



±86,600 SF INDUSTRIAL WAREHOUSE AVAILABLE FOR SALE OR LEASE

- Sale Price: \$2,899,999 | Lease Rate: \$3.10/SF NNN
- Clean Environmental: Phase II/LSI Indicates No Further Action Req.
- Ample Power from Previous Manufacturing User
- 15 Miles from I-20, connecting to Atlanta & Columbia
- Rail access with the possibility for private spur

OFFERING MEMORANDUM
1664 Sharon Road
Washington, GA, 30673



TABLE OF CONTENTS



1664 SHARON ROAD

- Executive Summary
- Property Pictures
- Location Overview

OFFER SUBMISSION

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

- Purchase Price
- Earnest Money
- Due Diligence Timeline
- Financing Method



John Eckley, CCIM, MBA
Finem Group
V.P./Senior Broker
Jeckley@Finemgroup.com
706-214-2937



Jonathan Aceves, CCIM, MBA
Finem Group
V.P./Senior Broker
Jaceves@Finemgroup.com
706-214-2927



Dustin Wright
Finem Group
Commercial Advisor
Dwright@meybohm.com
706-214-2922




Stephen Long
Finem Group
Investment Analyst
Slong@meybohm.com
706-513-3840



EXECUTIVE SUMMARY



±86,600 SQUARE FEET INDUSTRIAL WAREHOUSE

 **\$2,899,999**
Sale Price

ADDRESS

1664 Sharon Road,
Washington, GA, 30673

DOORS

10 Dock Height Doors
3 Drive-In Door

CEILING HEIGHT

Minimum Height: 21.5'
Maximum Height: 23'
Clear Height: 19'

SIZE

86,600 Square Feet
36.09 Acre Lot

CONDITION

Year Built: 1972
New Roof in 2012/13

ENVIRONMENTAL

Phase II/LSI:
Indicates No Further
Action Required

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is proud to exclusively present this 86,600 SF manufacturing facility located at 1664 Sharon Highway, Washington GA. Situated on a large 36.09-acre industrial site, this property features sturdy masonry walls and a steel frame. Comprised of 81,400 SF of manufacturing space and 5,200 SF of office space, it supports a wide range of potential uses including manufacturing or logistics. The facility is equipped with heavy utility infrastructure, ready to meet intensive manufacturing demands. Power is provided through Georgia Power with bidding for the lowest rates between three different area power providers available for users requiring more than 900KW. Additionally, Washington, GA is a member community of MEAG (Municipal Electric Authority of Georgia), meaning that there is an excess amount of utilities available in the area. The property features two operational heavy-lift cranes. Situated near major transportation corridors and with future rail access available, this property has significant logistical possibilities. The property features a mix of LED and incandescent lights throughout. The roof was replaced in approximately 2012.



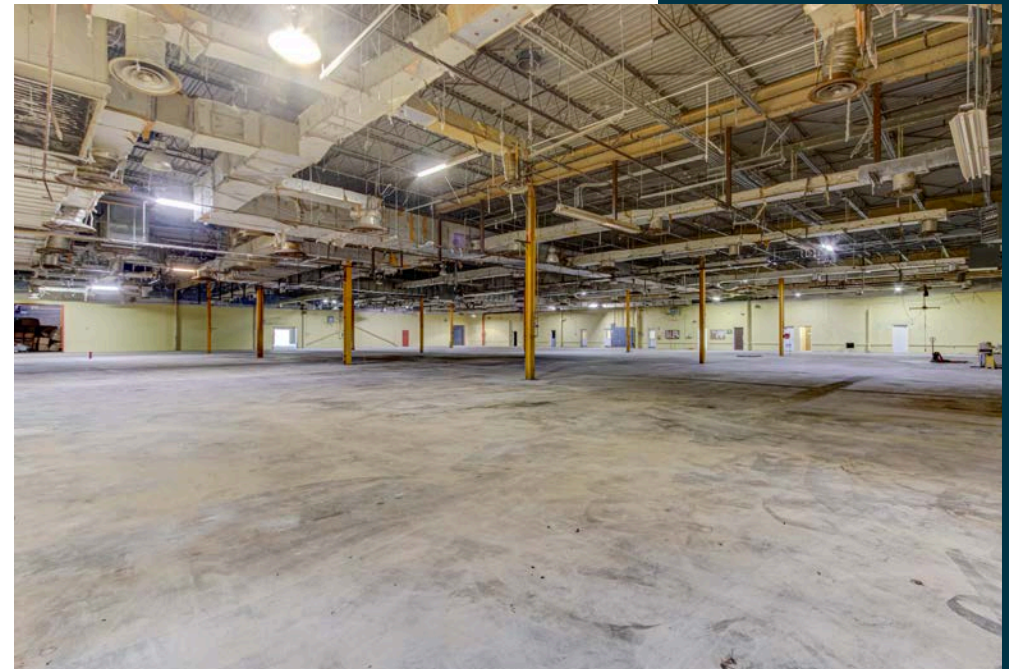
PROPERTY DESCRIPTION/ LOCATION DESCRIPTION

PROPERTY DESCRIPTION

- **Building Size:** ±86,600 SF
- **Available SF:** ±86,600 SF
- **Office Space:** ±5,200 SF
- **Warehouse Space:** ±81,400 SF
- **Min Ceiling Height:** 21.5'
- **Max Ceiling Height:** 23'
- **Clear Height:** 19'
- **Dock Doors:** 10
- **Drive-in Doors:** 3
- **Lighting:** Fluorescent & LED
- **Roof Age:** 2012/2013
- **Additional Features:** 2 Heavy Lift Cranes, Ample Power from Previous Manufacturing User, Heat throughout Warehouse.

