

±334,00 SQUARE FEET INDUSTRIAL BUILDING

418 ASCAUGA LAKE ROAD, GRANITEVILLE, SC



LEASING DETAILS

Building Size	±334,000 SF	Land Size	±22.13 Acres
Space A Size	20,000 - 85,017 SF	Clear Heights	11'8" - 22'
Space B Size	20,000 - 80,379 SF	Dock Doors	8 Dock Height Doors
Maximum Leasable Area	±334,000	Drive-Ins	2 Grade Level Doors
Lease Rate	\$3.90 - 4.00/SF NNN	Distance from Interstate	2.7 Miles to I-20

OFFERING MEMORANDUM

**LEASE RATE: \$3.90 - 4.00/SF | LEASE TYPE: NNN
UP TO 334,000 SQUARE FEET | 2 DRIVE-INS
2.7 MILES TO I-20 | ACCESS TO STRONG LABOR FORCE**



OFFERING MEMORANDUM TABLE OF CONTENTS

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

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations

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EXECUTIVE SUMMARY



WAREHOUSE SPACE

WHY THIS SPACE?



20K - 334K SQUARE FEET

Space Available



22.13 ACRES

Lot Size



2.7 MILES TO I-20

Distance from Interstate



PROXIMITY TO LABOR FORCE

High Workforce Availability



6 DOCK DOORS

Industrial Doors



LOW MARKET INVENTORY

High Demand / Low Supply



21' - 22'

Clear Heights

INVESTMENT SUMMARY

Building Square Feet	±334,000 SF
Space A Size	20,000 - 85,017 SF
Space B Size	20,000 - 80,379 SF
Lease Rate	\$3.90 - 4.00/SF
Lease Type	NNN

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present two industrial leasing opportunities at 418 Ascauga Lake Road in Graniteville, SC—located just 2.4 miles south of I-20 at Exit 11. This facility offers two distinct spaces tailored for a range of industrial users.

The property is fully serviced with water, sewer, and internet and includes multiple dock-high loading positions with levelers and a covered platform. Additional features include a comprehensive security system with motion sensors and cameras, wet sprinkler fire protection, and a combination of T8 and LED lighting throughout the facility. This highly accessible location supports manufacturing, logistics, and storage uses with immediate access to the region's growing infrastructure and industrial workforce.

Space A Overview

Spanning ±85,017 SF in total, this space includes 3,000 SF dedicated to administrative offices and a large breakroom. The interior layout features a 32'x32' column configuration and clear heights ranging from 21'3" to 17', providing ample vertical space for various industrial activities. The property is equipped with four dock-high positions with levelers, located under a covered exterior loading platform.

Space B Overview

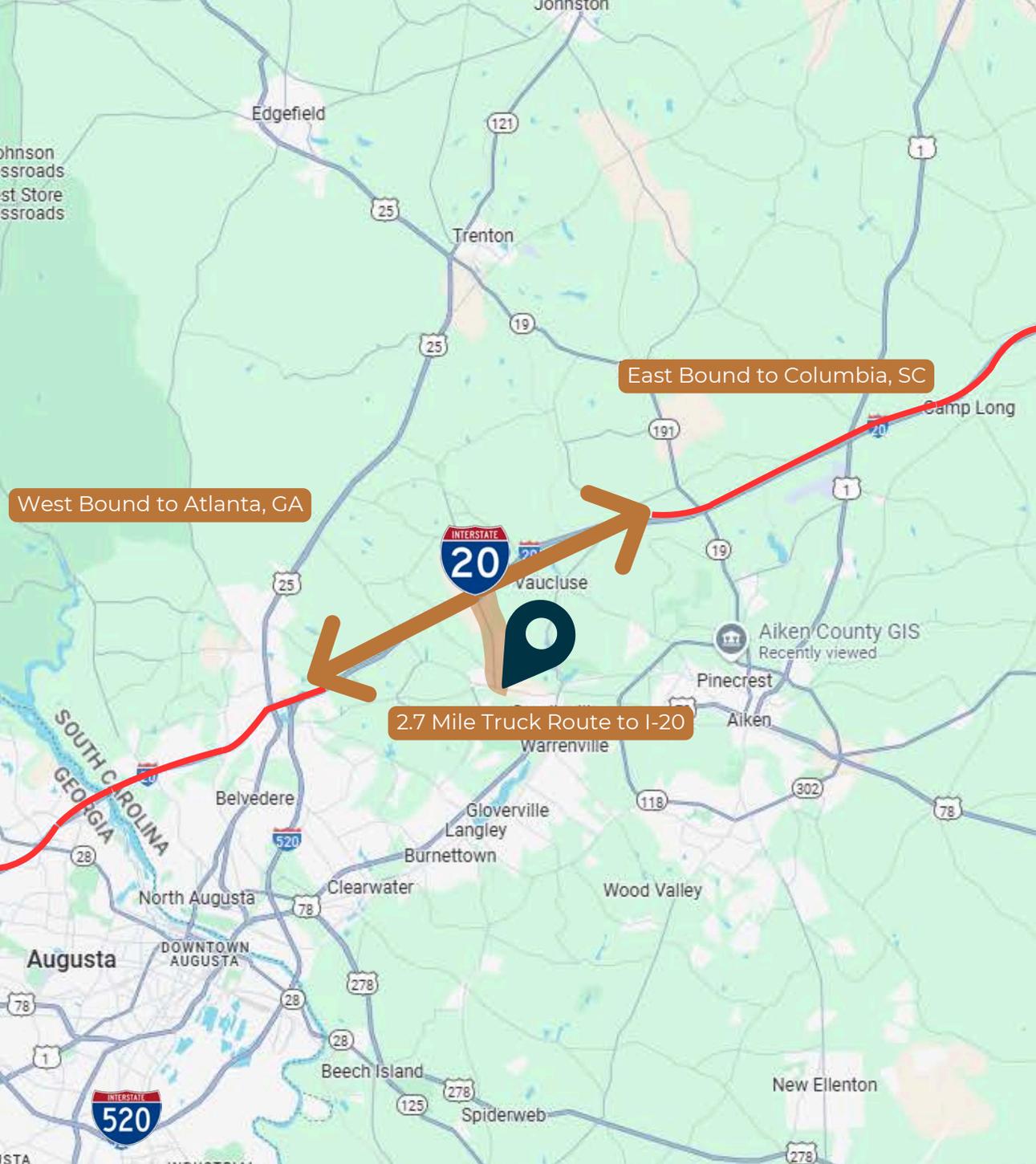
This ±80,379 SF space features clear heights of 22' and 32' x 32' column spacing in certain areas with the majority of the warehouse space featuring 16'x16' column spacing and 11'8" clear heights. This side also offers four dock-high positions with levelers and a convenient drive-up ramp, all situated under a covered exterior loading platform.

WAREHOUSE SPACE

BUILDING DETAILS

BUILDING DETAILS	
Building Size	±334,000 SF
Lot Size	±22.13 Acres
Zoning	RUD Rural Development
Space A Size:	20,000 - 85,017 SF
Space B Size	20,000 - 80,379 SF
Space A Office Space	3,000 SF
Space B Office Space	29,008 SF
Clear Heights	11' 8" - 22'
Column Spacing	32' X 32' & 16' x 16'
Lighting	Metal Halide & LED
Floors	8" Concrete Slab
Structure	Masonry
Roof	TPO
Fire Suppression	Sprinklers 250K Gallons Tank
Dock Doors	8' 8" x 10'
Drive-In Doors	2
Utility Provider	Dominion Energy South Carolina (DESC)
Power	Potential for 575V On Site Substation
Sewer	Yes
Parking	~350 Spaces
Security	Active Security System





CONVENIENTLY LOCATED TO MAJOR CITIES LOGISTIC ROUTES



2.7 Miles To
Interstate-20 East Bound



8.1 Miles To
Interstate-520 West Bound



TRUCKING DISTANCES

To Important Cities & Ports

Augusta, GA	17 Miles
Columbia, SC	61 Miles
Greenville, SC	113 Miles
Charlotte, NC	113 Miles
Port of Savannah, GA	130 Miles
Port of Charleston, SC	152 Miles
Atlanta, GA	156 Miles
Birmingham, AL	304 Miles

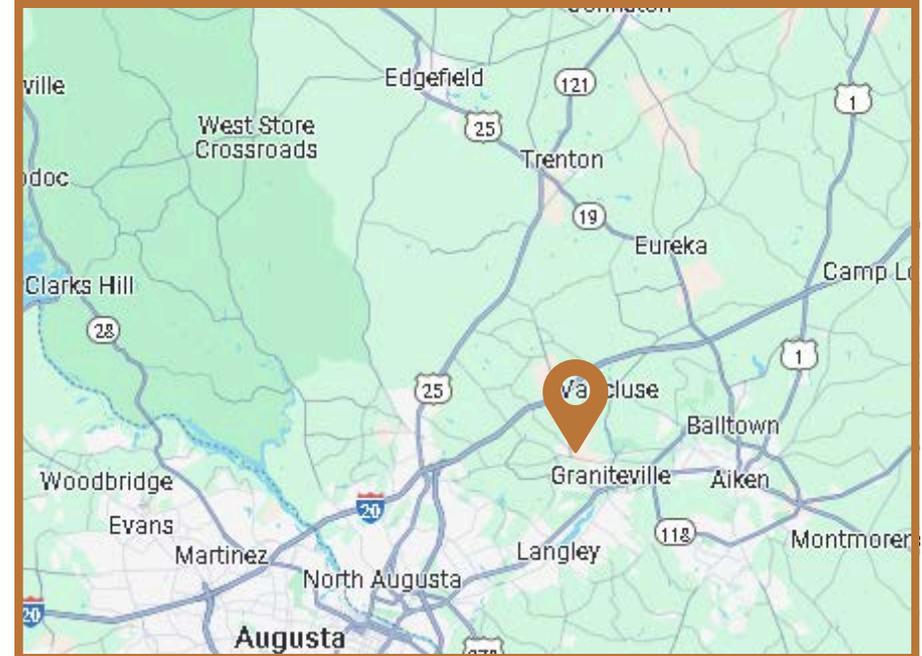
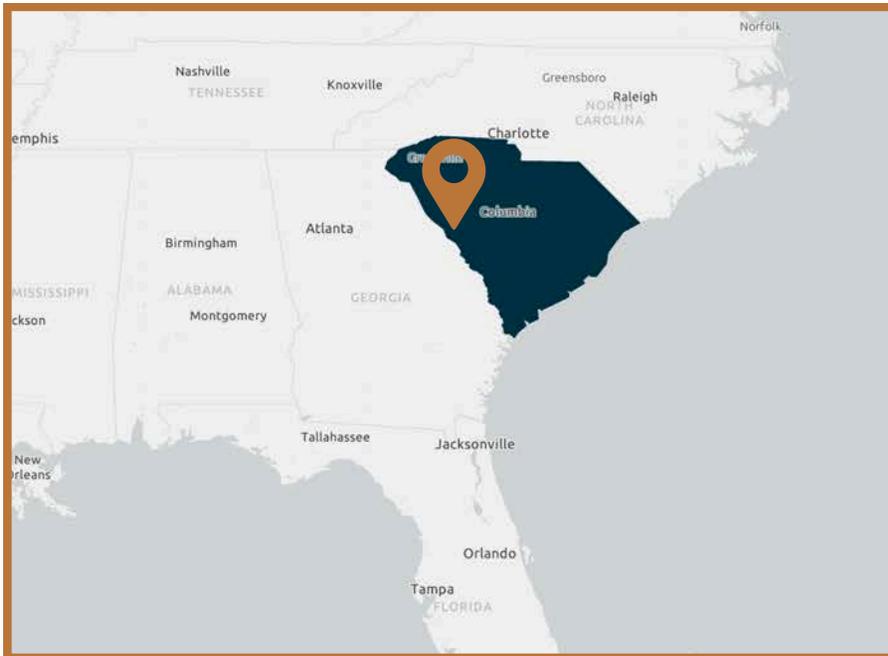


WAREHOUSE SPACE LOCATION SUMMARY

418 Ascauga Lake Road is located in Graniteville, SC, within Aiken County, a growing industrial corridor strategically positioned in the Central Savannah River Area (CSRA). Just 2.4 miles from I-20 at Exit 11, the site offers direct access to Augusta, GA (17 miles west) and Columbia, SC (61 miles east). This connectivity allows industrial users to quickly reach regional interstates, labor pools, and supplier networks.

