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# INDUSTRIAL OUTDOOR STORAGE

3956 Goshen Industrial Boulevard | Augusta, GA 30906

CLICK ADDRESS FOR GOOGLE MAPS

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ZONE | HI

7,700 SF ON 6.07 AC

FOR SALE



  
**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE





# SITE SUMMARY

ADDRESS 3956 Goshen Industrial Blvd | Augusta, GA

MUNICIPALITY Richmond County

PARCEL ID 184-0-082-11-0

ZONING HI | Heavy Industrial

SITE SIZE 6.07 AC

BUILDING SF 7,700 SF

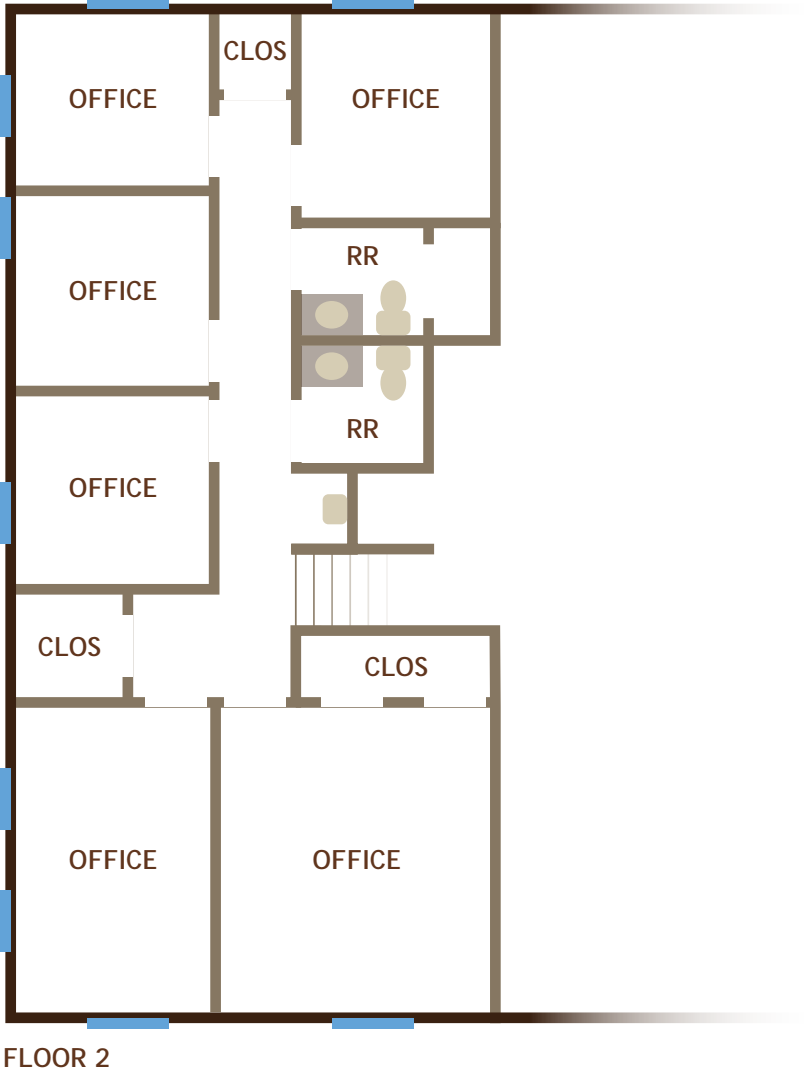
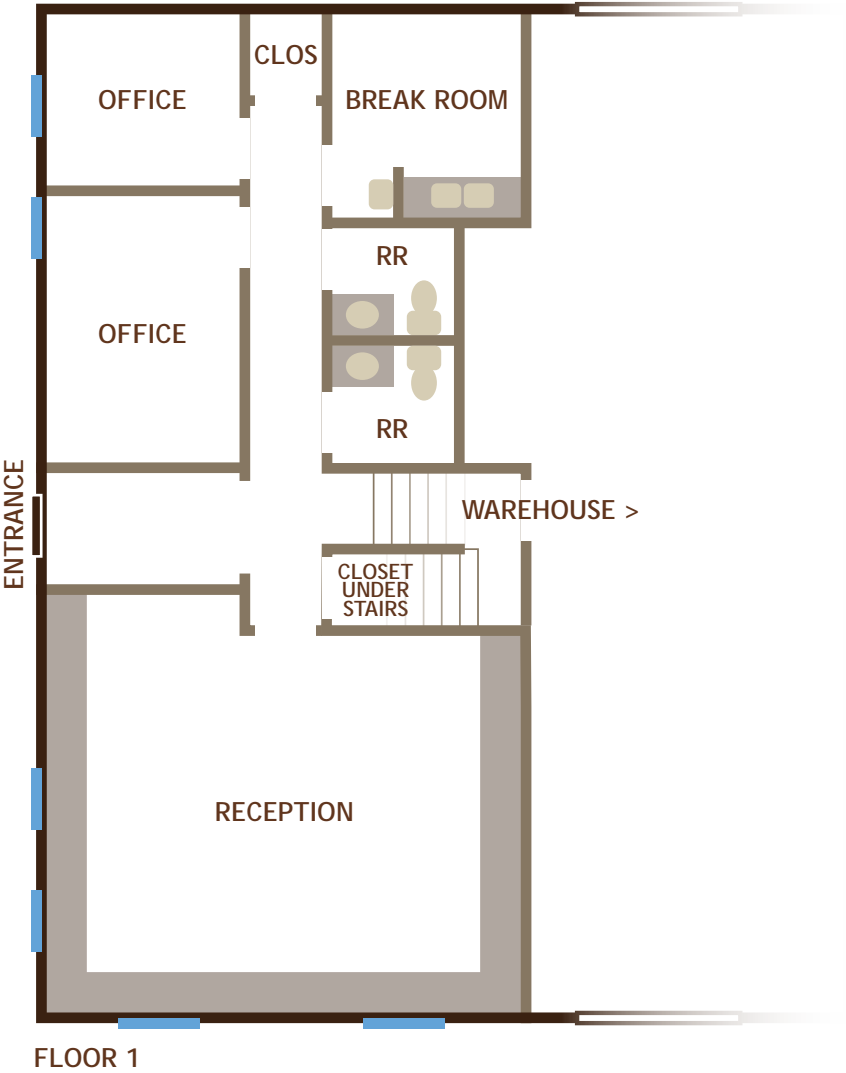
LOADING 22 dock-high doors, 1 drive-in door

