

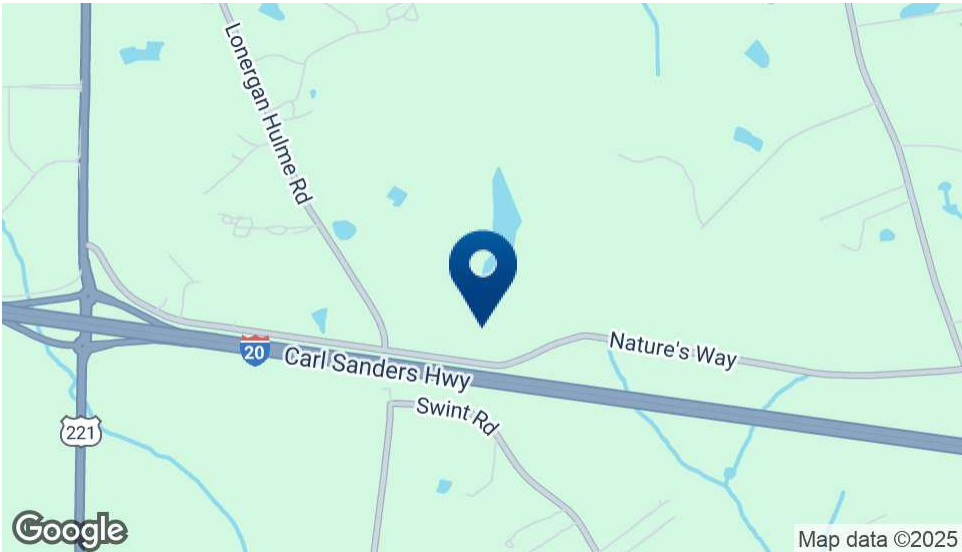


FOR LEASE

COLUMBIA COUNTY WAREHOUSE

6341 Nature's Way, Appling, GA 30802

Executive Summary



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	31,500 - 84,920 SF
Lot Size:	19.73 Acres
Zoning:	LI

PROPERTY OVERVIEW

This 19.73-acre industrial parcel includes two buildings. The primary structure totals approximately 81,450 square feet and was formerly used as a bottling manufacturing facility. Inside, the warehouse provides a 26-foot eave height and 22-foot clear height. It is equipped with 10 standard dock-height doors and one drive-in door. Constructed in 1996, the building has been expanded and updated over time.

Building can be subdivided into a 31,500 SF space which has 3k sf of office and a 53,420 SF building which has 3,470 SF of office space. Each section would have 5 dock doors with entire building have 10 dock doors.

Electrical service is 480A, 3-phase. The structure consists of pre-engineered steel with a gable roof and corrugated metal panels. Exterior walls are a combination of concrete block and metal panels. A separate 3,470 square-foot two-story office building is also located on the property.

Zoned for light industrial use, the site supports a wide range of commercial operations. Additional truck parking is possible due to the availability of excess land.