LOCATION DESCRIPTION

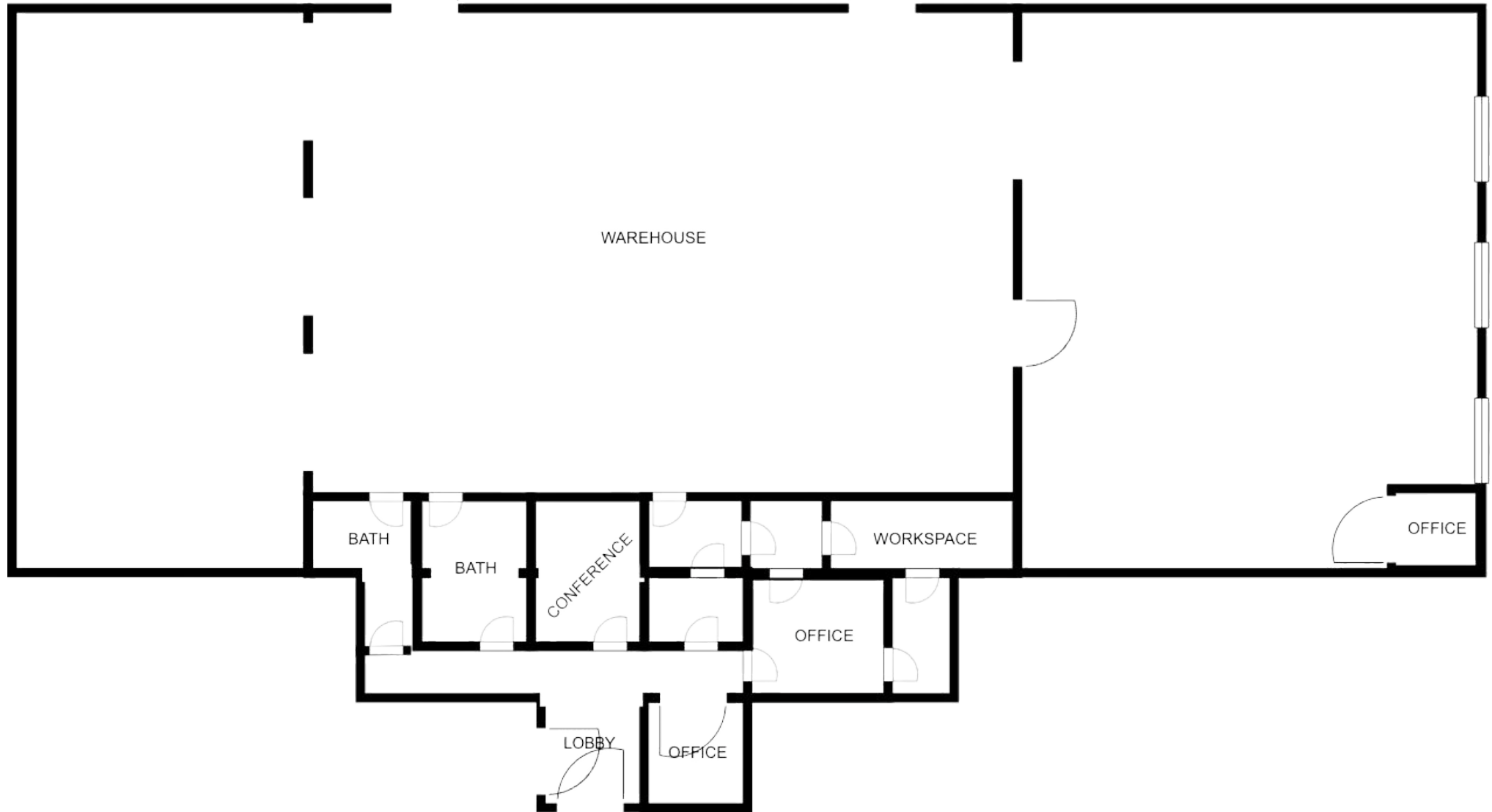
Located in Washington, GA, the property sits just off the vital north-south trucking corridor, offering superb connectivity between Interstate 20 and Interstate 85. The proximity to Highway 17, currently undergoing a significant expansion to a 4-lane road, enhances its value as a strategic transportation hub. Additionally, the adjacent rail access provides further logistical advantages, with the potential for a rail spur, boosting efficiency in shipping and receiving. Recent announcements in the area include the expansion of a mill adding 65 new jobs, the expansion of Rekord Tent by 62K SF, and the building of 100 new homes by Mark Herbert Homes. Nearby Athens Tech. Elberton Campus offers technical training for workforce development. Additionally, there is the potential for Quick Start state-incentivized workforce training.



1664 SHARON ROAD

FLOOR PLAN

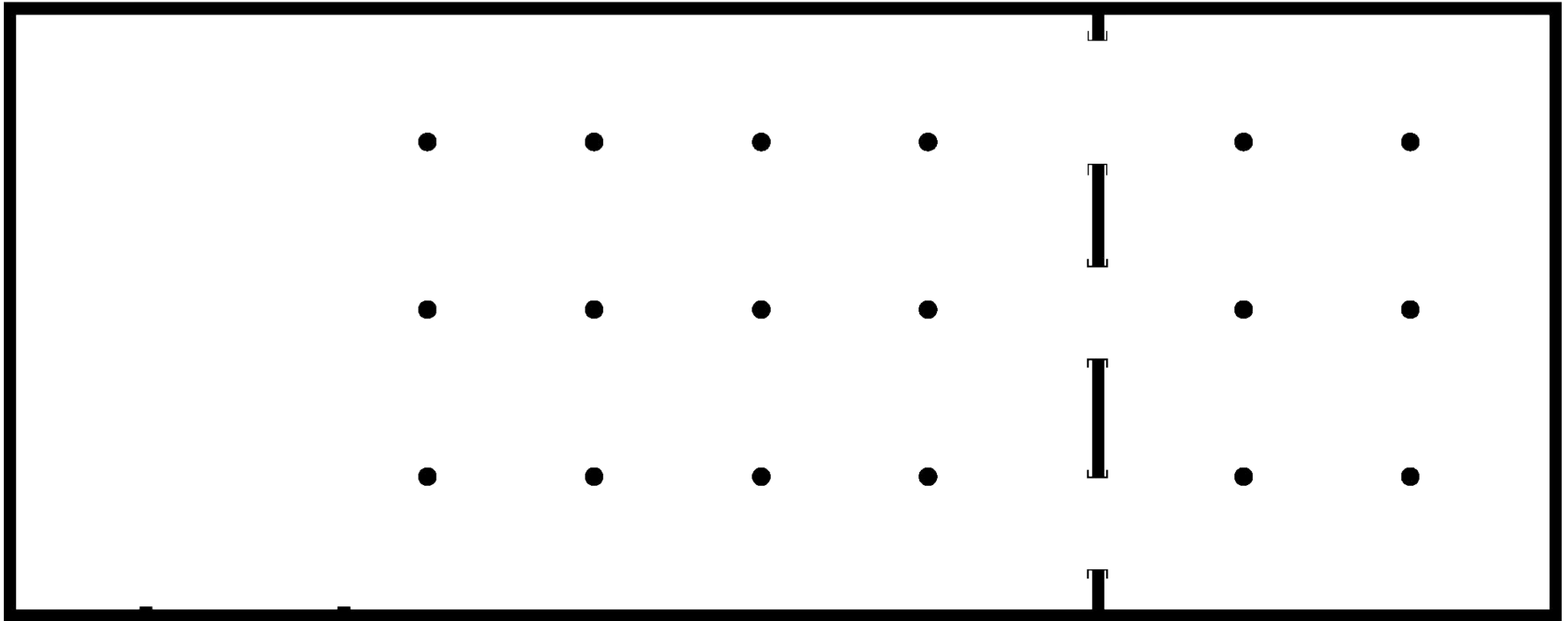
- ±86,600 TOTAL SF
- FRONT OFFICE: 5,200 SF
- WAREHOUSE SPACE: 81,400 SF



1664 SHARON ROAD

BASEMENT FLOOR PLAN

- $\pm 17,000$ SF
- DIMENSIONS: 106' X 160'



DOOR LOCATIONS

- 10 DOCK-HIGH DOORS
- 3 GRADE-LEVEL DOORS



NORTH WALL - 2 GRADE LEVELS AND TWO DOCK HIGHS



EAST WALL - NO DOORS



SOUTH WALL - 8 DOCK-HIGHS



WEST WALL PEDESTRIAN DOOR

HEIGHT & SPACING



WAREHOUSE SPACE



19'-23'
Clear
Height



21.5 - 25'
Ceiling
Height



40'X40'
Column
Spacing

HEIGHT & SPACING

23'

50'