The property is approximately 130 miles from the Port of Savannah and 152 miles from the Port of Charleston—two of the busiest and most rapidly expanding container ports on the East Coast. This location enables efficient drayage of import/export freight throughout the Southeast and beyond.

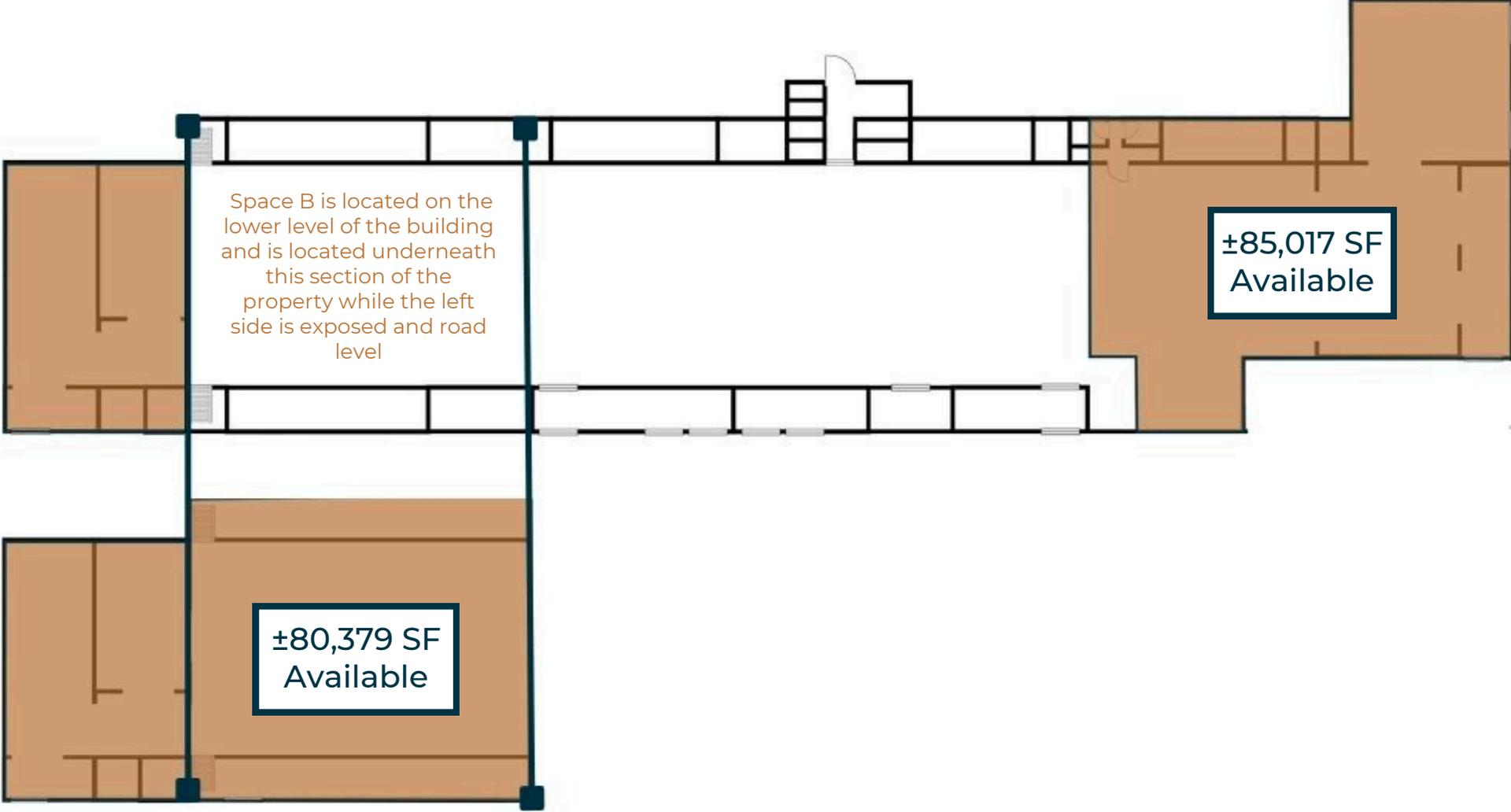
Graniteville and the surrounding Aiken County submarket benefit from strong infrastructure, competitive operating costs, and a skilled workforce. The area's proximity to industrial anchors like Bridgestone, Kimberly-Clark, and the Savannah River Site contributes to a robust supply chain environment. With access to rail, utilities, and proximity to major seaports and interstates, this site is well positioned for distribution, light manufacturing, and industrial assembly operations seeking regional scale with logistical reach.



WAREHOUSE SPACE AVAILABLE SPACES



WAREHOUSE SPACE FLOORPLAN



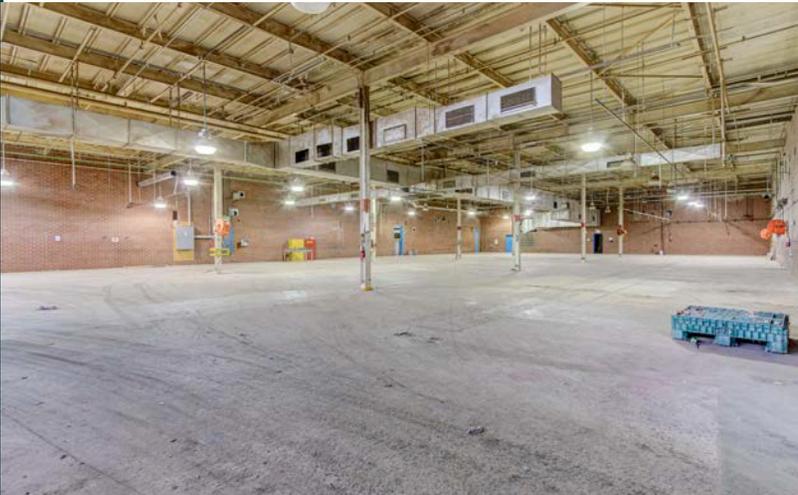
WAREHOUSE SPACE

SPACE A OVERVIEW



**20K - 85K SF
AVAILABLE
\$4.00/SF NNN RATE**

- **Available SF:** ±85,017 SF
- **Office Space:** ±3,000 SF
- **418 Ascauga Lake Rd:** ±82,017 SF
- **Min Clear Height:** 17'
- **Max Clear Height:** 21' 3"
- **Doors:** 4 - 8' x 10' Dock Height Doors and Positions with levelers, a covered exterior loading platform, and two grade-level drive-in doors.
- **Building:** Brick Exterior
- **Column Spacing:** 32' x 32'
- **Property Condition:** Good



WAREHOUSE SPACE

SPACE A HEIGHT AND COLUMN SPACING

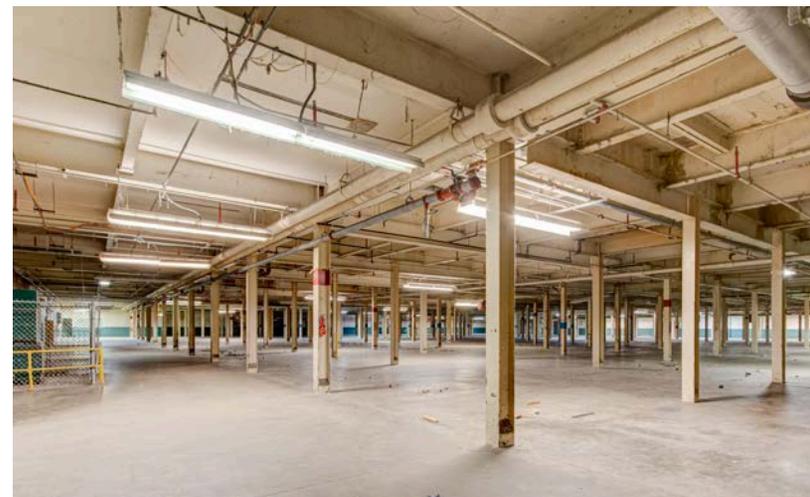


WAREHOUSE SPACE

SPACE B OVERVIEW

**20K - 80K SF
AVAILABLE
\$3.90/SF NNN RATE**

- **Available SF:** ±80,379 SF
- **Office Space:** ±29,008 SF
- **Warehouse Space:** ±51,371 SF
- **Property Condition:** Good
- **Min Clear Height:** 11' 8"
- **Max Clear Height:** 22'
- **Doors:** 4 - 8' x 10' Dock Height Doors and Positions w/ Levelers, Covered Exterior Loading Platform
- **Building:** Brick Exterior
- **Column Spacing:** 32' x 32' and 16' x 16'
- **Property Condition:** Good
-



