

Scalable industrial opportunity in Augusta GA

±50,000 sf Class B Industrial property on 12 acres

FOR SALE OR LEASE

930 - 940 Molly Pond Road, Augusta, GA 30901

For more
information

Tyler Smith
Vice President
+1 704 497 1533
tyler.smith@avisonyoung.com

**AVISON
YOUNG**

Overview

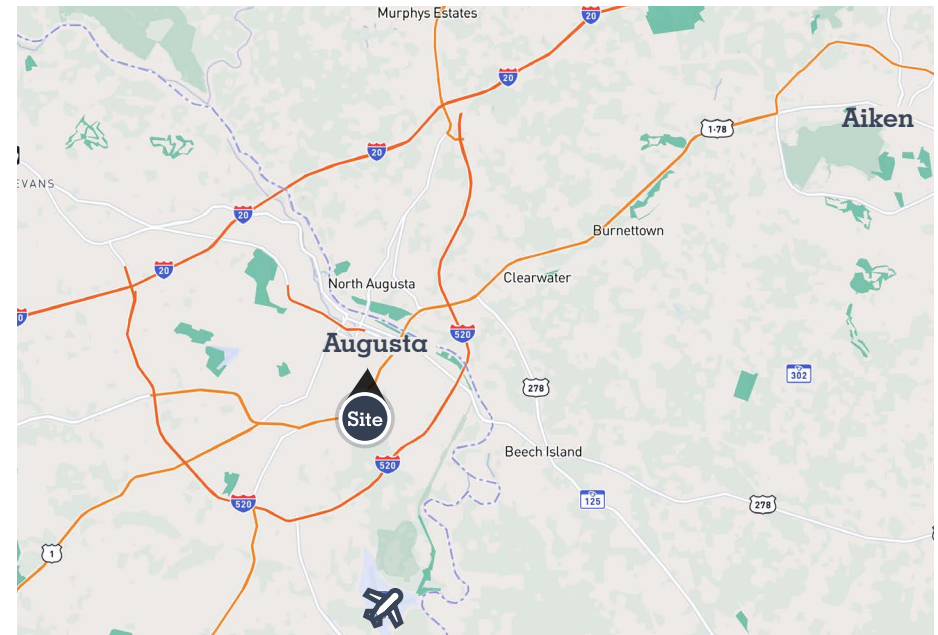
930-940 Molly Pond Rd | Augusta, GA

Total site	12 acres
Primary warehouse	44,000 sf
Secondary warehouse	7,470 sf
Freestanding office	3,000 sf
Outdoor storage	8 acres usable yard
Expansion potential	40,000 sf
Lease rate	\$7.00-\$7.50/sf/yr, NNN
Lease notes	Subdividable

Sale Price | \$4,500,000

Highlights

- Located in Augusta-Aiken MSA, with excellent regional connectivity to major highways and Southeast logistics corridors
- Strategically located just 25 minutes from the U.S. Department of Energy's 310-square-mile Savannah River Site—employs over 10,000 workers and supports major national-security, clean-energy, environmental, and AI-infrastructure initiatives
- Ability to accommodate a single large occupier or be configured for multiple tenants across buildings
- Large yard space ideal for distribution, trucking, construction, energy, and industrial service uses
- Strong long-term growth fundamentals in Augusta Industrial Market



Site overview

930-940 Molly Pond Rd | Augusta, GA



930 Molly Pond

930-940 Molly Pond Rd | Augusta, GA

Property specs

Building size	±44,000 sf
Lot size	8.9 acres
Dock doors	11 doors 10'x10' - 9 pit levelers
Grade level doors	3 doors 20' x 14', 18' x 14', 10 x 10'
Ceiling height	18' eave, 20'
Power	3 phase, 1000+ amps
Sprinkled	Wet system
Column spacing	55' x 25'