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Property Description



PROPERTY DESCRIPTION

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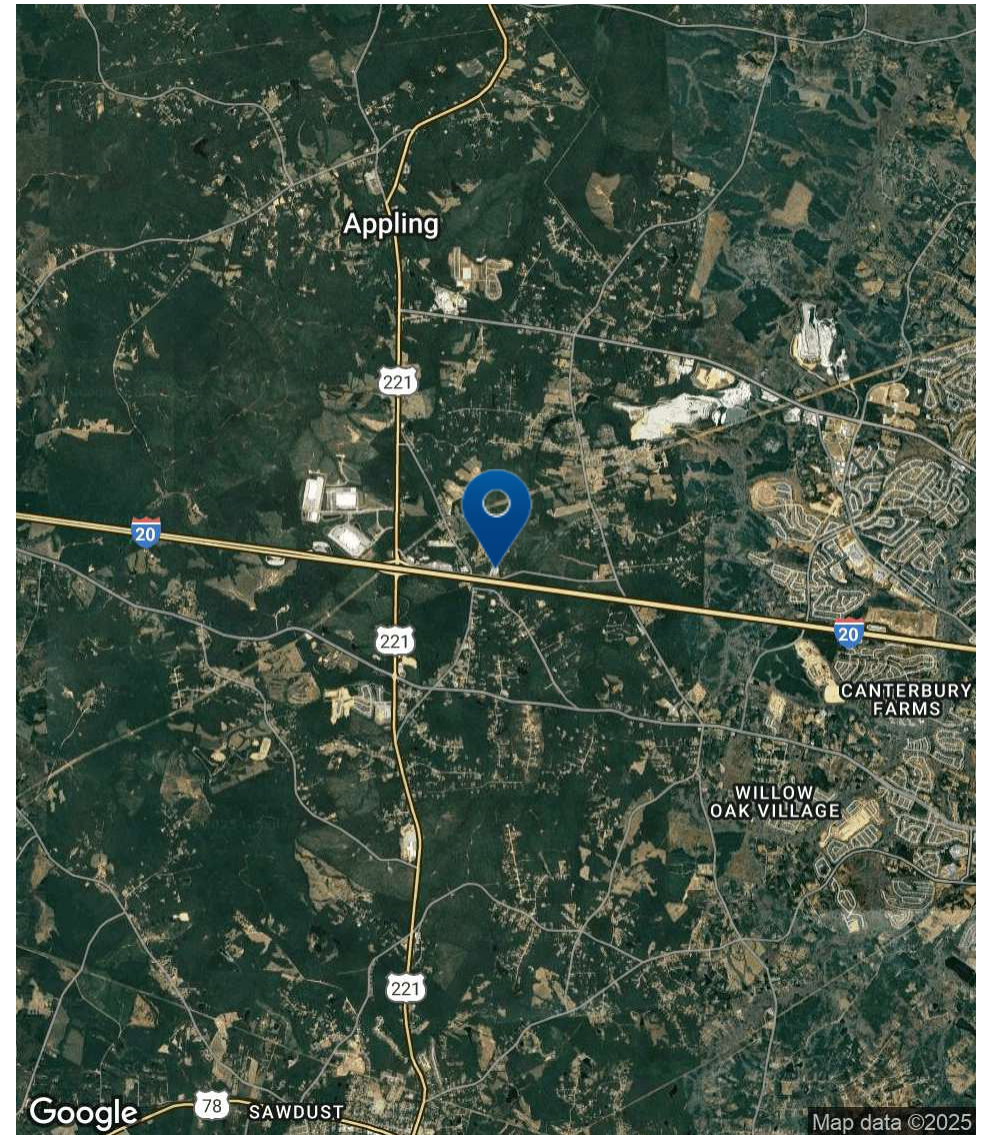
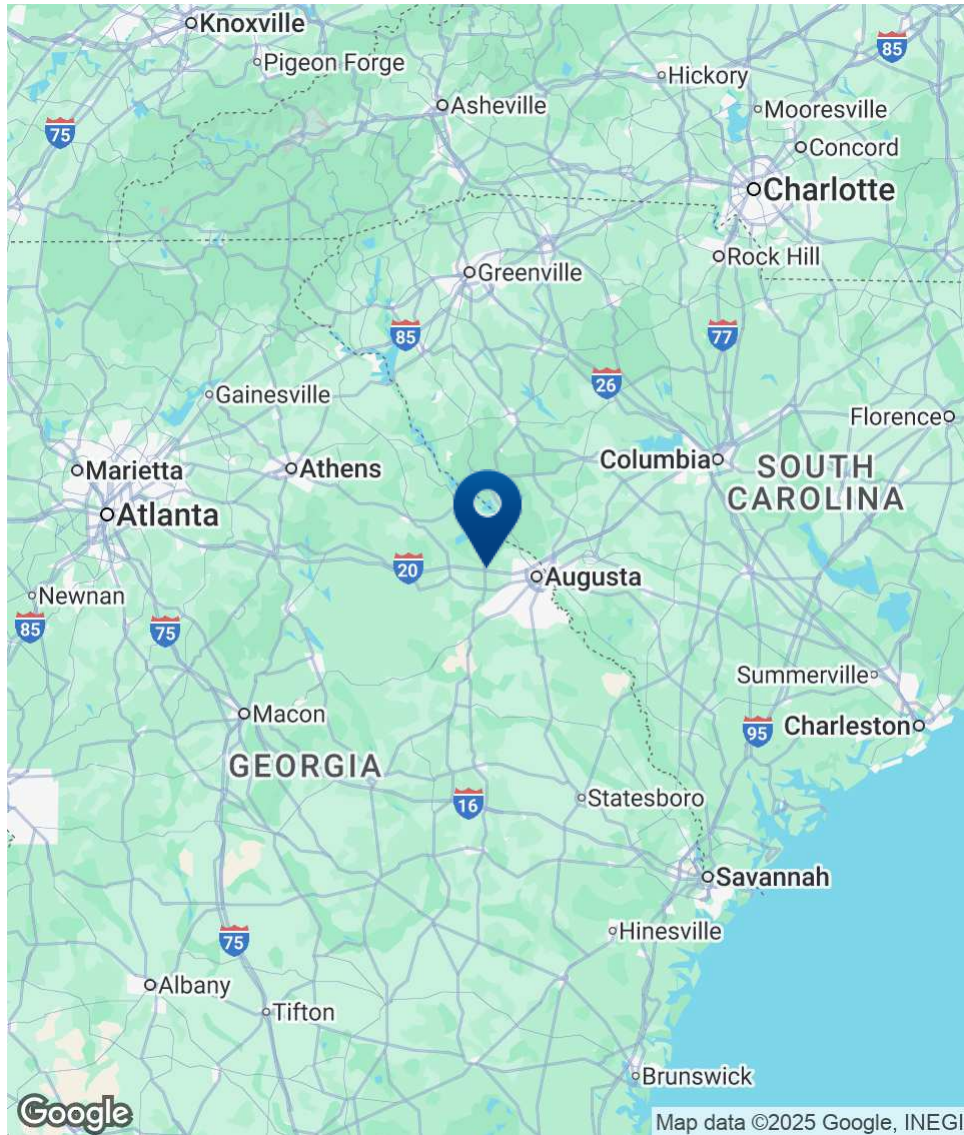
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LOCATION DESCRIPTION