WAREHOUSE SPACE

SPACE B HEIGHT AND COLUMN SPACING



HEIGHT AND SPACING
WAREHOUSE SPACE



22'
Clear
Height



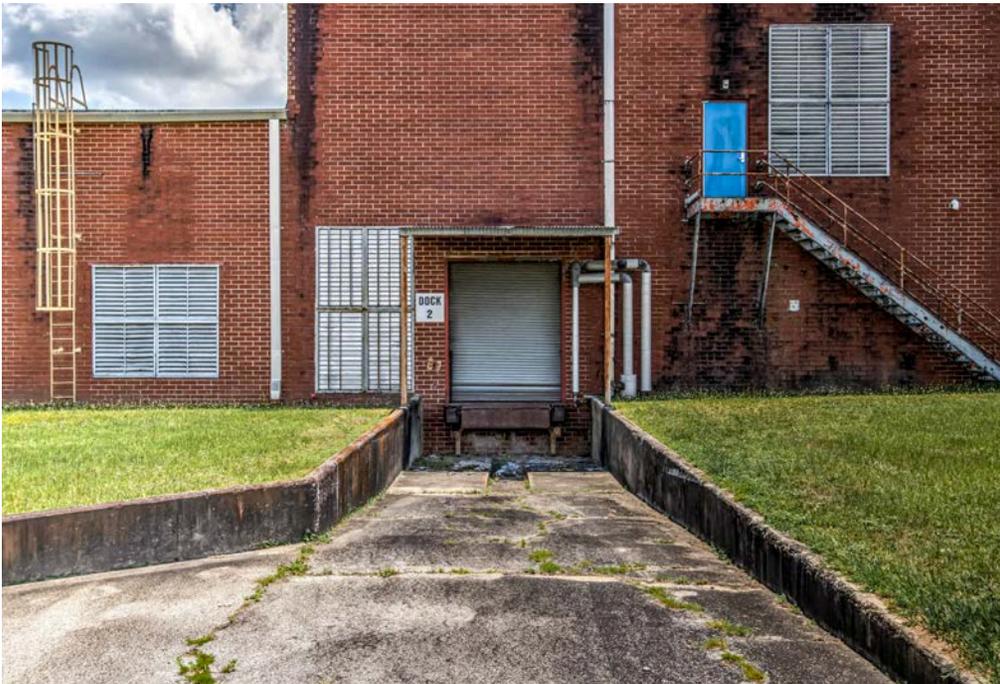
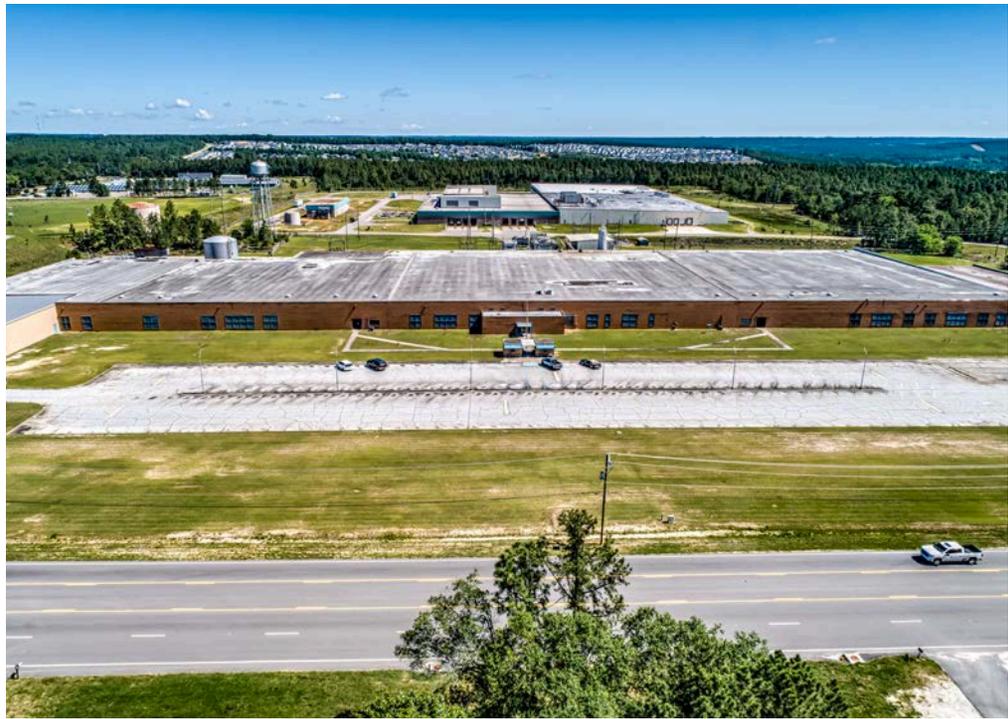
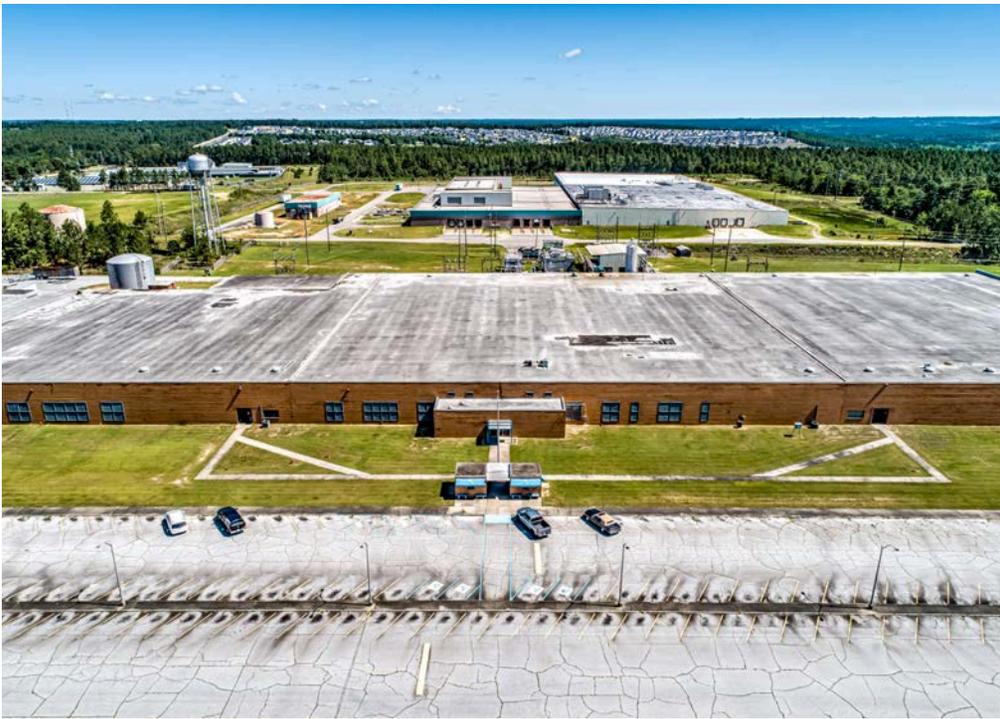
32' X 32'
Column
Width



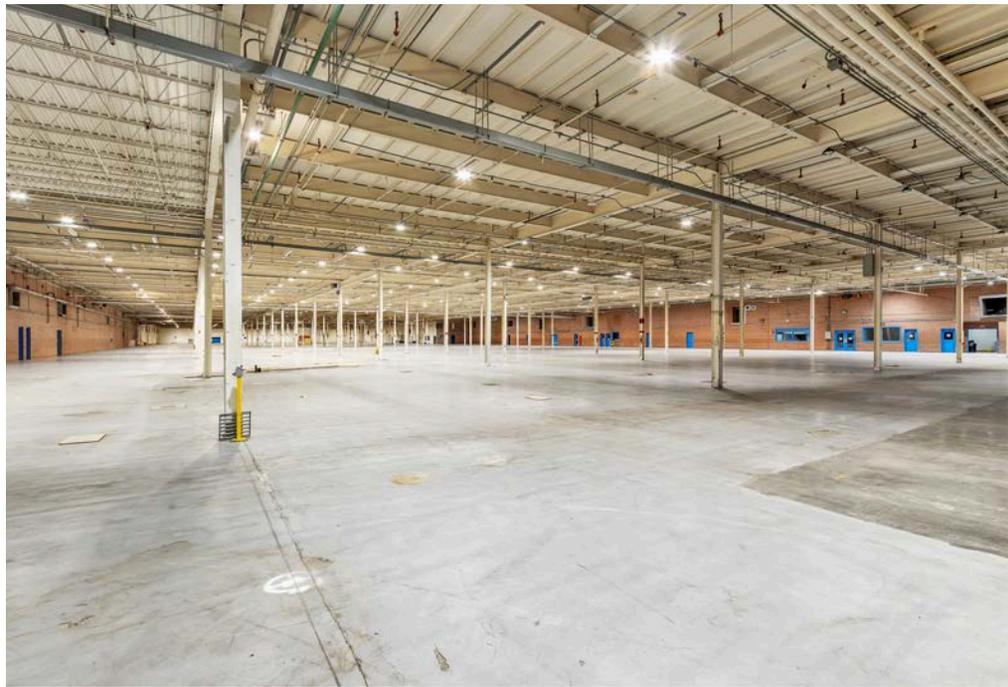
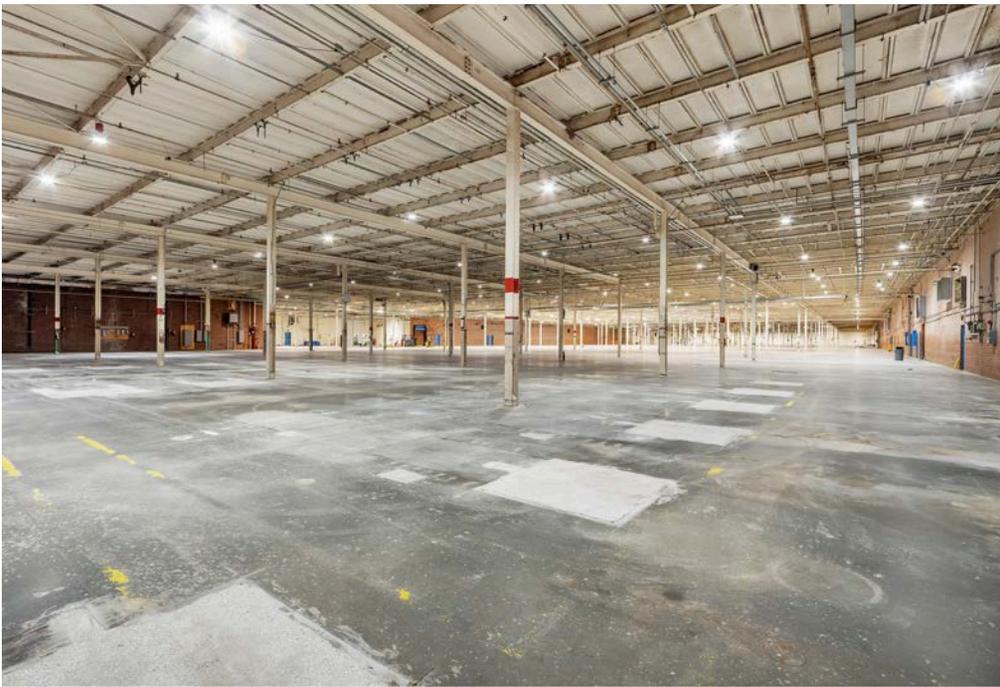
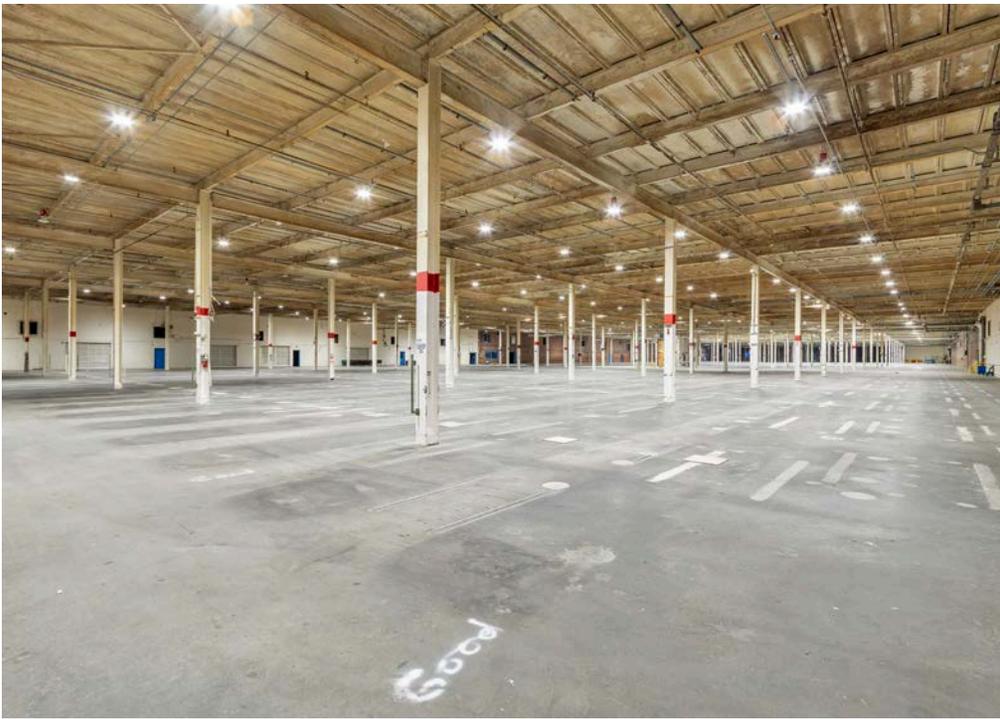