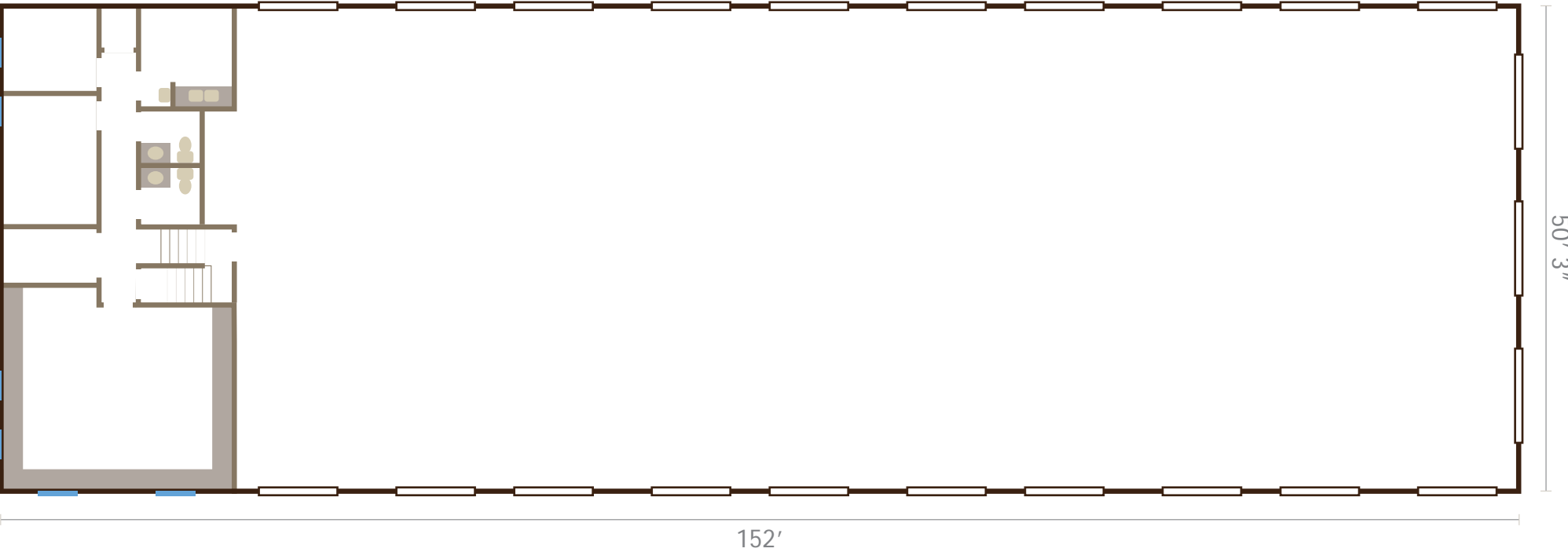
HEIGHT eave - 15'9" | center - 17'9"