WAREHOUSE SPACE



19'-23'
**Clear
Height**

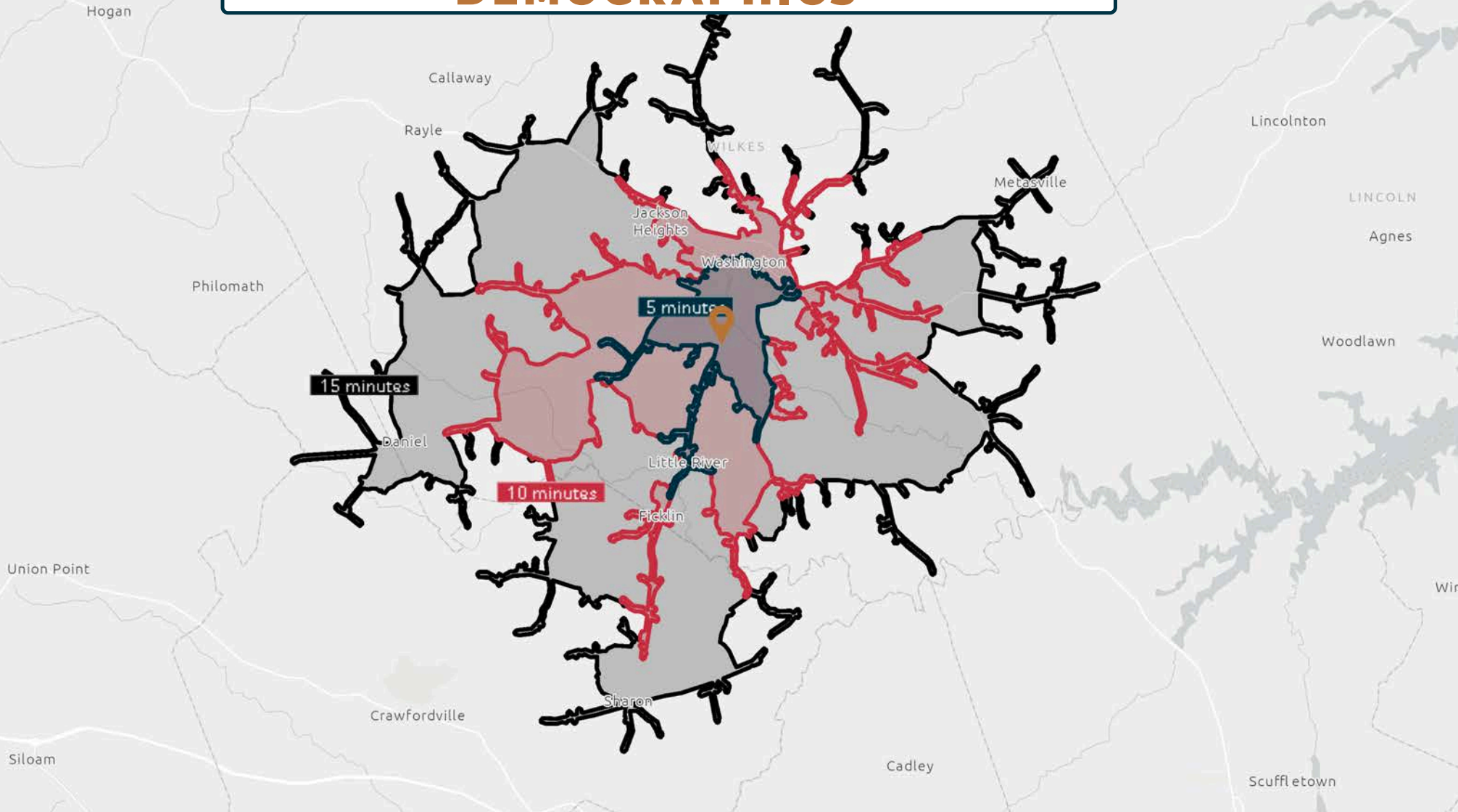


21.5 - 25'
**Ceiling
Height**



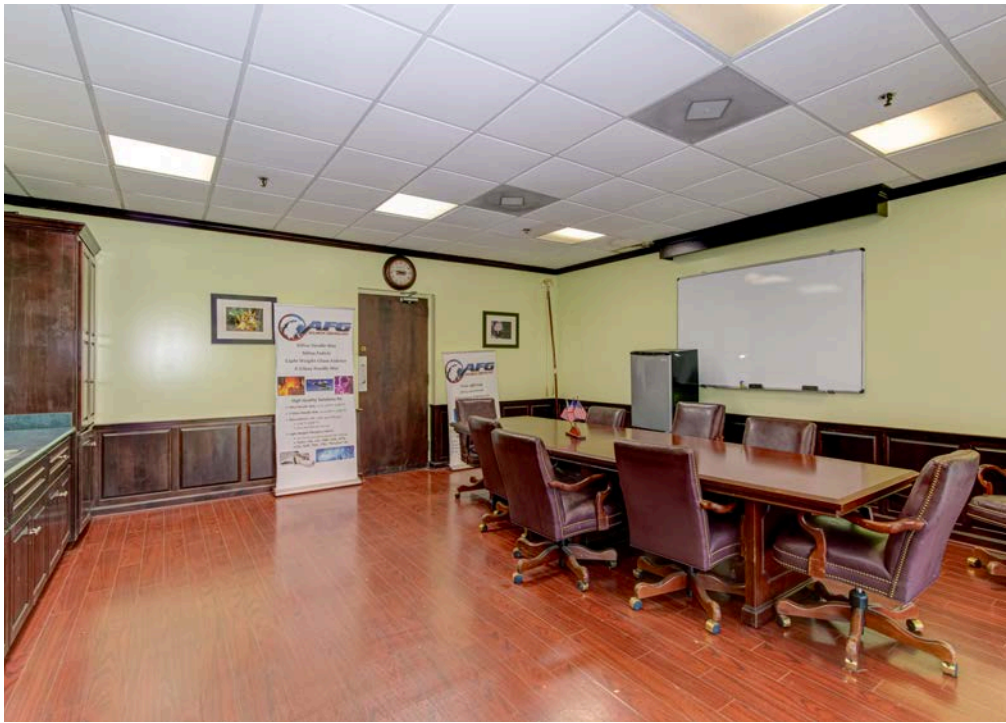
50'X160'
**Column
Spacing**

DEMOGRAPHICS



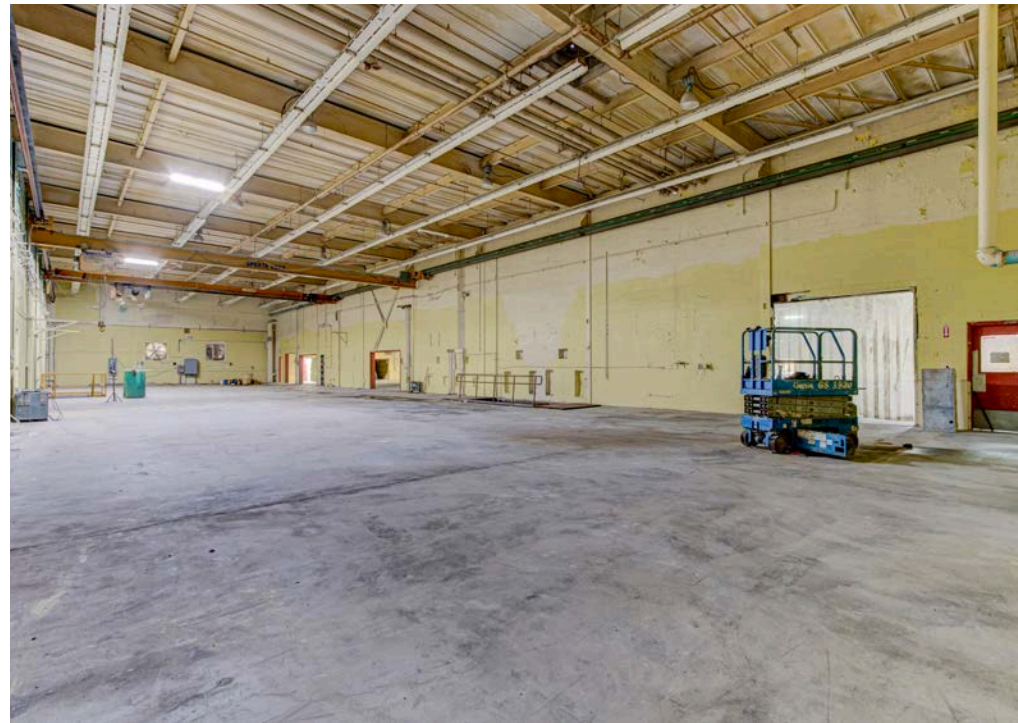
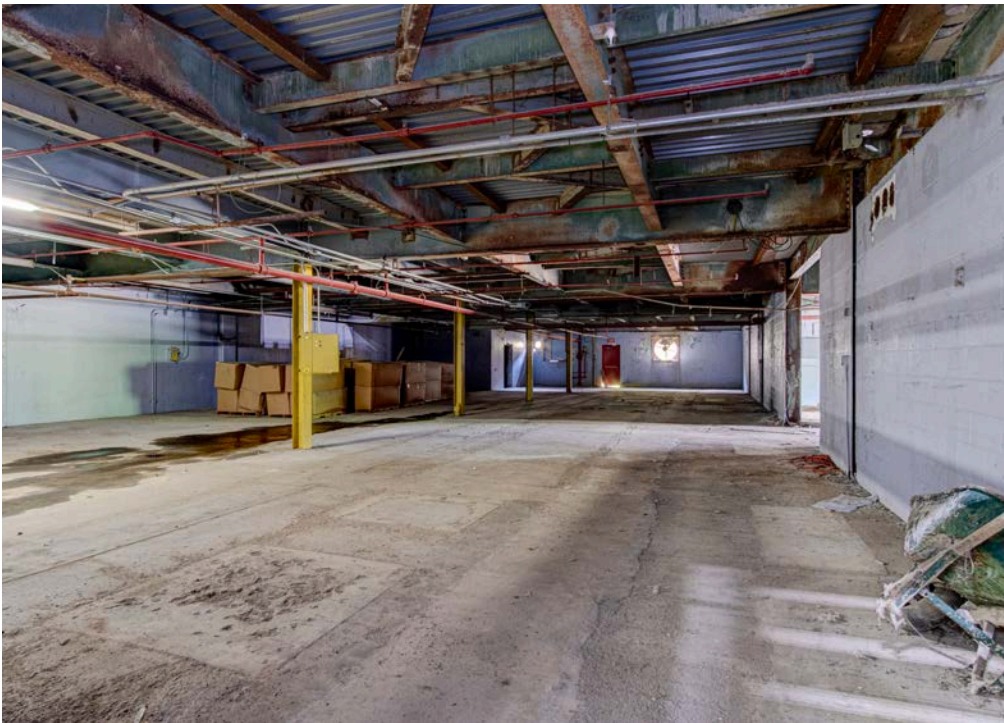
Drive Time Radii	5 Min	10 Min	15 Min
Population	1,907	4,272	5,822
Median HH Income	\$46,784	\$50,179	\$47,542
Median Age	45.3 Yrs	45.0 Yrs	45.2 Yrs

