



FOR SALE

# THOMSON WAREHOUSE

117 First Ave, Thomson, GA 30824

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**

President & Broker

[jedge@shermanandhemstreet.com](mailto:jedge@shermanandhemstreet.com)

706.288.1077

# Property Summary



## PROPERTY DESCRIPTION

This ±27,500 square foot warehouse is available to users needing both open warehouse and manufacturing space in Thomson GA. Space has ample office space and bathrooms. The building is fully climate controlled, supported by new HVAC units installed in 2022. A new roof was also recently added to enhance long-term durability.

Constructed in two phases, the ±12,500 SF section was built in 1970 and features 24-foot ceiling heights, open layout, ample lighting, and an upper mezzanine area. The ±15,000 SF section is older but has undergone updates and was previously utilized for manufacturing, offering 16-foot ceiling heights and concrete floors throughout. Interior improvements include multiple restrooms and dedicated office space, creating a functional setup for industrial users.



## LOCATION DESCRIPTION

Situated on a 1.14-acre site, the property includes a paved parking lot adjacent to the City of Thomson public lot. A gravel area at the opposite end of the building is currently being cleared for potential additional use. Loading access is provided via one dock door and one drive-in door. Located in downtown Thomson, Georgia, the warehouse is approximately three miles from Interstate 20 and 1.5 miles from Highways 10 and 278. This site is part of the CSRA (Central Savannah River Area) submarket, anchored by Augusta, and is positioned within a high-demand growth corridor experiencing strong interest in industrial and flex space along the I-20 and city bypass corridors.

