

Edgefield Industrial Park | Augusta MSA

875 Augusta Rd, Edgefield, SC 29824



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Activity ID #ZAF0230091

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SECTION 1

Investment Overview

PROPERTY SUMMARY

SUBJECT AERIAL

SUBJECT AERIAL

SUBJECT AERIAL

RENT ROLL

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Edgefield Industrial Park | Augusta MSA // PROPERTY SUMMARY

PROPERTY DESCRIPTION

The AP Group of Marcus & Millichap is pleased to present the opportunity to acquire fee simple interest in the value-add industrial park located in Edgefield, SC. The park consists of five adjacent warehouses totaling 77,500 square-feet, situated on 10.35 acres of land with Industrial Development zoning. The owner previously occupied a portion of the park while leasing out the remaining buildings, providing an ideal opportunity for a new owner user to build equity or investor looking to lease out the entire park. Additionally, the excess land offers substantial upside through future development or industrial outdoor storage.

Located with great visibility on Augusta Rd, the Edgefield Industrial Park is strategically positioned within a trade-heavy area, directly across from the Trantech Radiator warehouse, the National Wild Turkey Federation, and more. The Augusta MSA is also home to major manufacturers such as Kellogg's Snacks and Graphic Packaging International, highlighting the area's strong industrial presence. This offering presents a unique opportunity to invest in a versatile industrial property with significant potential for growth and development.

PROPERTY HIGHLIGHTS

- Five-Building Industrial Park Totaling 77,500 Square-Feet on 10.35 Acres | Located in the Augusta MSA
- Ideal Property for an Owner User to Occupy a Portion of the Space & Lease Out Remaining Buildings
- Short-Term & Month-to-Month Tenants | Value-Add Opportunity by Filling Vacancy | Separately Metered Utilities for All Buildings
- Industrial Development Zoning | Excess Land Providing Future Opportunities for Development or Industrial Outdoor Storage
- Located in a Strong Retail Corridor | Directly Across from the National Wild Turkey Federation | In Close Proximity to the Trantech Radiator Facility & Parkdale Mills Plant

This Offering Memorandum (OM) is based on information provided. All potential buyers must take appropriate measures to perform their own due diligence & verify all of the information set forth herein.



OFFERING SUMMARY

| | |
|-------------------|------------------------|
| Price: | \$1,400,000 |
| GLA: | 77,500 SF |
| Price/SF: | \$18.06/SF |
| Lot Size: | 10.35 Acres |
| Total Buildings*: | 5 |
| Zoning: | Industrial Development |

*There is a sixth structure on the property that is approximately 4,800 SF, that can be demolished for redevelopment or used as a storage shed. Area of the structure is not included in the total area or GLA of the property. Please contact Broker for more information.



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*Shed/Storage structure excluded from the CLA

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RENT ROLL // Edgefield Industrial Park | Augusta MSA

| TENANT NAME | SUITE | SQUARE FEET | BLDG SHARE | LEASE DATES | | Annual RENT PER SQ. FT. | TOTAL RENT PER MONTH | TOTAL RENT PER YEAR | LEASE TYPE | RENEWAL OPTIONS AND OPTION YEAR |
|---------------------|------------|-------------|-----------------------|-------------|----------|-------------------------|----------------------|------------------------|------------|---------------------------------|
| | | | | COMM. | EXP. | | | | | |
| Hay Distributor | Bldg 1 & 5 | 34,300 | 44.3% | M-T-M | M-T-M | \$0.76 | \$2,160 | \$25,920 | Gross | Month-to-Month |
| Emerson Electric | Bldg 2 | 14,400 | 18.6% | 12/1/22 | 11/30/24 | \$2.00 | \$2,400 | \$28,800 | Gross | No options to renew. |
| Tire Distributors | Bldg 3 | 14,400 | 18.6% | M-T-M | M-T-M | \$0.42 | \$500 | \$6,000 | Gross | Month-to-Month |
| Vacant | Bldg 4 | 14,400 | 18.6% | | | \$0.00 | \$0 | \$0 | | |
| Total | | 77,500 | | | | \$0.78 | \$5,060 | \$60,720 | | |
| Occupied Tenants: 3 | | | Unoccupied Tenants: 1 | | | Occupied GLA: 81.40% | | Unoccupied GLA: 18.60% | | |