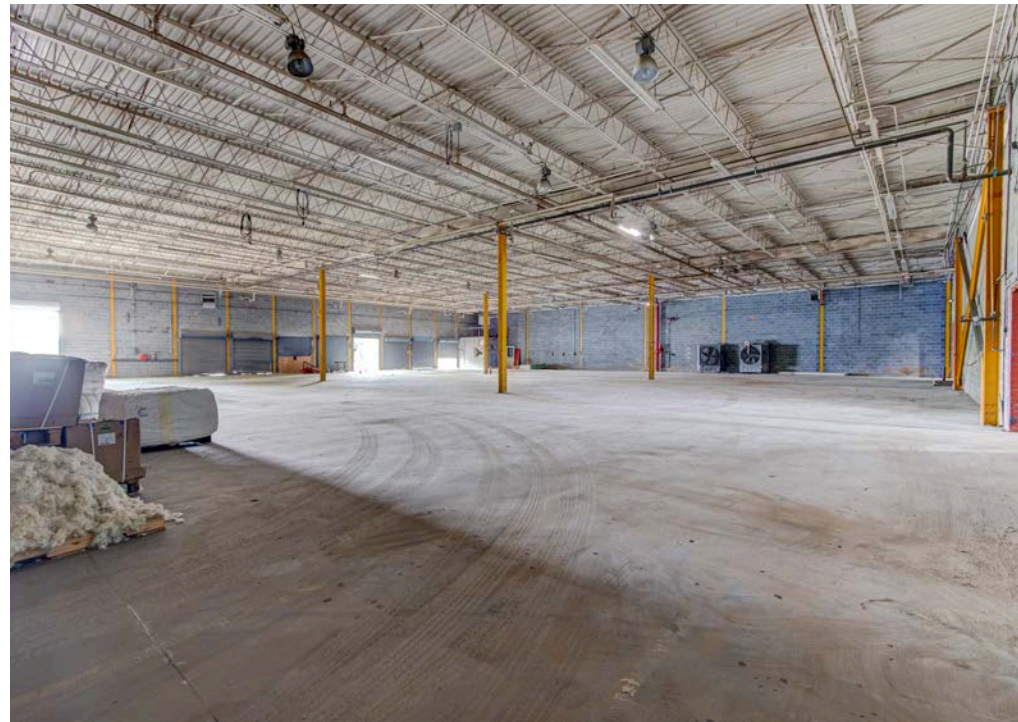
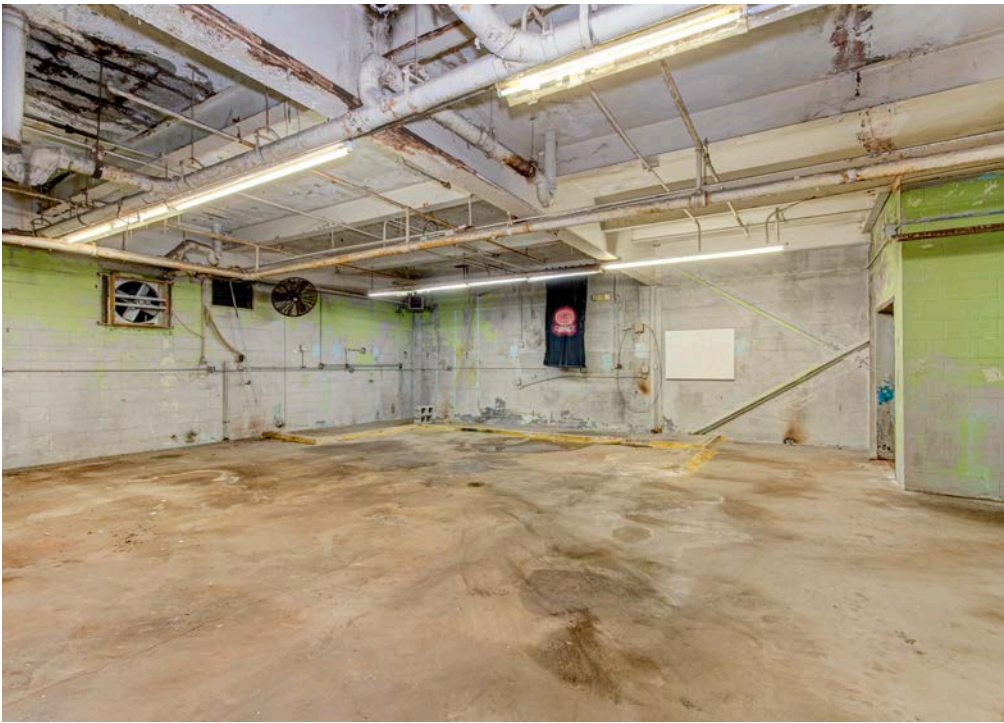


