,000 SF office area includes five private offices, two restrooms, a reception area, and a fully conditioned shipping and receiving bay with a 9' x 8' roll-up door. The 10,800 SF warehouse is fully conditioned and features multiple offices, two restrooms, a 6" concrete slab with select 8" reinforced areas, one 8' x 8' dock-high door, and one 10' x 12' drive-in door. Full air compression lines with drops, a 50 HP compressor, and dual 60-gallon tanks provide a turnkey setup for production and industrial use. The main facility also features a 300 SF safe room for secure storage, and two additional storage units on the rear of the building.

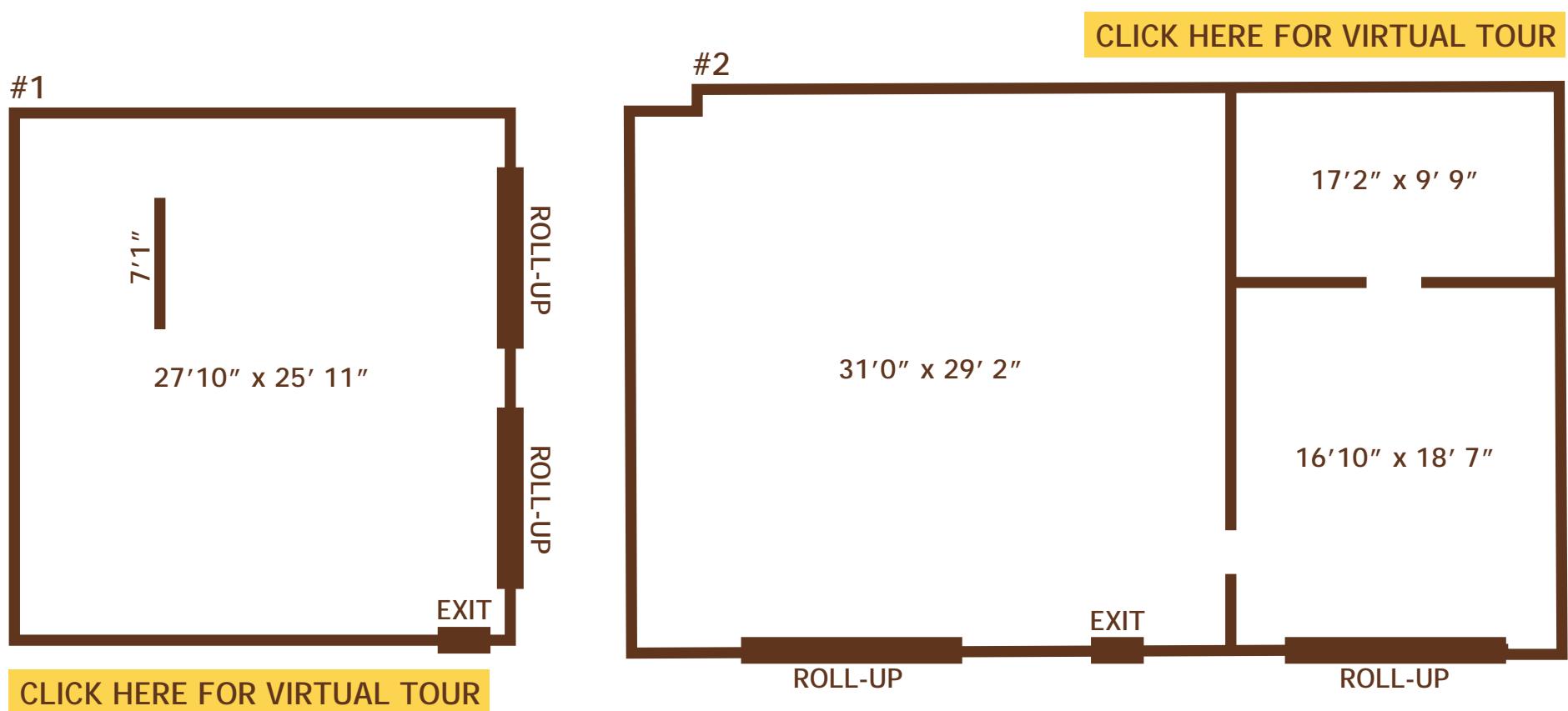
In addition to the main facility, the property includes two well-appointed ancillary buildings designed to support a variety of industrial and manufacturing operations. The first, an 840 SF building built in 2013, is equipped with two 10' x 8' drive-in doors, a vehicle lift, and 10' ceilings, ideal for automotive, maintenance, or specialized fabrication work. The second, a 1,500 SF building built in 2016, offers two 12' x 10' drive-in doors, 12' ceilings, full air compression lines, and additional storage space, providing flexible functionality for production support, inventory, or workshop needs. Together, these supplemental structures enhance the property's versatility and operational efficiency.

- 4.91 Acres - Fully Fenced
- Heavy Industrial (HI) Zoning
- Fully Conditioned Warehouse Space
- Ideal Fabrication or Manufacturing Facility
- Heavy Power (240 V 3-Phase)



	1 MI	5 MI	10 MI
AVERAGE AGE	38	39	40
TOTAL POPULATION	654	20,004	128,895
TOTAL HOUSEHOLDS	257	7,493	51,140
AVG. INCOME/HH	\$79,799	\$80,069	\$67,612
AVG. VALUE/HH	\$200,294	\$170,666	\$183,531











TOBACCO ROAD



CROSS CREEK
HIGH SCHOOL

MCDADE ROAD

GOSHEN
ELEMENTARY
SCHOOL

GOSHEN ROAD

GOSHEN

BROWN ROAD

DOLLAR GENERAL



DOLLAR GENERAL

u SITE

DOUG BARNARD PARKWAY

MIKE PADGET HIGHWAY

DOLLAR GENERAL



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 Gordon

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 Gordon, 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