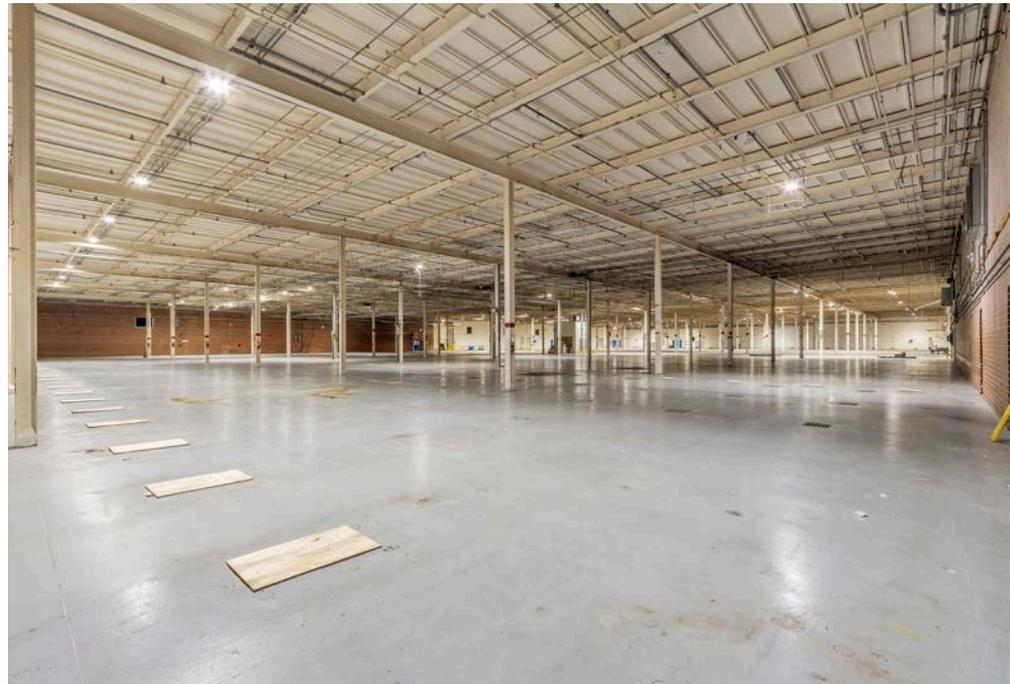
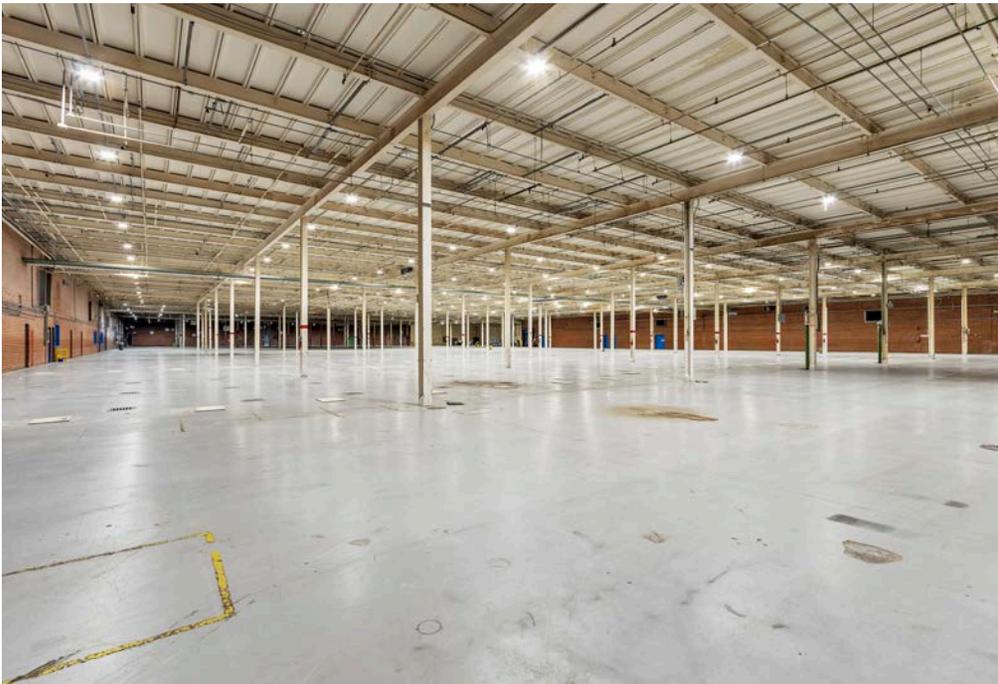
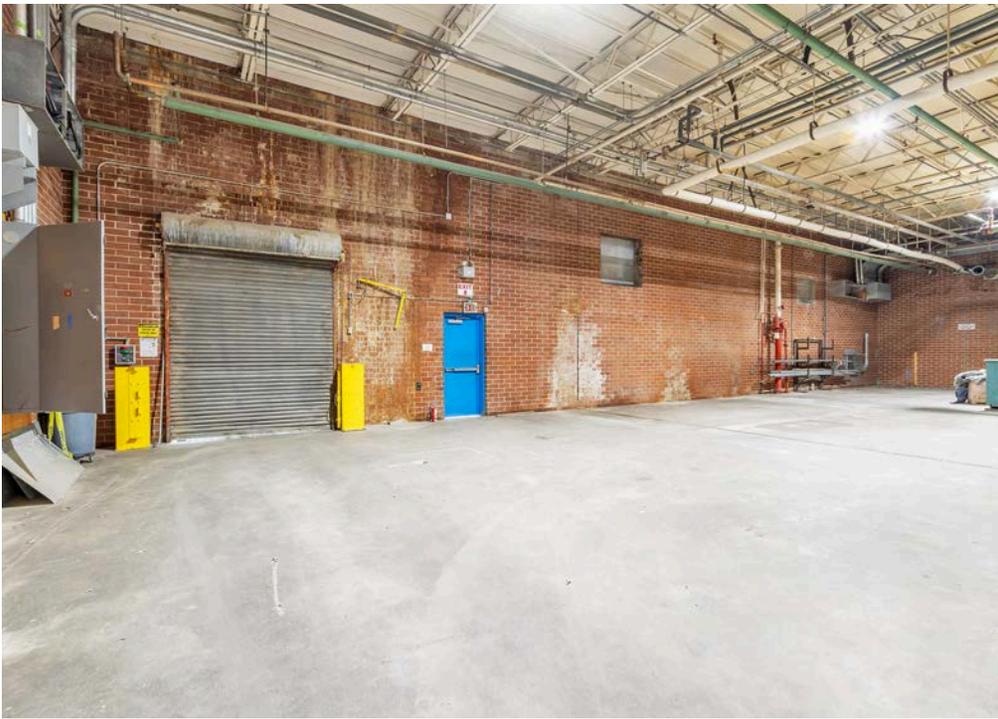


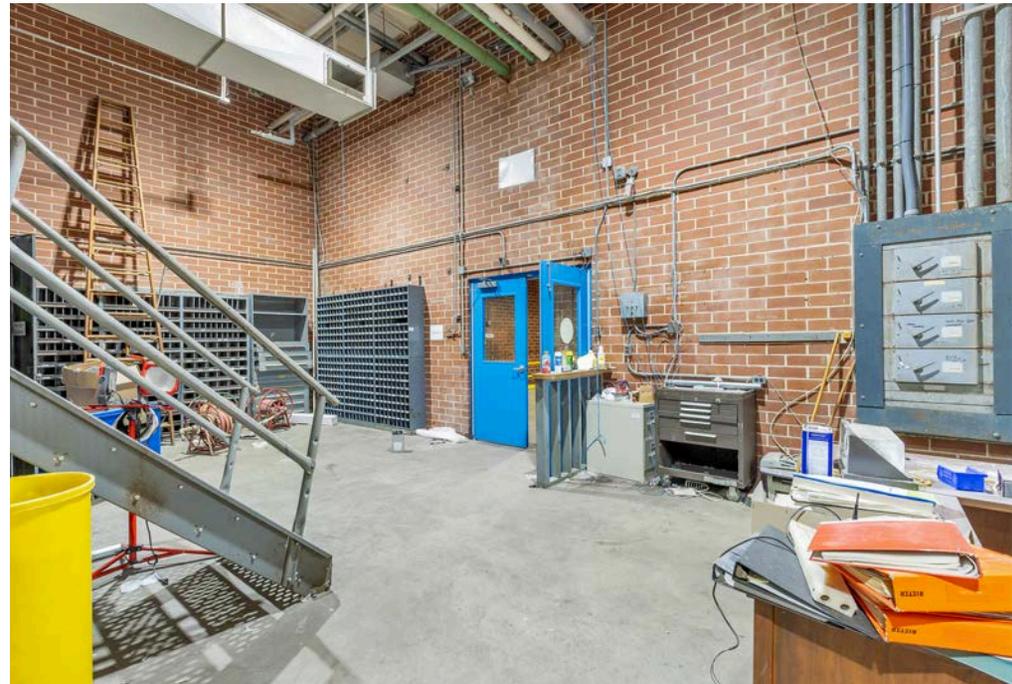
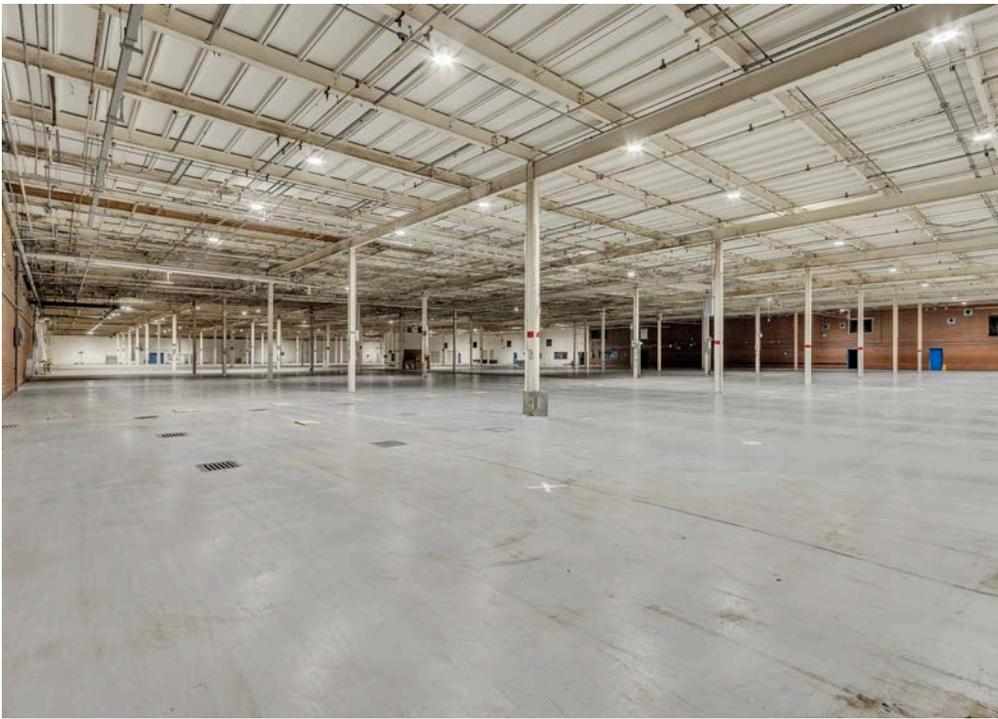