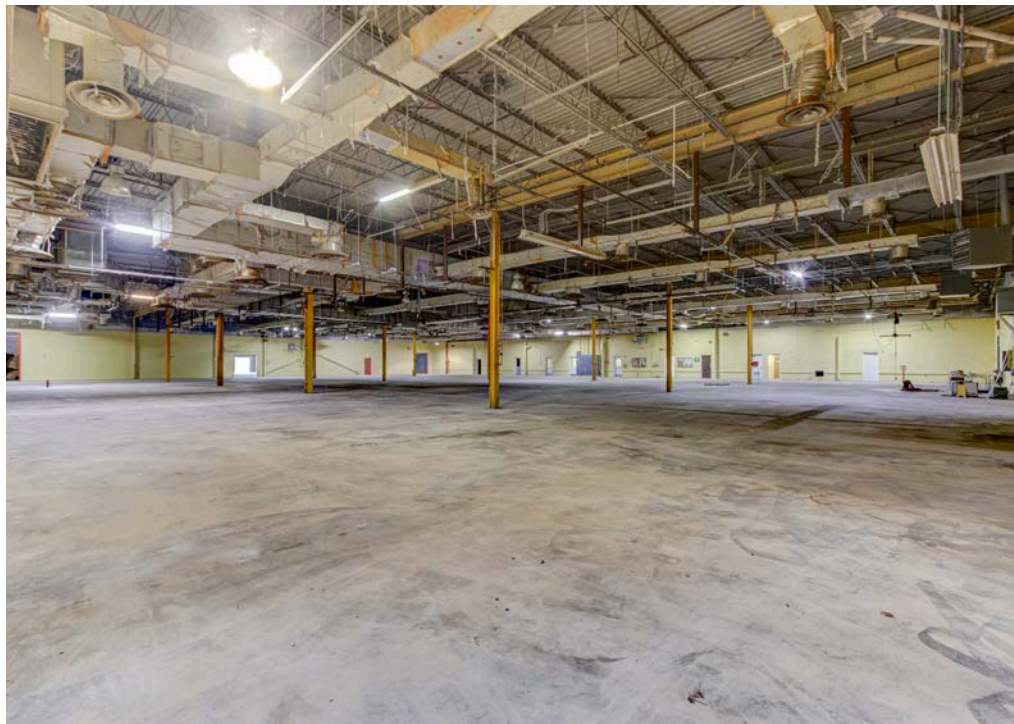
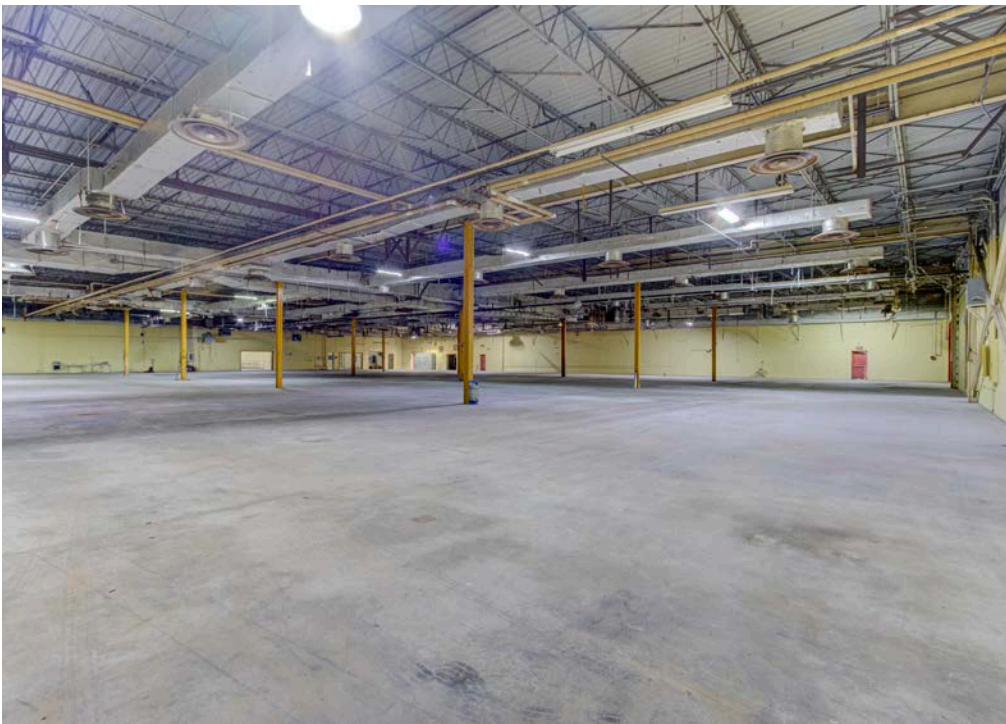
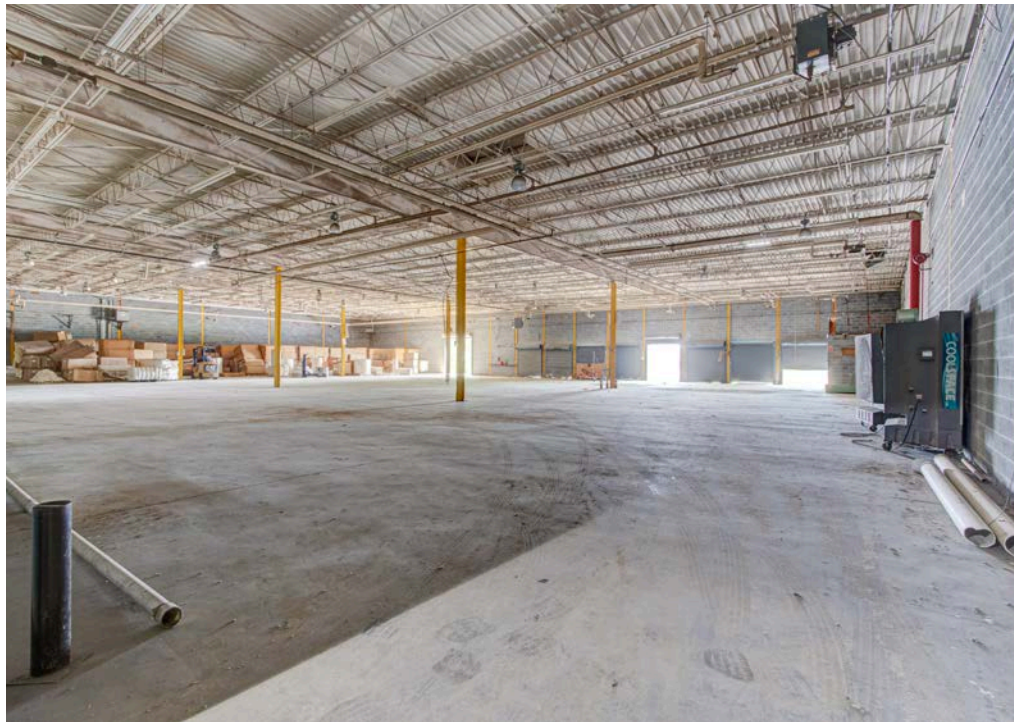


















UNDERSTANDING PHASE II AND LIMITED SITE INVESTIGATION REPORTS

KEY COMPONENTS

Sampling and Analysis

- Collection of soil, groundwater, and air samples
- Laboratory analysis to identify the presence and/or concentration of contaminants

Risk Assessment

- Evaluation of the potential risks to human health and the environment
- Determination of whether contaminant levels exceed regulatory limits

Report Findings

- Detailed documentation of sampling locations, methods, and results
- Interpretation of data to identify the presence or absence of contaminants

Implications of a Clean Phase II/LSI

- **No Contamination Detected:** The property is free from hazardous substances, ensuring compliance with environmental regulations
- **Lower Risks:** Reduced liability for future environmental cleanup costs
- **Facilitates Simpler Financing:** Easier to obtain loans or financing as lenders require assurance of environmental safety

Summary:

A clean Phase II ESA and LSI report are critical components of the due diligence process when purchasing an industrial warehouse. These reports provide comprehensive environmental assessments, confirming the absence of contamination and ensuring regulatory compliance. Understanding their significance helps buyers make informed decisions, protect their investments, and secure financing with confidence. Soil contaminants were not detected above laboratory limits in any of the soil samples submitted for laboratory analysis. There was no concentration of environmental contaminants in a level above laboratory reporting limits in the water submitted for laboratory analysis.