Located less than one mile from the Interstate 20 interchange at Appling Harlem Road, the property offers excellent regional access. It sits under 1.5 miles from Columbia County's White Oak Industrial Park. Interstate 20 provides direct connections to Columbia, Richmond, McDuffie, and Aiken (SC) counties, making it highly suitable for logistics and distribution. The site also offers approximately 1,000 feet of frontage along the I-20 access road, with visibility to over 43,000 vehicles per day.

Location Map

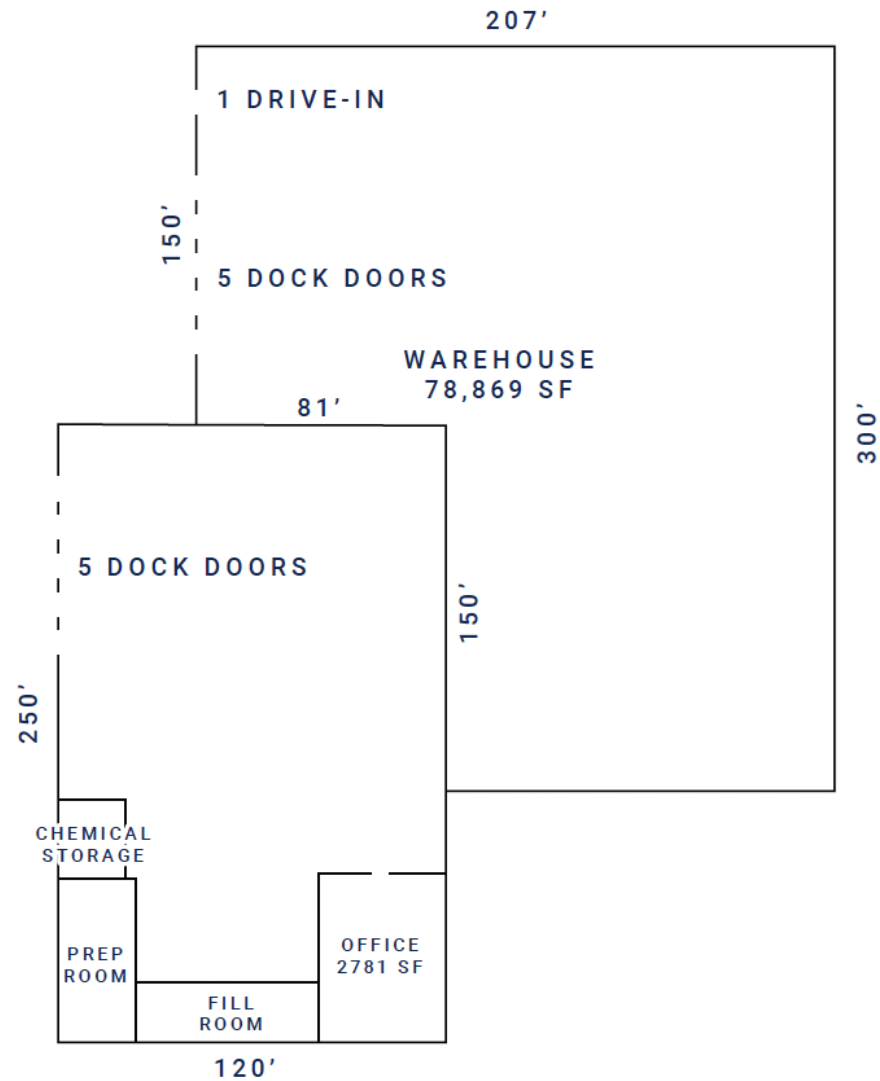


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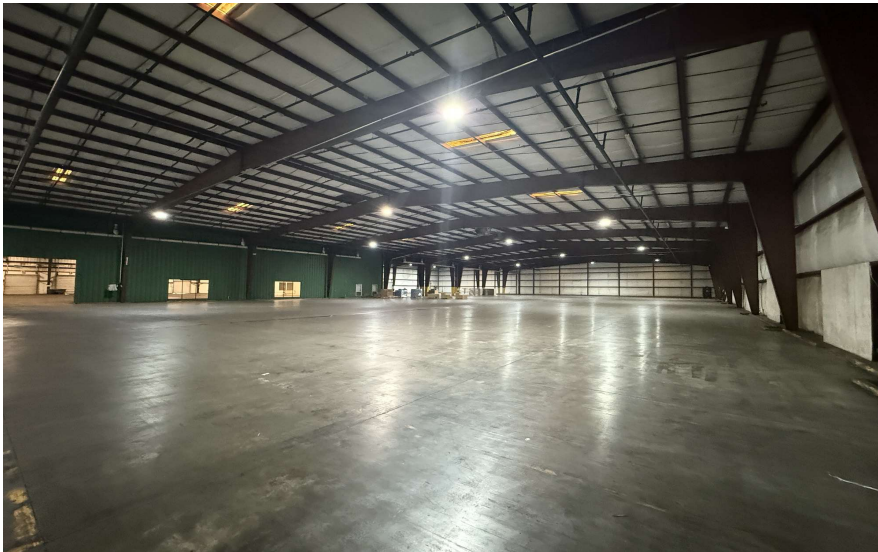
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SITE PLAN