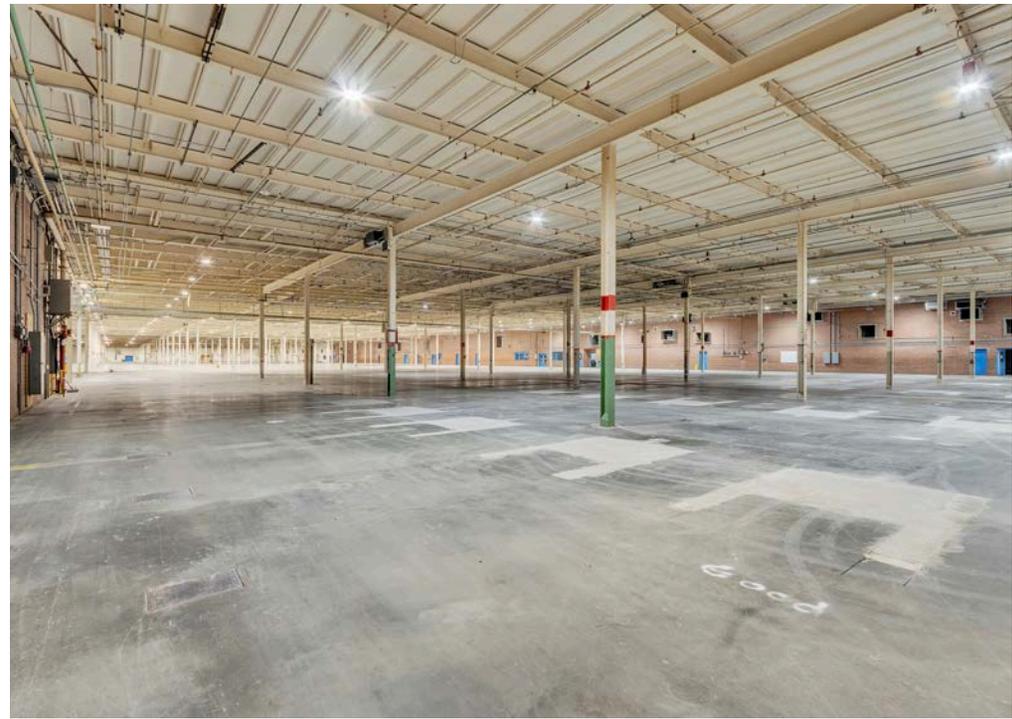
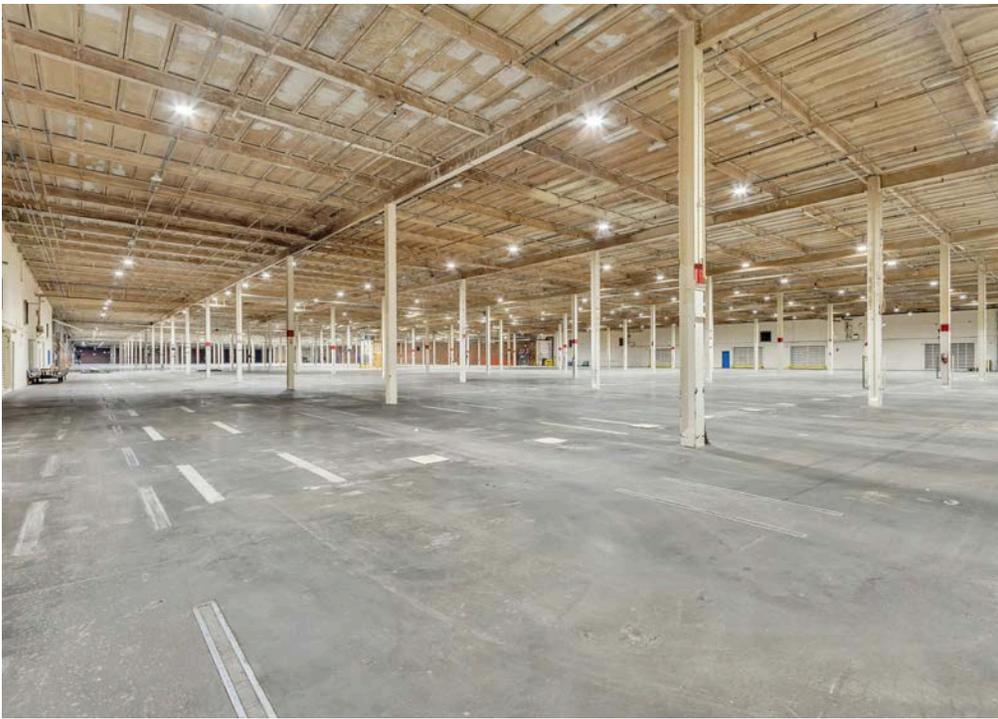




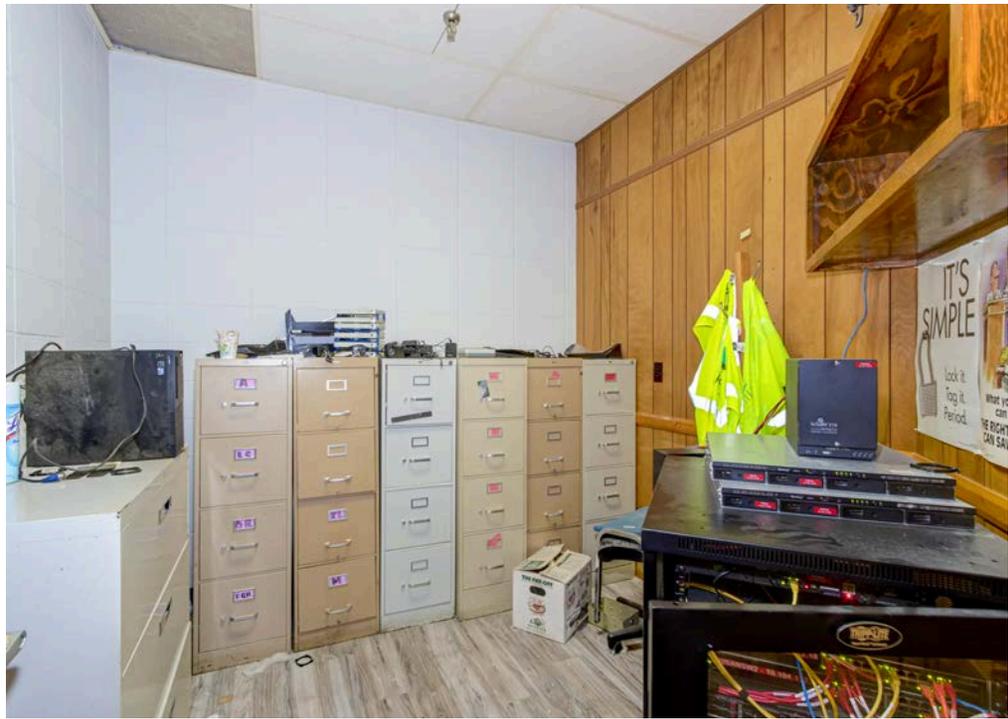


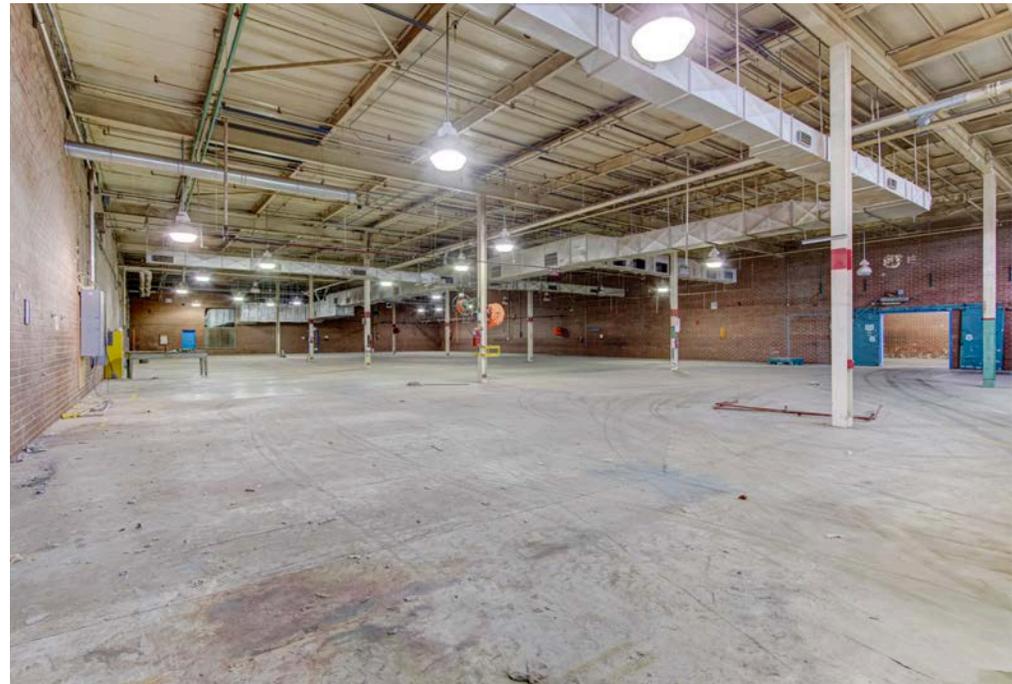
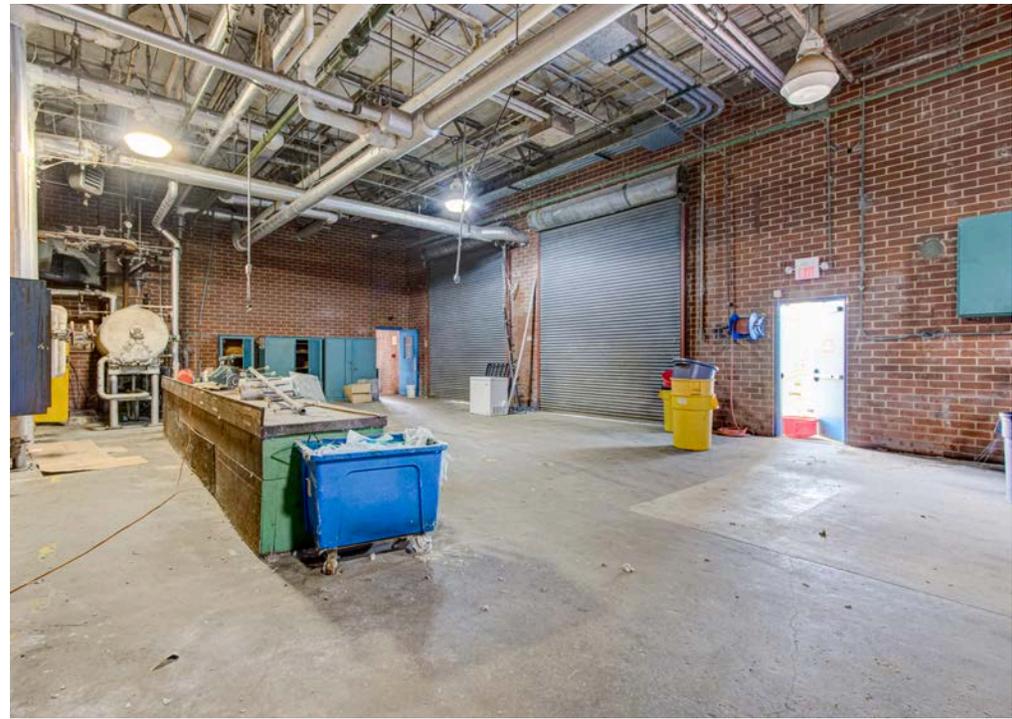
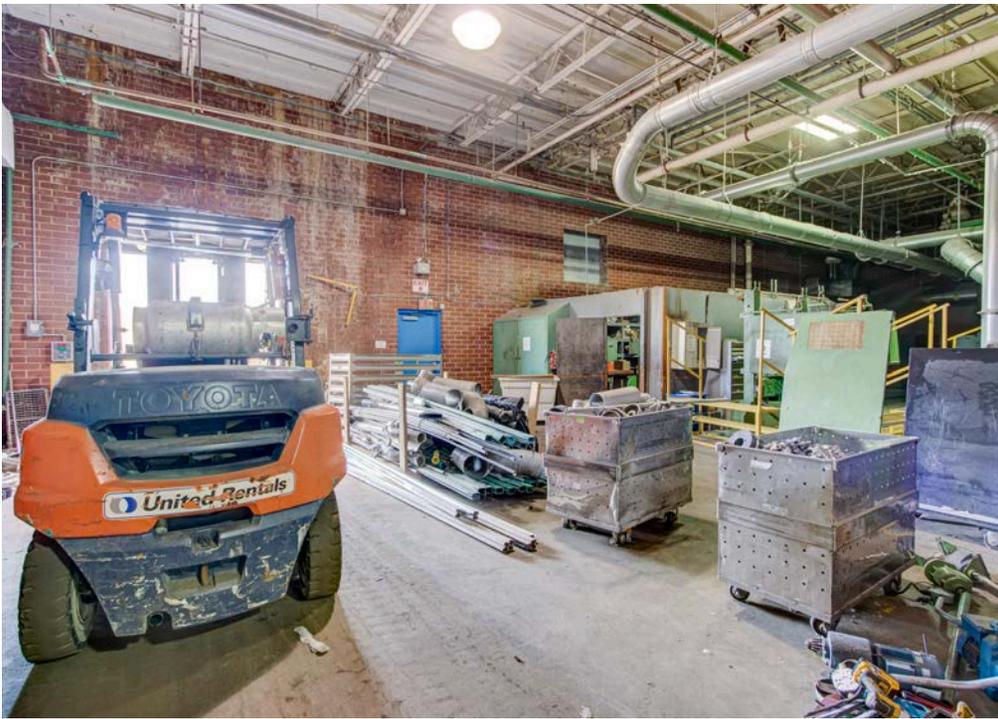