SECTION 2

Market Overview

M A R K E T O V E R V I E W

D E M O G R A P H I C S

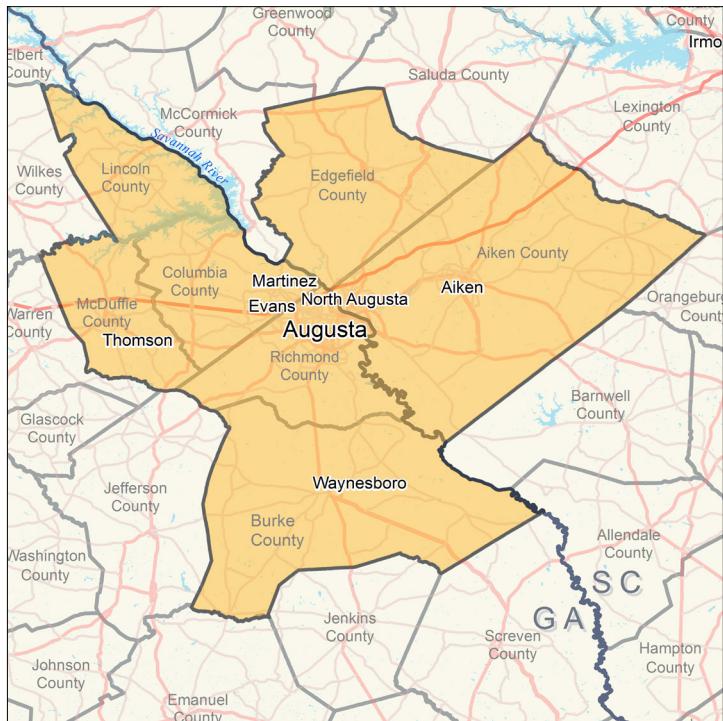
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MARKET OVERVIEW // Edgefield Industrial Park | Augusta MSA

AUGUSTA

Augusta, Georgia is home of Augusta National Golf Club, where the Masters Tournament is played each year. The Augusta-Richmond County metro consists of seven counties: Burke, Columbia, Lincoln, McDuffle and Richmond counties in Georgia, and Aiken and Edgefield counties in South Carolina. There are roughly 620,000 residents in the market, and the region is projected to add 31,000 people and 14,000 households over the next five years. The consolidated city-county of Augusta-Richmond contains approximately 202,500 citizens.



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS

MEDICAL DISTRICT

The Georgia Health Sciences Foundation, Inc., University Health Services and Veterans Health Administration account for more than 8,400 jobs.

REGIONAL ECONOMIC HUB

The metro is an economic hub and houses operations for multiple large corporations, such as Kellogg's Snacks and Graphic Packaging International.

QUALITY OF LIFE

A low cost-of-living and various employment opportunities allow a homeownership rate of 67 percent, slightly exceeding the U.S. rate.

ECONOMY

- The metro is a center for medicine, biotechnology and cybersecurity activities. Top employers in these fields include the Medical College of Georgia, Manus Bio, Inc. and the Georgia Cyber Center.
- Fort Gordon is a major economic driver, housing more than 17,700 military personnel and nearly 10,800 civilian workers. The facility now houses U.S. Army Cyber Command. The market is also home to military contractors, such as Textron Specialized Vehicles.
- The famous Augusta National Golf Club and the Masters Tournament attract a sizable gallery of tourists to the region each year.

DEMOGRAPHICS



Edgefield Industrial Park | Augusta MSA // DEMOGRAPHICS

| POPULATION | 2 Miles | 5 Miles | 10 Miles |
|-------------------------------|---------|---------|----------|
| 2027 Projection | | | |
| Total Population | 3,010 | 6,916 | 19,681 |
| 2022 Estimate | | | |
| Total Population | 3,071 | 6,911 | 19,240 |
| 2010 Census | | | |
| Total Population | 3,677 | 7,561 | 19,558 |
| 2000 Census | | | |
| Total Population | 3,397 | 7,199 | 17,674 |
| Daytime Population | | | |
| 2022 Estimate | 3,049 | 6,477 | 14,538 |
| HOUSEHOLDS | 2 Miles | 5 Miles | 10 Miles |
| 2027 Projection | | | |
| Total Households | 707 | 2,322 | 7,317 |
| 2022 Estimate | | | |
| Total Households | 688 | 2,253 | 7,024 |
| Average (Mean) Household Size | 2.2 | 2.4 | 2.5 |
| 2010 Census | | | |
| Total Households | 676 | 2,192 | 6,640 |
| 2000 Census | | | |
| Total Households | 611 | 2,047 | 5,857 |