Site Plan WAREHOUSE



Additional Photos



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Major Employers



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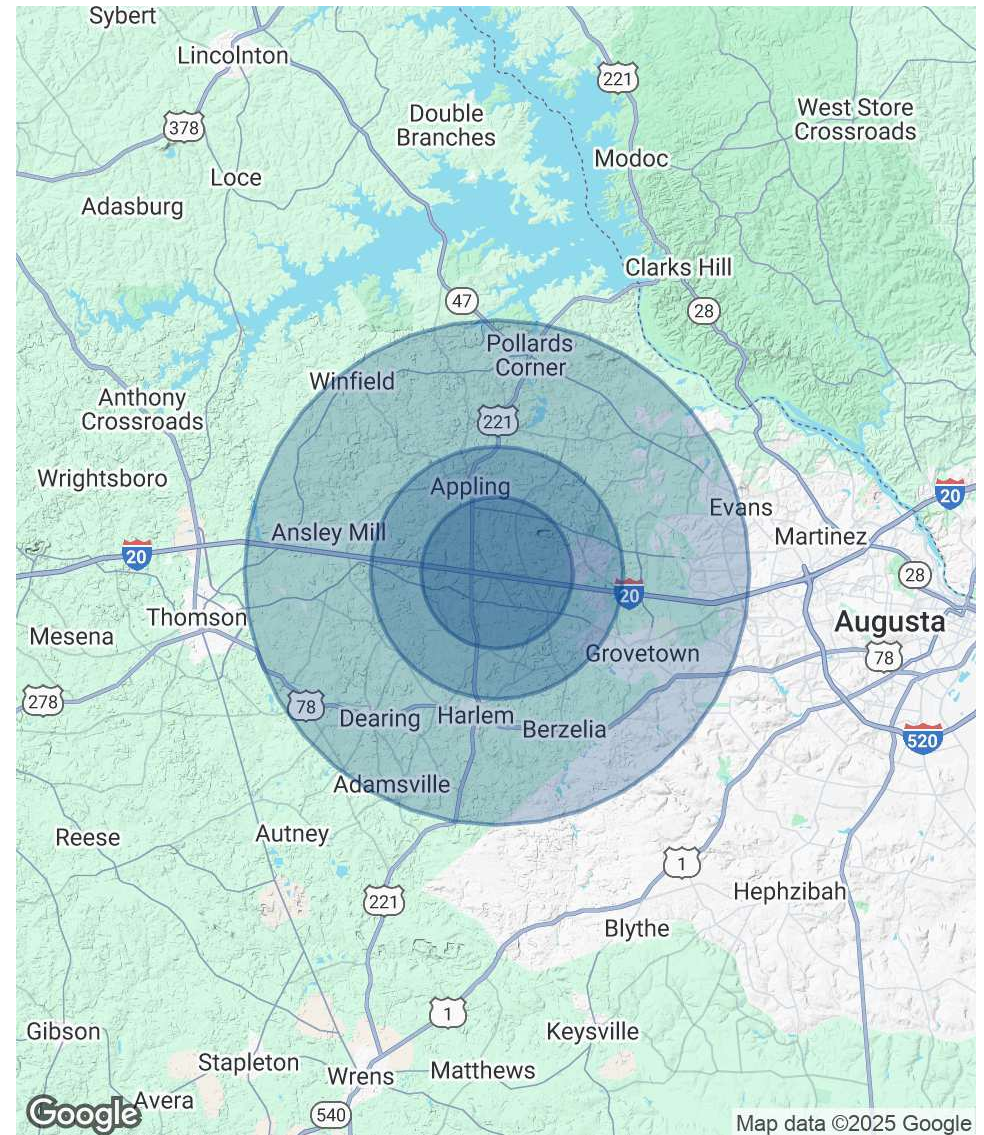
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Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,890	32,156	126,909
Average Age	39	35	37
Average Age (Male)	38	34	36
Average Age (Female)	40	35	38

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,662	10,391	43,495
# of Persons per HH	2.9	3.1	2.9
Average HH Income	\$123,903	\$124,879	\$112,903
Average House Value	\$357,073	\$317,931	\$302,960

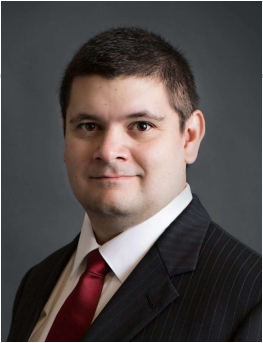
Demographics data derived from AlphaMap



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Advisor Bio 1



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PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for nearly two decades. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States.

Currently Sherman & Hemstreet manages over 10 million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to www.ccim.com or www.sior.com.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

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