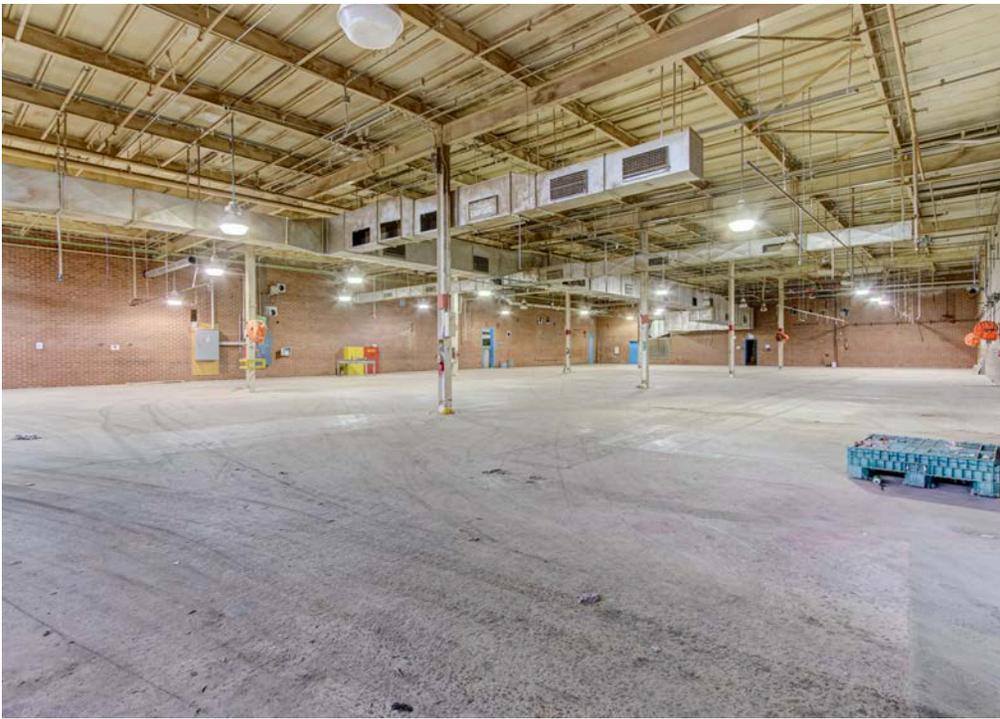


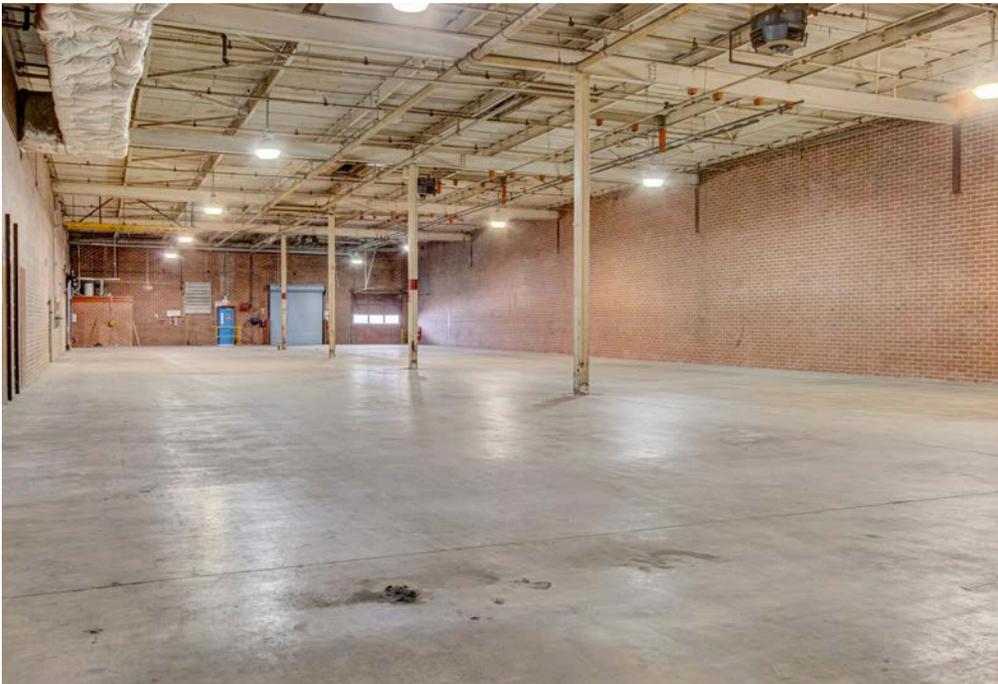
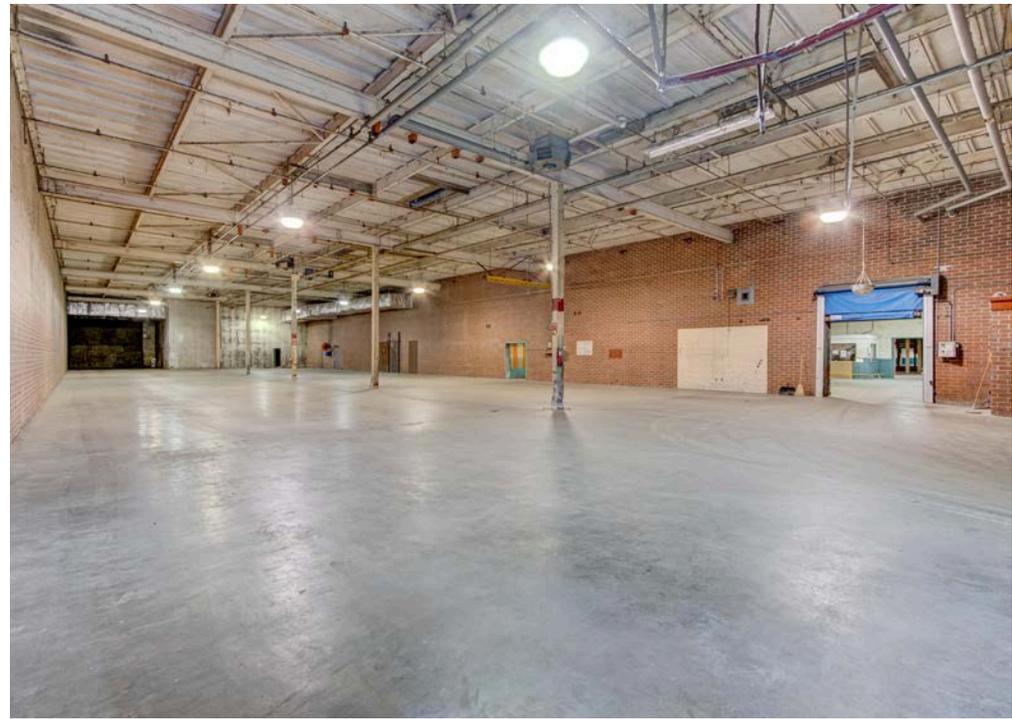
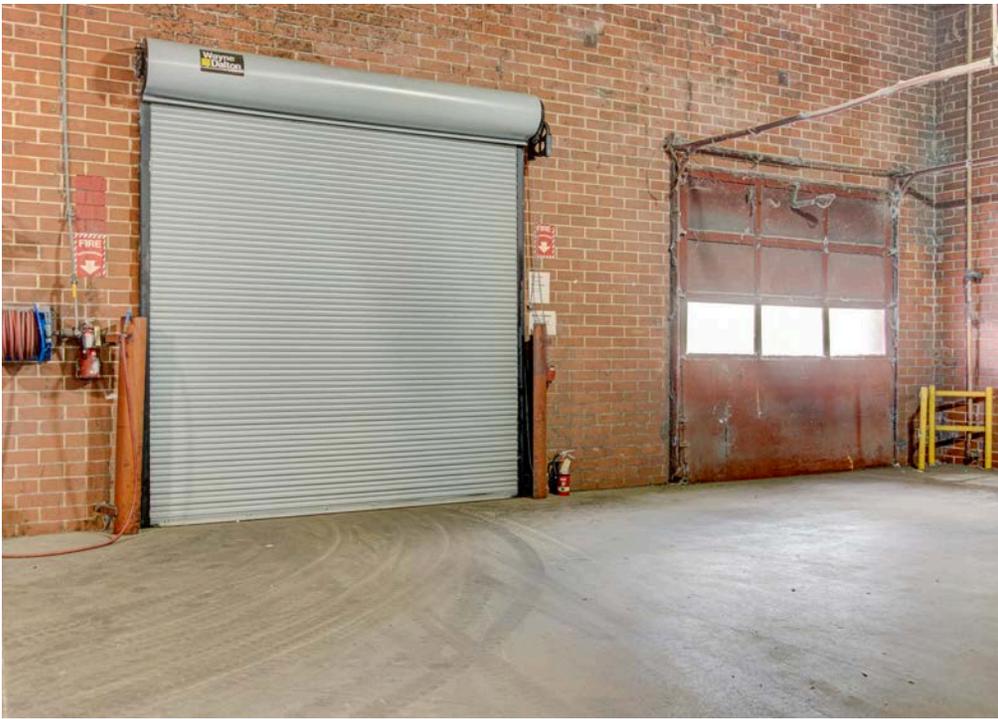