940 Molly Pond

930-940 Molly Pond Rd | Augusta, GA

Property specs

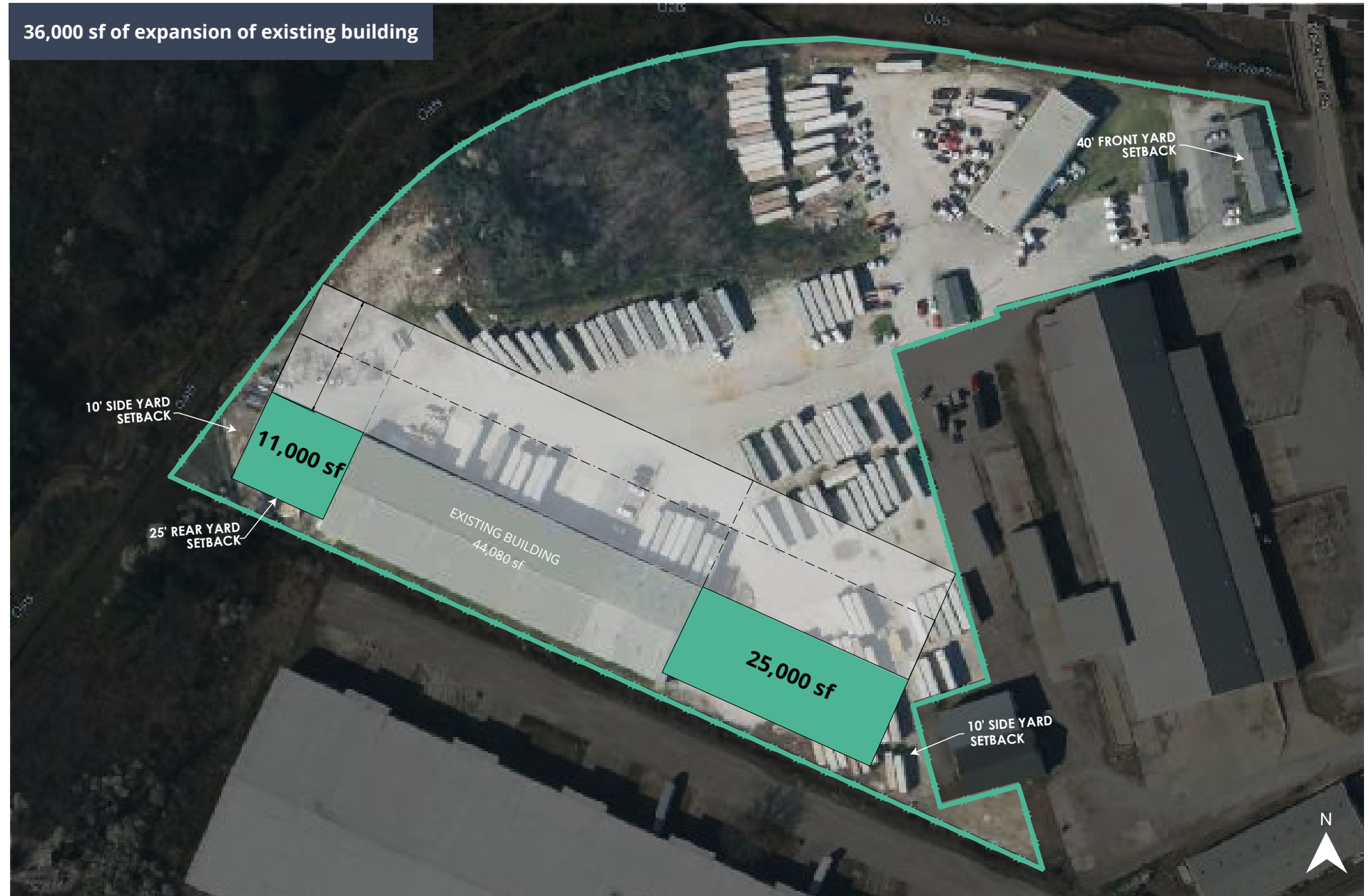
Warehouse	±7,470 sf w/loading canopy
Lot size	3.1 acres
Grade level doors	2 doors - 14'x16' 1 door - 12.5'x16'
Ceiling height	20' clear
Detached storage 1	1,800 sf
Detached storage 2	1,275 sf
Office building	±3,000 sf



Expansion opportunity

930-940 Molly Pond Rd | Augusta, GA

Scenario 1



Expansion opportunity

930-940 Molly Pond Rd | Augusta, GA

Scenario 2





**AVISON
YOUNG**

Get in touch

Tyler Smith
Vice President
+1 704 497 1533
tyler.smith@avisonyoung.com

Avison Young - South Carolina, Inc. | 40 Calhoun Steet, Suite 350 | Charleston, SC 29401

© 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.