| HOUSEHOLDS BY INCOME | 2 Miles | 5 Miles | 10 Miles |
|--|----------|----------|----------|
| 2022 Estimate | | | |
| \$200,000 or More | 2.0% | 1.4% | 1.6% |
| \$150,000-\$199,999 | 3.8% | 4.7% | 4.0% |
| \$100,000-\$149,999 | 8.8% | 10.4% | 12.5% |
| \$75,000-\$99,999 | 8.9% | 10.1% | 11.0% |
| \$50,000-\$74,999 | 13.2% | 18.8% | 20.3% |
| \$35,000-\$49,999 | 12.1% | 13.1% | 13.0% |
| \$25,000-\$34,999 | 4.7% | 7.4% | 8.6% |
| \$15,000-\$24,999 | 17.3% | 13.1% | 11.9% |
| Under \$15,000 | 29.1% | 21.0% | 17.1% |
| Average Household Income | \$53,120 | \$58,980 | \$63,646 |
| Median Household Income | \$33,013 | \$44,150 | \$49,172 |
| Per Capita Income | \$16,716 | \$21,875 | \$24,441 |
| POPULATION PROFILE | 2 Miles | 5 Miles | 10 Miles |
| Population By Age | | | |
| 2022 Estimate Total Population | 3,071 | 6,911 | 19,240 |
| Under 20 | 10.6% | 16.9% | 19.6% |
| 20 to 34 Years | 25.4% | 22.3% | 20.5% |
| 35 to 39 Years | 12.8% | 9.2% | 7.2% |
| 40 to 49 Years | 16.9% | 13.7% | 12.4% |
| 50 to 64 Years | 19.9% | 20.3% | 21.3% |
| Age 65+ | 14.5% | 17.6% | 18.9% |
| Median Age | 40.6 | 41.1 | 42.1 |
| Population 25+ by Education Level | | | |
| 2022 Estimate Population Age 25+ | 2,620 | 5,386 | 14,288 |
| Elementary (0-8) | 9.7% | 8.5% | 6.8% |
| Some High School (9-11) | 13.5% | 13.0% | 11.8% |
| High School Graduate (12) | 41.9% | 38.4% | 39.3% |
| Some College (13-15) | 17.8% | 18.1% | 18.8% |
| Associate Degree Only | 5.2% | 7.3% | 7.7% |
| Bachelor's Degree Only | 8.6% | 11.2% | 11.3% |
| Graduate Degree | 3.2% | 3.4% | 4.2% |
| Travel Time to Work | | | |
| Average Travel Time to Work in Minutes | 21.0 | 25.0 | 28.0 |

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POPULATION

In 2022, the population in your selected geography is 19,240. The population has changed by 8.9 percent since 2000. It is estimated that the population in your area will be 19,681 five years from now, which represents a change of 2.3 percent from the current year. The current population is 54.4 percent male and 45.6 percent female. The median age of the population in your area is 42.1, compared with the U.S. average, which is 38.6. The population density in your area is 61 people per square mile.



HOUSEHOLDS

There are currently 7,024 households in your selected geography. The number of households has changed by 19.9 percent since 2000. It is estimated that the number of households in your area will be 7,317 five years from now, which represents a change of 4.2 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2022, the median household income for your selected geography is \$49,172, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 52.0 percent since 2000. It is estimated that the median household income in your area will be \$60,743 five years from now, which represents a change of 23.5 percent from the current year.

The current year per capita income in your area is \$24,441, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$63,646, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 7,683 people in your selected area were employed. The 2000 Census revealed that 44.7 percent of employees are in white-collar occupations in this geography, and 55.3 percent are in blue-collar occupations. In 2022, unemployment in this area was 3.0 percent. In 2000, the average time traveled to work was 23.1 minutes.



HOUSING

The median housing value in your area was \$145,195 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 4,454 owner-occupied housing units and 1,403 renter-occupied housing units in your area. The median rent at the time was \$268.