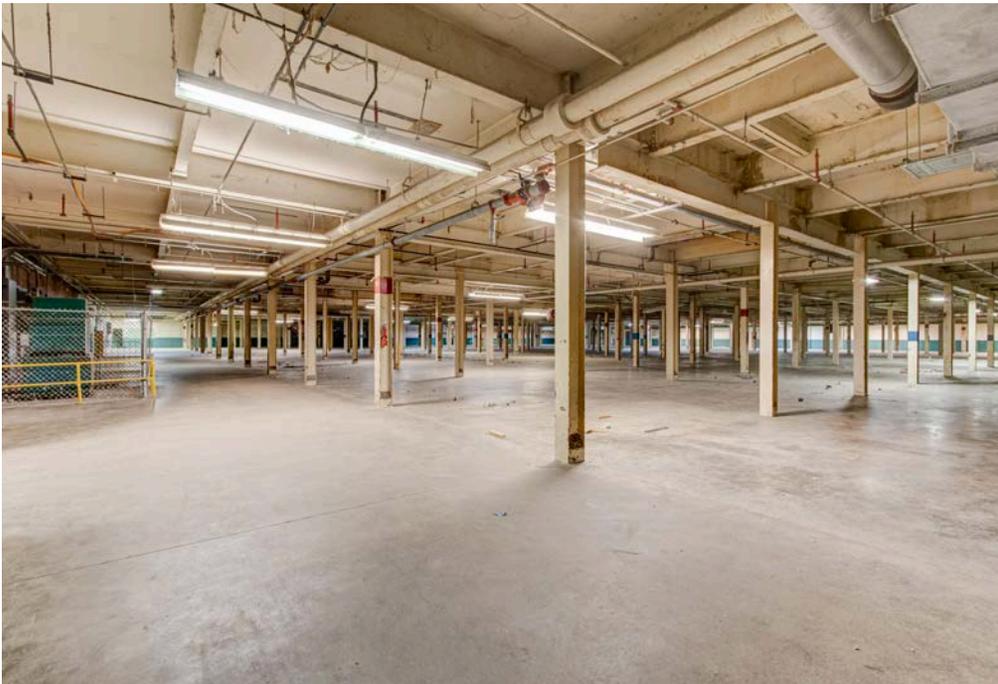
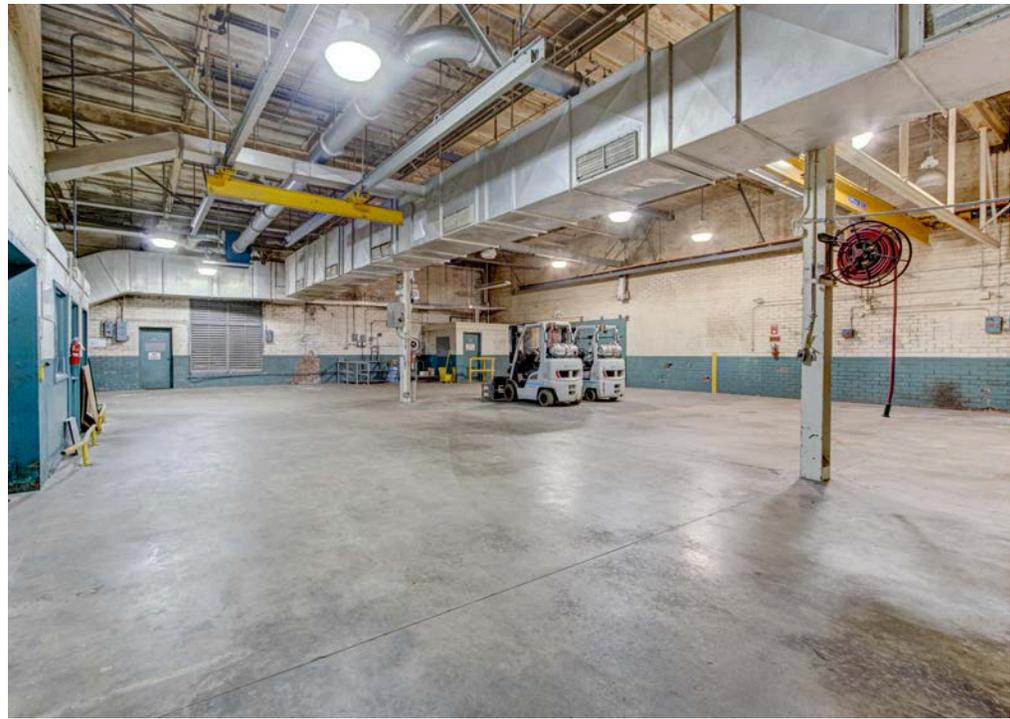
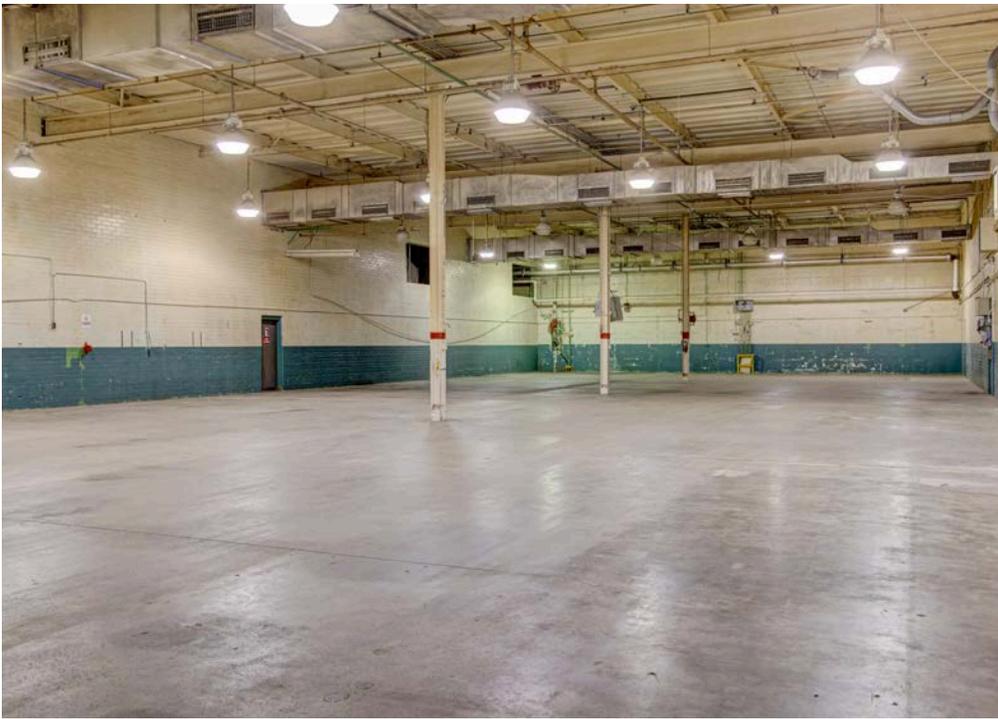


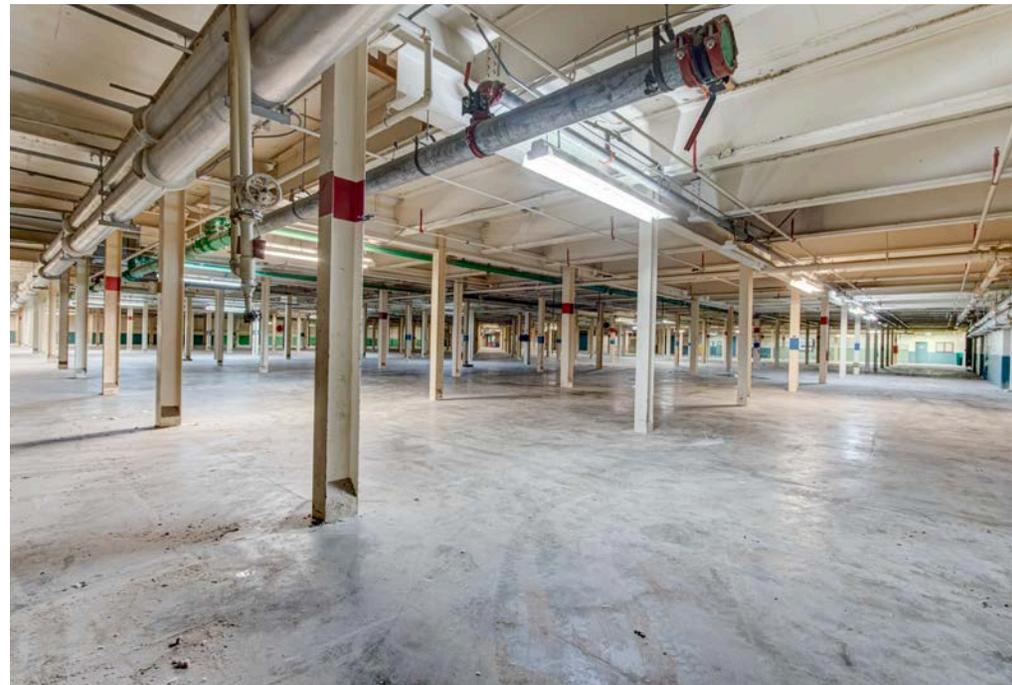
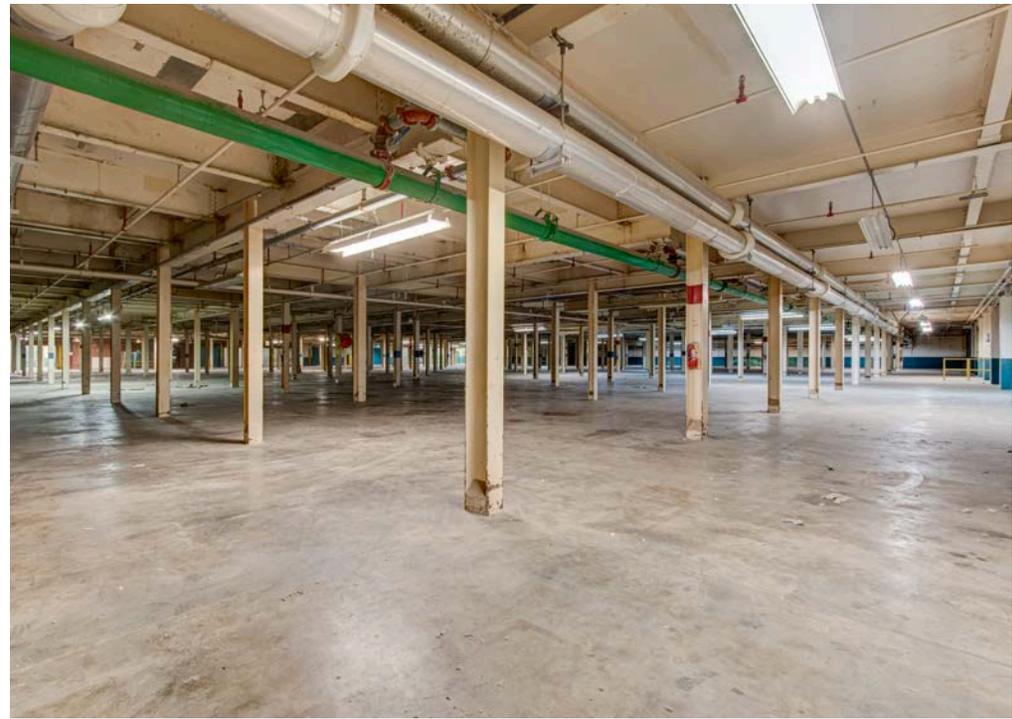