LOCATION OVERVIEW



WASHINGTON WILKES COUNTY MARKET OVERVIEW

TARGET INDUSTRIES

Transportation Equipment
Manufacturing
Plastics and Rubber Products
Manufacturing
Fabricated Metal Product
Manufacturing



Forestry and Logging
Wood Product Manufacturing
Paper Manufacturing



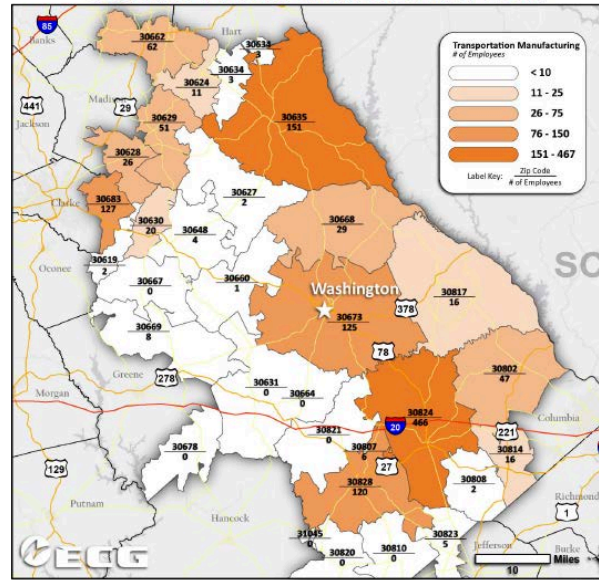
Animal Production and Aquaculture
Crop Production
Food Manufacturing



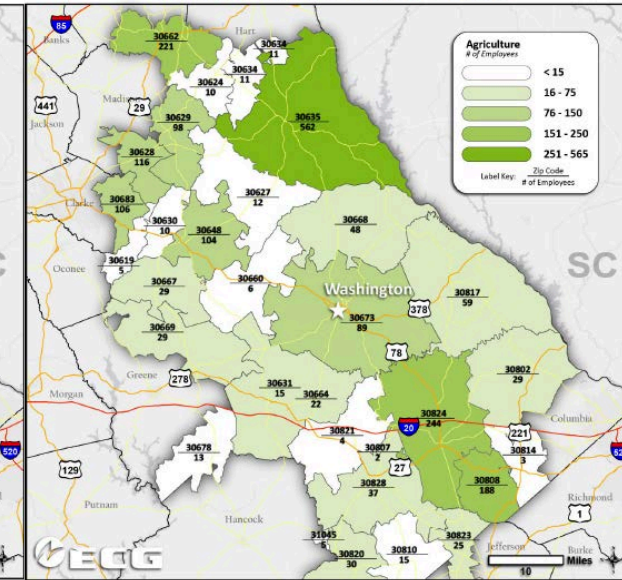
Textile Mills
Textile Product Mills
Apparel Manufacturing



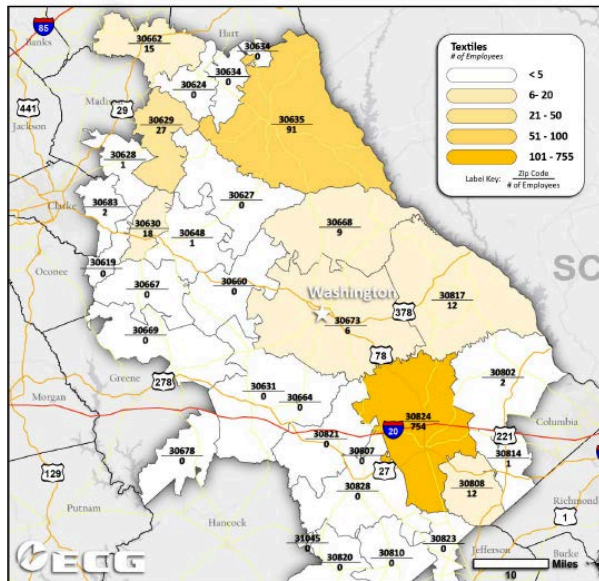
WILKES COUNTY REGION TRANSPORTATION MANUFACTURING & SUPPLIERS INDUSTRY WORKFORCE BY ZIP CODE



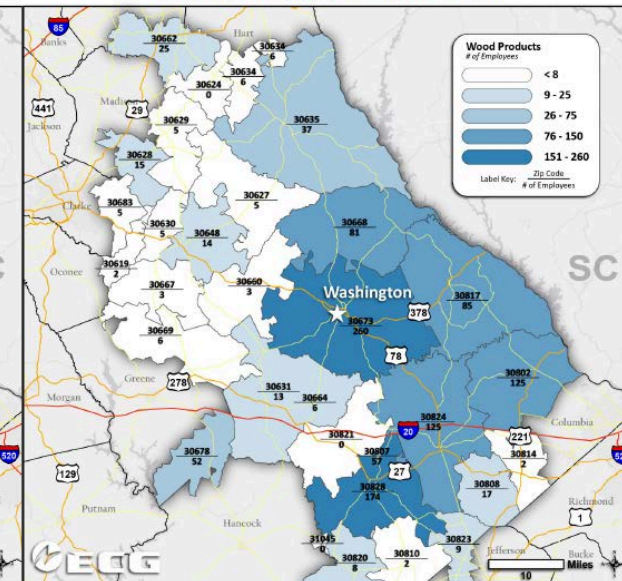
WILKES COUNTY REGION AGRICULTURE INDUSTRY WORKFORCE BY ZIP CODE



WILKES COUNTY REGION TEXTILES INDUSTRY WORKFORCE BY ZIP CODE



WILKES COUNTY REGION WOOD PRODUCTS INDUSTRY WORKFORCE BY ZIP CODE



WASHINGTON WILKES COUNTY INDUSTRY OVERVIEW

INDUSTRY KEY POINTS

1

Wilkes County's strong and increasing industries include Forestry and Logging, Mining, Animal Production, Plastics and Rubber Manufacturing, and Nonmetallic Mineral Product Manufacturing.

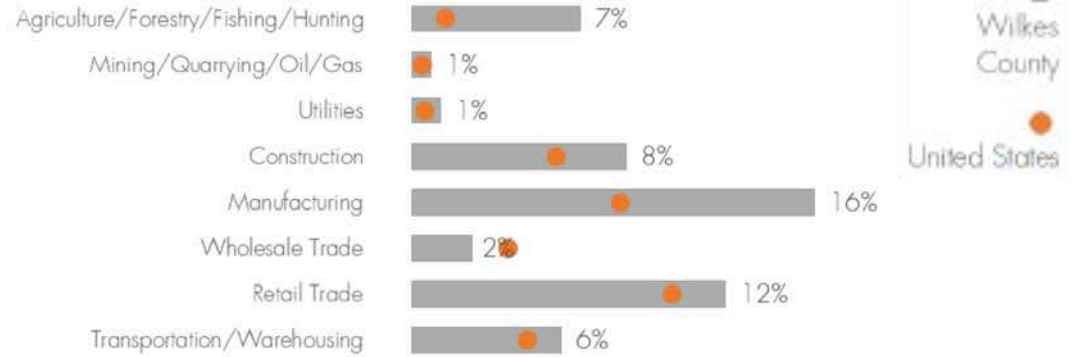
2

The average annual wage for all industries in Wilkes County is \$35,862. The highest paid industries are Utilities (\$69,079), Information (\$59,276), and Wholesale Trade (\$54,803).

3

The top employers in Wilkes County include three wood suppliers, a plastic supplier, a general contractor, and a home nursing care service.

EMPLOYMENT BY INDUSTRY, 2019



TOP TEN LARGEST EMPLOYERS, WILKES COUNTY REGION, 2019

1	Family Care, Inc. (McDuffie Co.)	<i>home nursing care</i>
2	Georgia-Pacific Wood Products (Warren Co.)	<i>wood products supplier</i>
3	H.P. Pelzer, Inc. (McDuffie Co.)	<i>plastic fabrication (auto)</i>
4	Matthews Granite Company (Elbert Co.)	<i>granite supplier</i>
5	Mollertech South, LLC (Elbert Co.)	<i>plastic fabrication</i>
6	Pilgrim's Pride Corporation (Elbert Co.)	<i>poultry processor</i>
7	Shaw Industries Group, Inc. (McDuffie Co.)	<i>carpet fiber and yarn supplier</i>
8	Thomson Plastics, Inc. (McDuffie Co.)	<i>plastic fabrication</i>
9	Walmart (McDuffie Co.)	<i>general retail store</i>