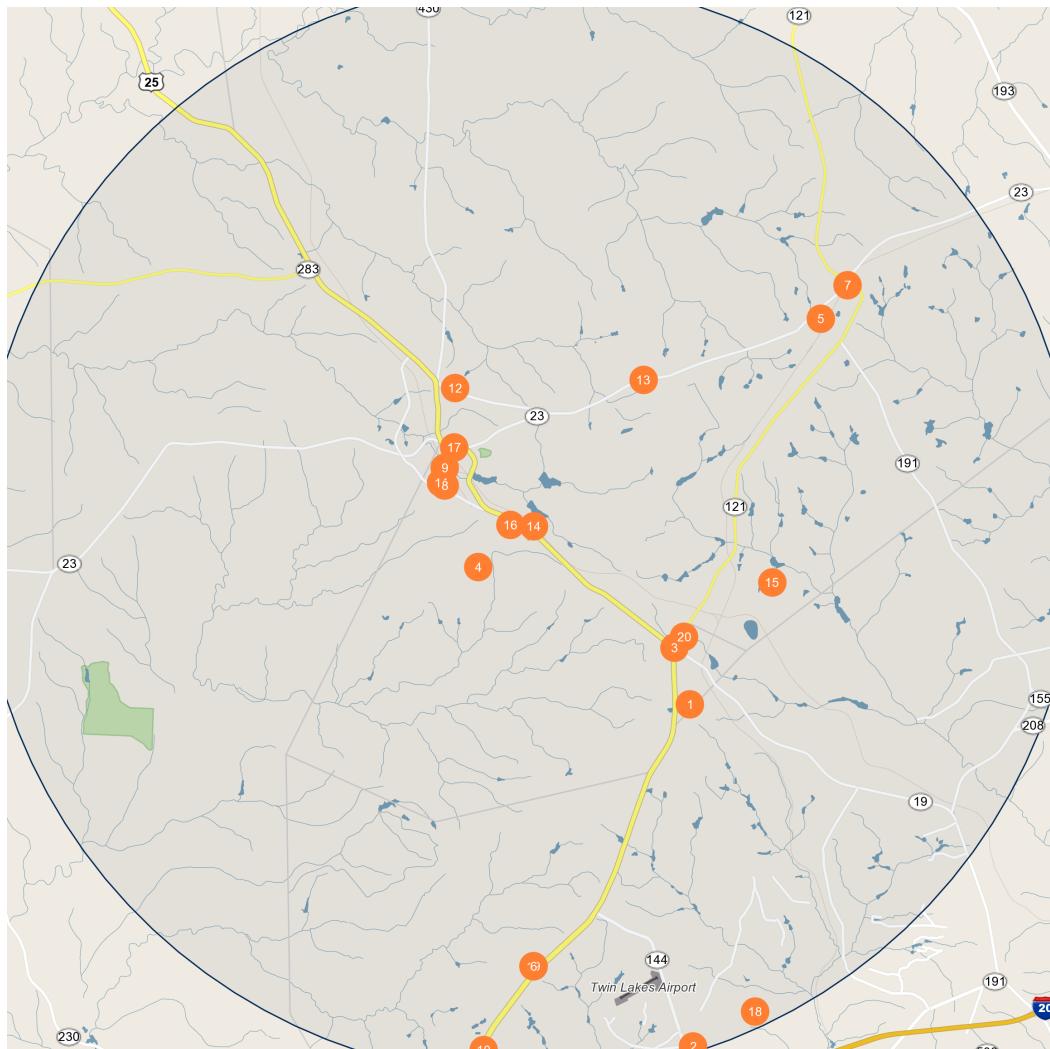
EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S averages. Only 4.2 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 11.3 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 7.7 percent vs. 8.4 percent, respectively.

The area had more high-school graduates, 39.3 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is lower than the average for the nation, at 18.8 percent in the selected area compared with the 20.4 percent in the U.S.