CONDITION Metal building, large gravel  
laydown yard, partial fence

ASKING RATE Contact broker for pricing











This industrial property located in South Augusta is situated in a heavy industrial use area. The property is less than 5 miles from I-520 Bobby Jones Expressway by way of Mike Padgett Highway (20,700 VPD). The immediate area is a mix of commercial, logistics, and heavy industrial based businesses including MACS Crane and Rigging, Howard Sheppard Trucking, Revolution Machine Tools, Superior Carriers, MacAljon, Thomson Lift Truck, Kimberly Clark, and Coastal Recycling.

Cross dock distribution warehouse space available for sale. This 6.07 AC heavy industrial zoned property is strategically located in the industrial hub of South Augusta with quick access to major highways and interstates. The 7,700 SF building was constructed in 1988 and features a mix of office and warehouse space. The exterior is fenced with an automatic gate and features ample storage, parking, and laydown yard space.

The warehouse is approximately 6,500 SF (50' x 130'), clear span, 14' eave height, 16' ridge height, and features 22 dock high doors (8' x 10'), 1 drive in door, and a restroom.

The office space is two floors and is approximately 1,200 SF. The first floor has a large dispatch office, breakroom/kitchen, 2 offices, and 2 restrooms. Second floor consists of 6 offices, 2 restrooms, and additional storage.

• • •

- Cross dock distribution warehouse
  - Zoned heavy industrial
  - 7,700 SF building
- Fenced in laydown yard with automatic gate
  - Clear span with high ceilings
  - Additional developable land













INTERSTATE  
520

**TEXTRON**  
SPECIALIZED VEHICLES

**GENERAC**

**PENSKE**

**United Rentals**

**CHEROKEE BRICK**  
Est. 1877

**TEC**  
**TRACTOR & EQUIPMENT COMPANY**  
TRACTOR-EQUIPMENT.COM

**FedEx**

**GasPro**  
go with the pro

**Thompson LiftTruck**

**Yancey Rents** **CAT Rental**

**Graphic Packaging INTERNATIONAL**  
**CLEARWATER PAPER**

*Augusta*  
Regional Airport

**Kimberly-Clark**

**U SITE**

1 MI	5 MI	10 MI
TOTAL POPULATION		
8,899	26,908	143,552
TOTAL HOUSEHOLDS		
3,392	9,873	54,912
AVERAGE INCOME		
\$83,691	\$71,211	\$68,532





# RIVER REGION STATISTICS



River Region Population:  
767,478



Annual Growth Rate:  
0.89%



Average Commute:  
23.5 mins



Trade Area Population:  
767,478



Medium Income:  
\$55,049



Unemployment Rate:  
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Eisenhower

**Job Growth:** Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

**Cyber & Innovation:** Georgia Cyber & Innovation Training Center

**Major Industry:** Fort Eisenhower, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