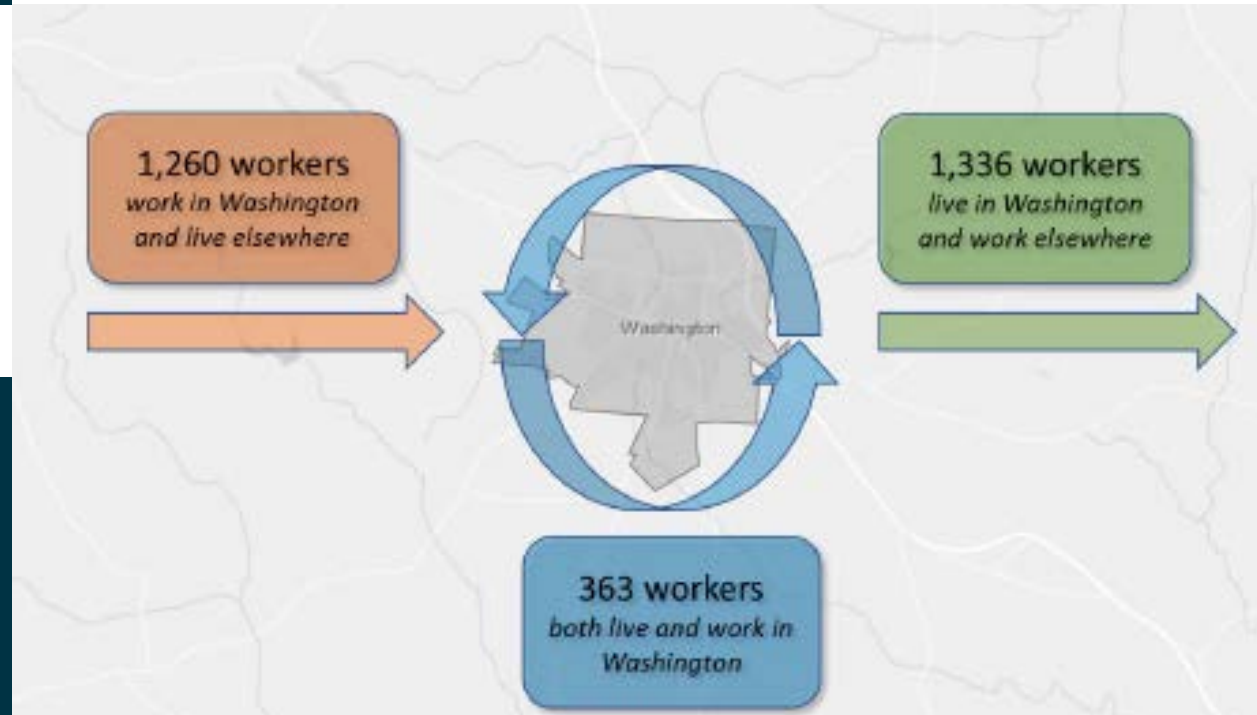
WASHINGTON WILKES COUNTY LABOR OVERVIEW

LABOR STATISTICS

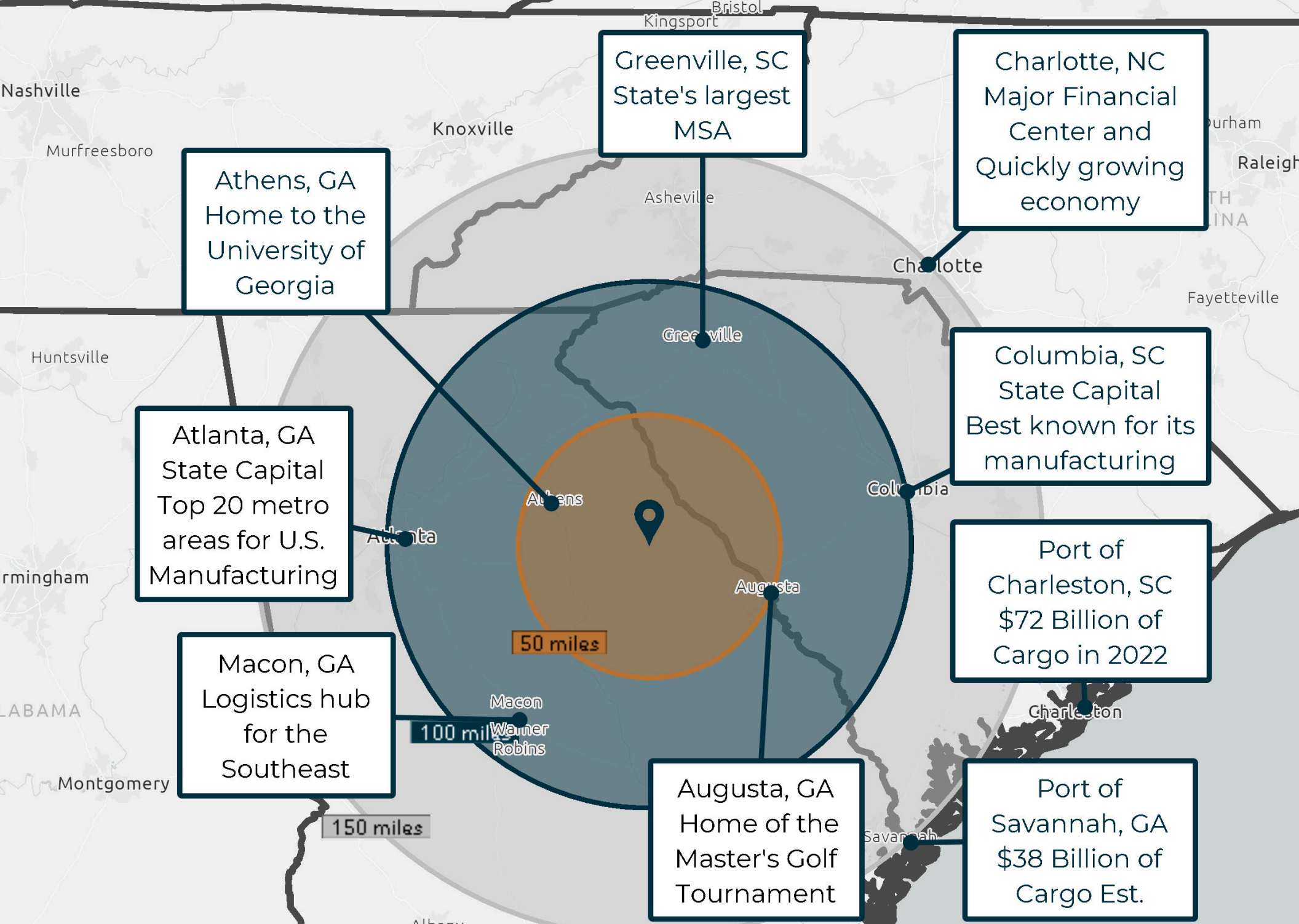
Nearly the same number of workers commute into the city of Washington and out of the city, while Wilkes County experiences a significant net commuter outflow.