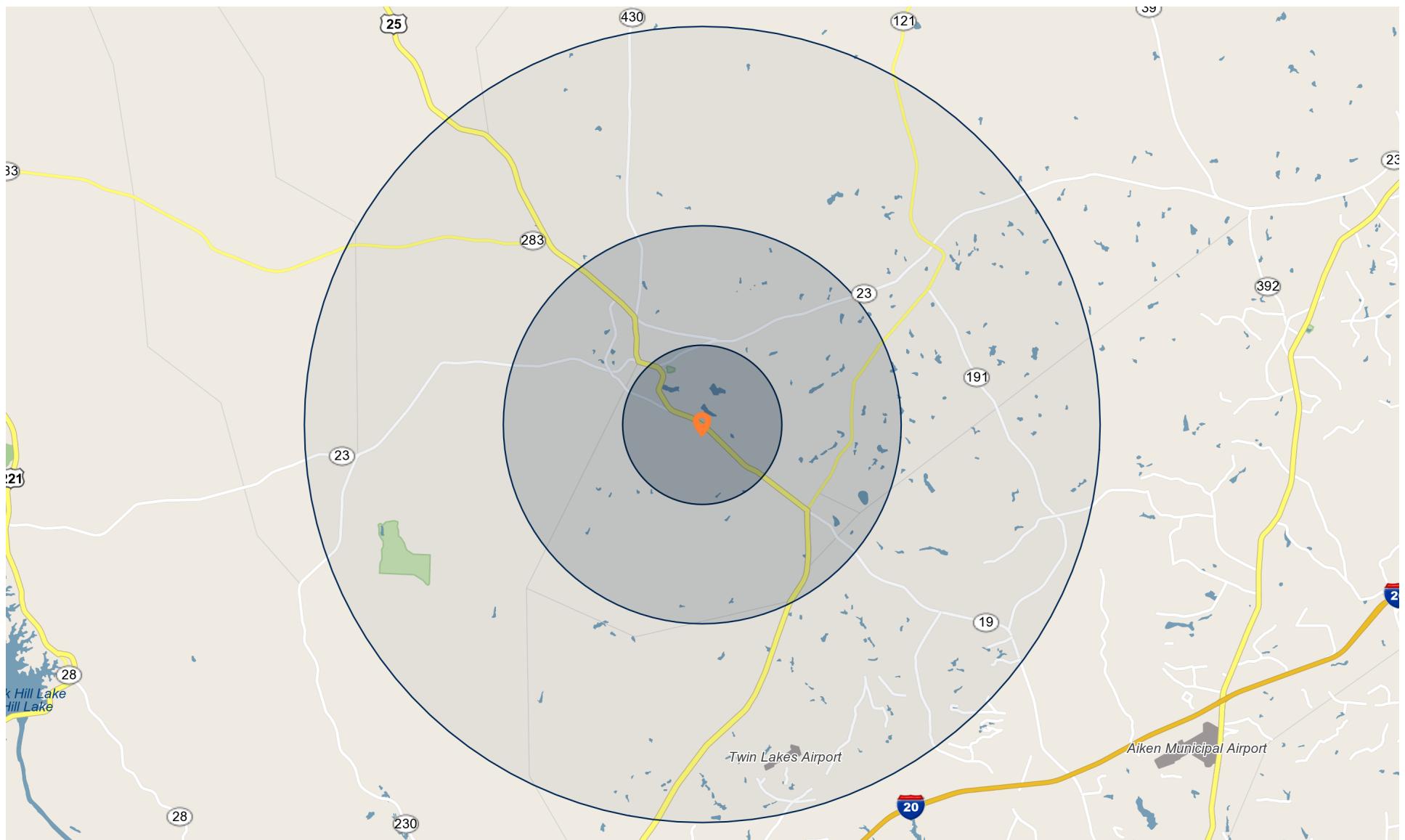
Edgefield Industrial Park | Augusta MSA // DEMOGRAPHICS



Major Employers

| Major Employer | Employees |
|--|-----------|
| 1 Costa Layman LLC | 619 |
| 2 Rolls-Royce Solutions Amer Inc | 521 |
| 3 Shaw Industries Group Inc-Carriage Carpet Mills | 360 |
| 4 Federal Prison Industries-Unicor | 297 |
| 5 Milliken & Company | 284 |
| 6 Envrmntal Filtration Tech LLC-Menardi | 270 |
| 7 Kneeces Carolina Clg Svc Inc | 200 |
| 8 Edgefield Cnty Healthcare LLC-Edgefield Post Acute | 175 |
| 9 Burton Center-Emerald Center | 163 |
| 10 Southern Felt Company Inc | 159 |
| 11 Edgefield County Hospital | 140 |
| 12 School District Edgefield Cnty-W E Parker Elementary School | 134 |
| 13 School District Edgefield Cnty-Strom Thurmond High School | 134 |
| 14 Parkdale America LLC-Stevcoknit Fabric Co Division | 115 |
| 15 School District Edgefield Cnty-Douglas Elementary School | 115 |
| 16 Trantech Radiator Products Inc | 113 |
| 17 Piedmont Technical College | 105 |
| 18 Bridgestone Americas-Aiken Orr Tire Plant | 100 |
| 19 Menardi LLC-Menardi Filters | 75 |
| 20 Pac Tell Group Inc-Usfibers Division | 68 |

DEMOGRAPHICS // Edgefield Industrial Park | Augusta MSA





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