## OFFERING SUMMARY

Sale Price:	\$695,000
Lot Size:	1.16 Acres
Building Size:	27,500 SF



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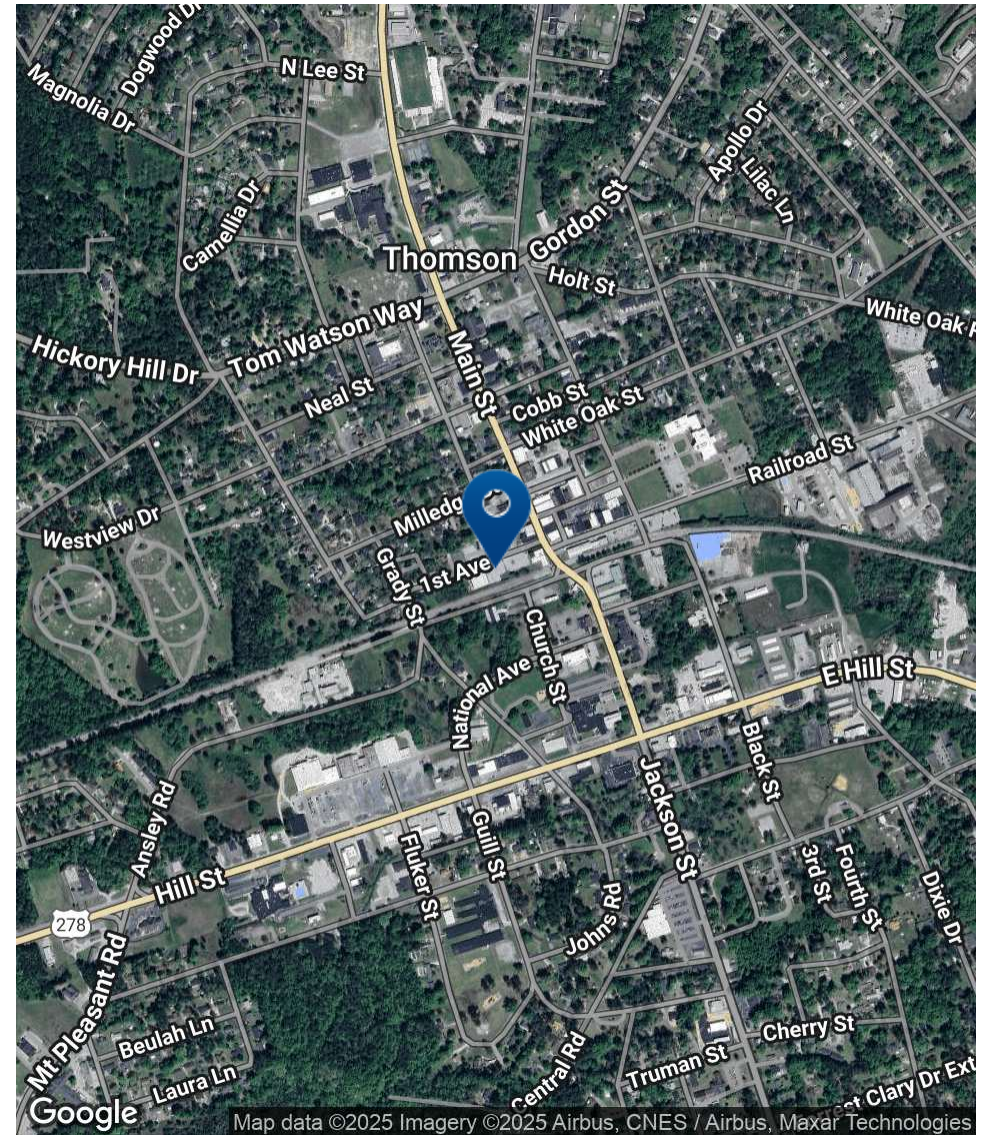
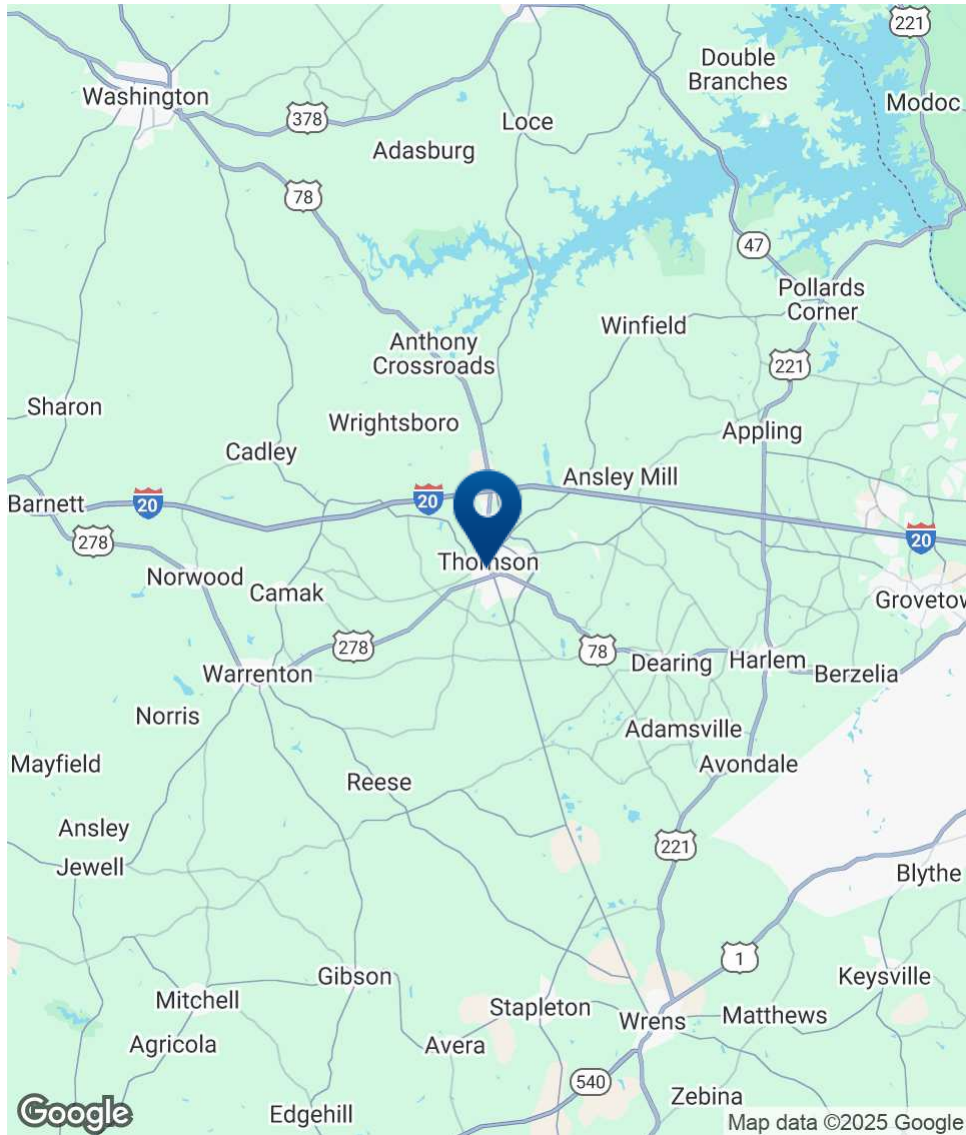
# Additional Photos