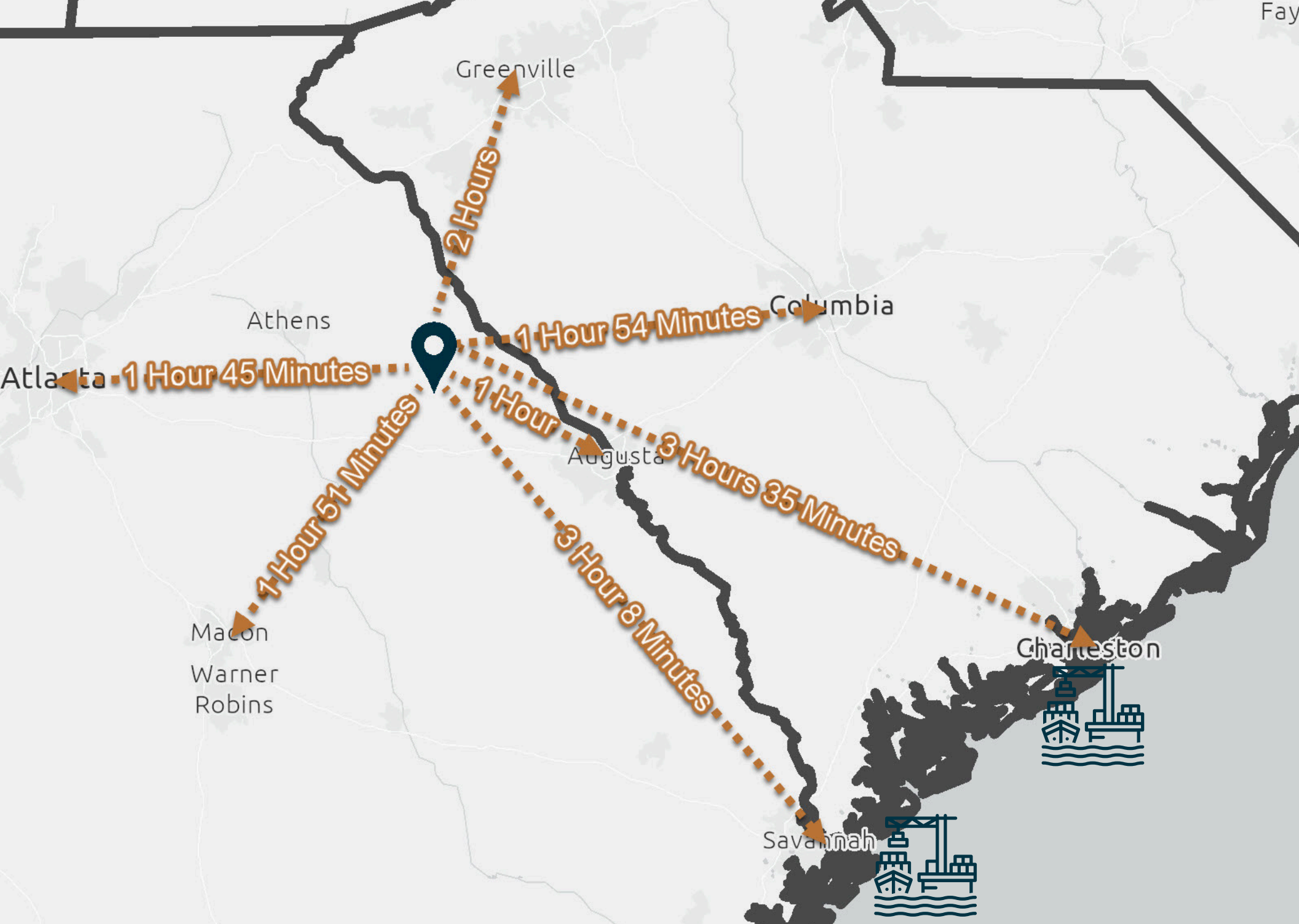
Wilkes County has a labor force of 4,220 (ages 16+) and a prime-age labor force (ages 25-54) of 2,590, with a relatively high prime-age labor force participation rate of 81 percent.

The share of the population with bachelor's or postgraduate degrees in Washington and Wilkes County is lower than the region, state, or national average.



Educational Attainment, Age 25-64	City of Washington	Wilkes County	United States
No High School Diploma	7.7%	12.1%	10.9%
High School Graduate	51.2%	47.8%	25.7%
Some College, No Degree	24.1%	20.0%	20.7%
Associate's Degree	7.5%	9.0%	9.1%
Bachelor's Degree	4.2%	7.2%	21.2%
Postgraduate Degree	5.3%	3.9%	12.3%





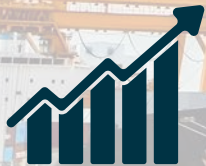
Port of Charleston, SC



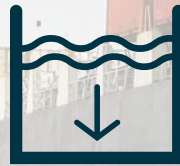
**100 Foreign Ports
Served Directly**



**\$72 Billion
Cargo in 2022**



**Top 10 Fastest Growing
Container Port in U.S for
Last 10 years**



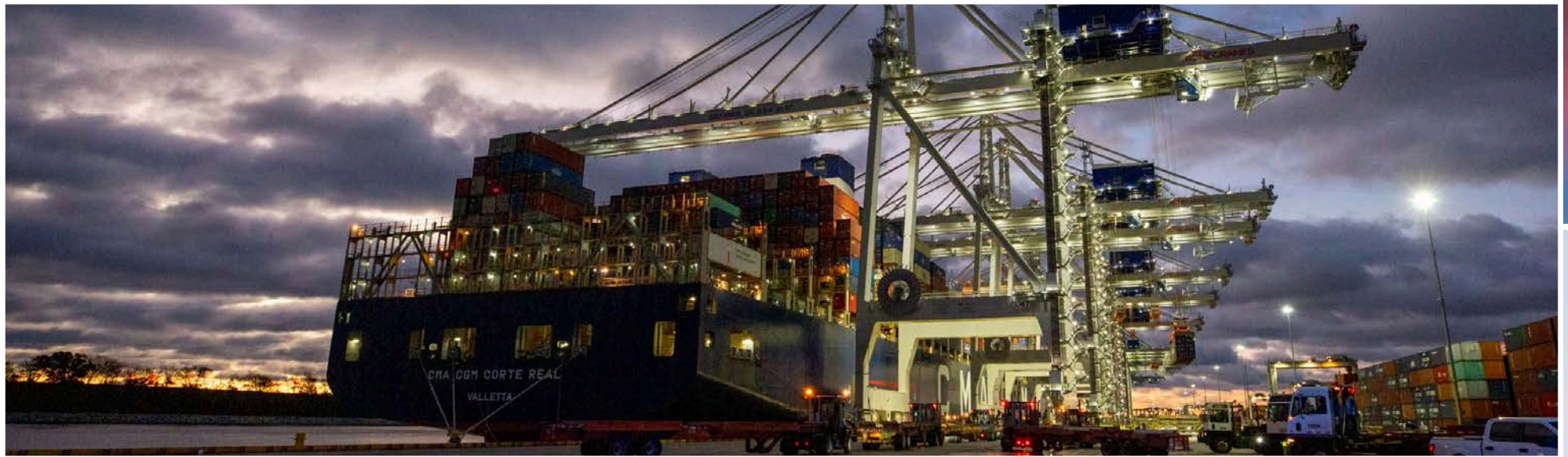
**52' Draft
Deepest in the
Southeast**

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.

Port of Savannah, GA



Largest
Concentration of
Retail on East Coast



\$38 Billion
Est. 2022 Cargo



Top 3 Fastest Growing
Container Port in U.S for
Last 10 years



Serves 45% of the
U.S. Population bc
of Two Interstates

The Port of Savannah in Georgia is the single largest and fastest-growing container terminal in America. Immediate access to I-16 (East/West) and I-95 (North/South), means key cities and manufacturing points throughout the U.S. may be reached within a one-to-two-day drive.

The port is home to the largest single-terminal container facility of its kind in North America and is comprised of two modern deepwater terminals: Garden City Terminal and Ocean Terminal. Lastly, Savannah handles approximately 80% of the ship-borne cargo entering Georgia.

DISCLAIMER

All materials and information received or derived from Meybohm Commercial Properties its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters.□□

Neither Meybohm Commercial Properties its directors, officers, agents, advisors, or affiliates make any representation or warranty, express or implied, as to the accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Meybohm Commercial Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.□

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Meybohm Commercial Properties makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Meybohm Commercial Properties does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.□□

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.

**For inquiries,
contact us.**



www.finemgroup.com
finem@meybohm.com
706-214-2937

HOW WE HELP OUR CLIENTS

REGIONAL EXPERTISE MEETS ADVANCED DATA & MARKETING



REGIONAL EXPERTISE & KNOWLEDGE

By way of our particular regional focus on warehouse space, we are track space availabilities, tenant needs, off-market properties and more.



TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We negotiated on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



SEGMENTED, DETERMINED MARKETING

Our proprietary database of regional businesses, tenants and buyers affords us the ability target and market our listings directly to those most likely to be in need.



BUSINESS-MINDED EXPERTISE

We are a team of SIOR & CCIM-educated brokers with MBAs and with experience running our own businesses



DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR, so you can know the best course given the data