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# Location Map



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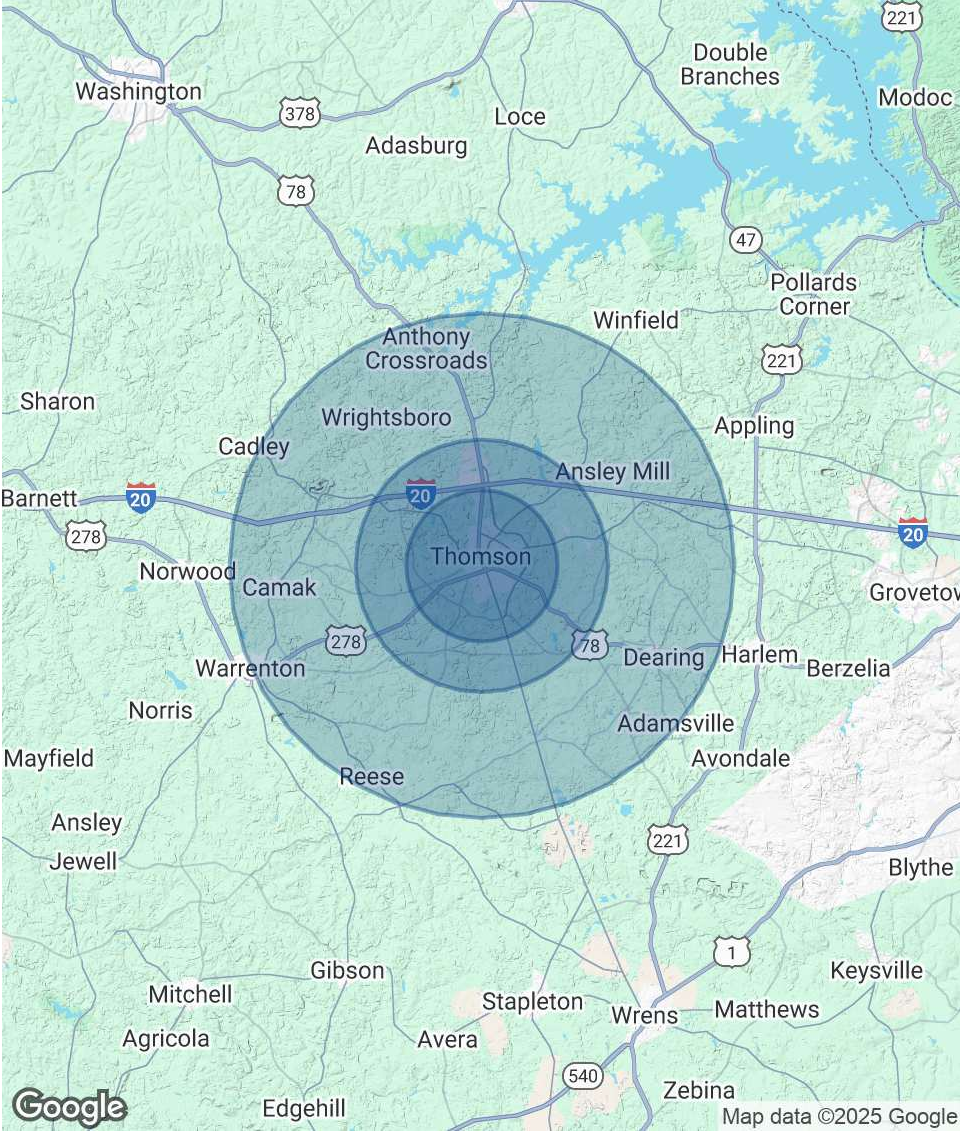
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# Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	10,628	14,704	24,950
Average Age	41	41	42
Average Age (Male)	39	40	41
Average Age (Female)	42	43	43

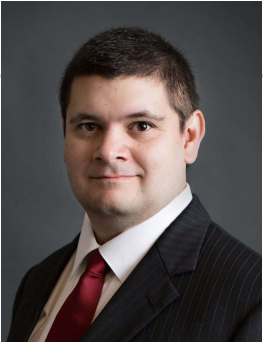
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,269	5,889	9,965
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$70,120	\$72,151	\$75,099
Average House Value	\$169,372	\$183,227	\$209,449

Demographics data derived from AlphaMap



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# Advisor Bio 1



**JOE EDGE, SIOR, CCIM**

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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](http://www.ccim.com) or [www.sior.com](http://www.sior.com).

## MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

### Sherman & Hemstreet Real Estate Company

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