AREA OVERVIEW



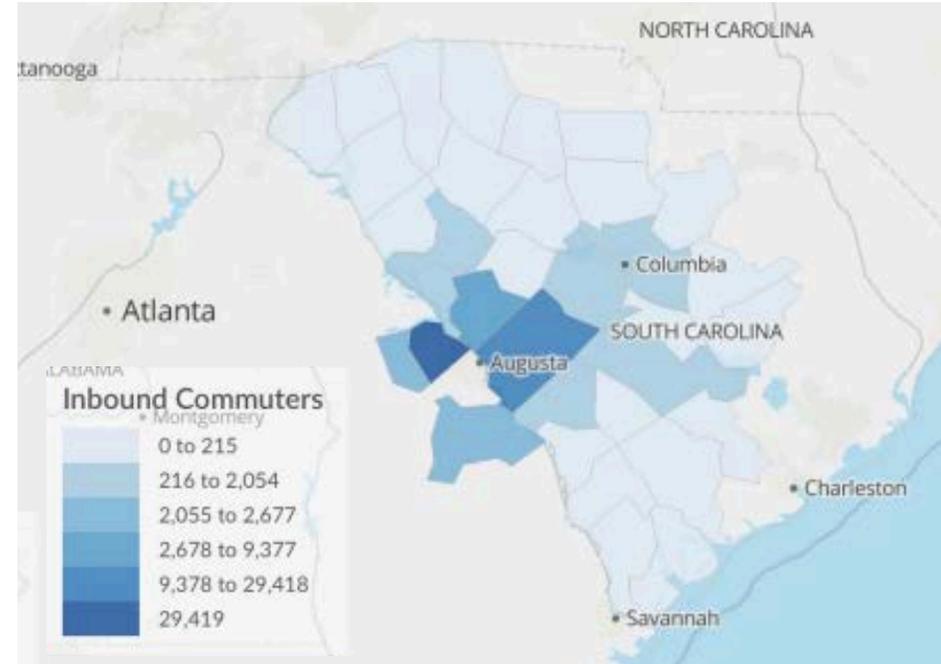
WORKFORCE

Augusta is a regional center of medicine, biotechnology, and cyber security. Augusta University, the state's only public health sciences graduate university, employs over 7,000 people. Along with University Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over \$1.8 billion. Within the next few years, the city is expected to have rapid population growth of 10,000+ residents due to the announcement of the United States Army Cyber Command that will be located in Fort Gordon.

The city's three largest employers are Augusta University, the Savannah River Site (a Department of Energy nuclear facility), and the U.S. Army Cyber Center of Excellence at Fort Gordon, which oversees training for Cyber, Signal Corps, and Electronic Warfare. Other Companies with headquarters or distribution centers in the CSRA are but limited to, EZ-Go, Bridgestone, Tax Slayer, John Deere, Amazon, Kellogg's Kimberly Clark, Graphic Packaging International, and more.

“Georgia earned a No. 1 ranking for the 14th year in a row for its nationally recognized workforce development program -- Georgia Quick Start -- in addition to a No. 1 ranking for competitive labor market.”

48,779 individuals commute into Richmond County on a daily basis with an outbound total of 18,225 individuals, meaning there is substantial potential for capturing quality labor currently leaving the county.



Inbound Commuters	Outbound Commuters	Net Commuters
48,779	18,225	30,554

NON-INDUSTRIAL TOP 10 EMPLOYERS

1. Fort Eisenhower	29,252
2. Savannah River Site	11,200
3. Augusta University	6,775
4. NSA Augusta	6,000
5. AU Hospitals	5,341
6. RCBOE	4,398
7. CCBOE	4,070
8. Piedmont Hospital	3,000
9. City of Augusta	2,840
10. VA Medical Center	2,082

INDUSTRIAL TOP 10 EMPLOYERS

1. Amazon	4,500
2. Bridgestone	1,900
3. John Deere	1,400
4. EZGO Textron	1,350
5. Graphic Packaging	963
6. Ferrara USA	900
7. FPL Food LLC	660
8. UPS	600
9. GIW Industries	500
10. Morgan Thermal Ceramics	400



WHY? SOUTH CAROLINA

KEY DRIVERS

South Carolina has become one of the most dynamic states in the Southeast, attracting businesses, investors, and families with its strong economy, strategic location, and high quality of life. With continuous investments in infrastructure, a skilled workforce, and a business-friendly environment, South Carolina offers numerous advantages for industries ranging from manufacturing to technology and logistics.



South Carolina's population is expected to increase significantly, driven by migration and economic growth.



The state is seeing a surge in manufacturing with job creation projected to grow by over 50% by 2050.



Major investments in transportation and logistics infrastructure are expanding South Carolina's role as a key logistics hub.



South Carolina ranks among the top states for workforce training programs, preparing a skilled labor force across multiple industries.

TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

The 2024 Site Selectors Survey underscores South Carolina's prominence as a prime location for business development and expansion. The state has achieved notable rankings across several key categories, reflecting its favorable business environment and strategic advantages.

Key stats for SC as follows:

- Top State Business Climate: SC#5
- Best Manufacturing Workforce States: GA#6
- Best States for Manufacturing: GA#4

- U.S. #1 for International Investment: The United States maintains its leading position as the top destination for international investment, with South Carolina playing a vital role in attracting foreign businesses.



ECONOMIC OVERVIEW

South Carolina's population is vibrant and growing, making it an attractive state for businesses and individuals alike. With a substantial proportion of its residents in prime working ages, 25-44 years old, the state offers a young and dynamic workforce.

By 2040, the state's population is expected to exceed 6,000,000 residents.

Reflecting a strong commitment by both new businesses and new residents



ECONOMIC COMPETITIVENESS

South Carolina ranks highly across multiple metrics that reflect its dynamic and growing economy, particularly in the areas of new business creation and investment.

The state ranks among the top states for new business launches, driven by a supportive business climate and resources for startups.

Over the past five years, South Carolina has seen a significant increase in capital investment, attracting both domestic and international businesses.



FUTURE OF TALENT

South Carolina is making significant strides in high-tech job creation, with notable growth in sectors such as advanced manufacturing, information technology, and life sciences.

South Carolina continues to be a leader in job growth.

This strong talent pipeline, supported by institutions such as Clemson University and the University of South Carolina, provides businesses with a well-qualified workforce in critical fields.



INFRASTRUCTURE OF THE FUTURE

South Carolina's Port of Charleston is one of the busiest and most efficient ports on the East Coast, with continuous investments to increase capacity and efficiency.

South Carolina ranks among the top states for growth in warehouse and distribution jobs, driven by its strategic location and proximity to major markets.

South Carolina's robust logistics infrastructure, anchored by the Port of Charleston and a rapidly expanding warehousing sector, positions the state as a logistics powerhouse in the Southeast.

5M

Total State Population

58%

Labor Force Participation

150K

Jobs Created in Last 5 Years

90B

Invested in SC in Last 5 Years

6.2M

2040 Projected State Pop.

70%

Growth in Trade at Port of Savannah Over the Last Decade

WHY? THE CSRA

OVERVIEW

Augusta is in a perfect phase for business. Right-sized, ideally strategically located, with a backbone of education, medical, and military pumping out a solid labor force, the city has become a beacon for companies to set up shop. **Infrastructure, labor force, cost of living, location, education, industry- they are all leading companies large and small to Augusta.**



HOME OF THE AUGUSTA NATIONAL

Year after year during the first full week of April, golf fans descend on Augusta by the thousands. The annual event marks a boom for the local economy with over 200,000 average attendees. Augusta is known as the golf capital of the universe for good reason, and the love of golf extends well beyond the confines of Augusta National. It attracts politicians, athletes, musicians, Corporate CEOs, and many more which brings some of the world's most powerful people all in the same week to Augusta, GA.



A WELL CONNECTED CITY

Few places are as ideally located as Augusta. The city sits on I-20 between Atlanta (eastbound) and Columbia (westbound), with every major artery of Southeastern Interstate within easy reach, especially I-95 and I-77.

Augusta is less than 150 miles from the Ports of Savannah and Charleston.

Augusta's regional airport has direct flights to Atlanta, Charlotte, Washington DC, and Dallas.



CYBER CITY

The Augusta Region has long been a hotbed for the tech- and cyber-related companies such as Unisys, ADP, and Raytheon. Now, Augusta is home to the US Cyber Command at Fort Gordon and the newly completed Georgia Cyber Center, a \$100 million investment and the largest government cybersecurity facility in the United States.

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command.



HEALTHCARE

Augusta University is Georgia's health sciences university, offering resources and services for those throughout the state and beyond. It features the Medical College of Georgia, the Dental College of Georgia, and a highly sought-after nursing program.

There are 12 total Hospitals in the area with a brand new one being constructed.

Doctor's Hospital in Augusta is the largest burn center in the United States and the third largest in the world.



LOW HOUSING COSTS

One of the biggest jewels in Augusta's crown is our low housing cost. Here, a broad variety of options are available, encompassing everything from new TND neighborhoods to established communities of antebellum and craftsman style homes.

Our market is more than 50% less than the national average, complementing the low cost of living and doing business in Augusta.

2nd

Most Populated MSA in GA

611K

CSRA Population

270K

CSRA Labor Force

5.7%

Percentage Unemployed

13K

Projected Job Growth in Next 5 Years

27K

Projected Population Growth in Next the 5 Years

THE PORT OF SAVANNAH

PORT OF SAVANNAH OVERVIEW

The Port of Savannah is one of the most critical logistics hubs on the U.S. East Coast, offering direct access to major transportation networks, including railways and interstates. Over the past decade, the Port has grown over 90% with layers of continued expansion capability. Its strategic location and status as the largest single-terminal container port in North America make it a key asset for industrial users, particularly those involved in manufacturing, distribution, and e-commerce. The port's capacity to handle high volumes of cargo efficiently helps industrial businesses reduce shipping costs and improve supply chain reliability, making it an attractive area for warehouses, distribution centers, and manufacturing facilities.

TOP 5 US CONTAINER PORT

1. Los Angeles, CA
2. Long Beach, CA
3. New York/Jersey
4. Savannah, GA
5. Seattle, WA



4 Hour Drive to Major Markets: Atlanta, Orlando, and Charlotte



The Largest Concentration of Retail Imports on the East Coast



Georgia Has One of the Highest Over the Road Weight Allowances (80K Lbs)

20%

of the US Population and Industry is best served by the Port of Savannah

44%

Fast and Easy Access to 44% of US Consumers & Manufacturers

THE PORT OF CHARLESTON

PORT OF CHARLESTON OVERVIEW

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 approximately 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.

TOP 10 US CONTAINER PORT

6. Houston, TX
- 7. Charleston, SC**
8. Oakland, CA
9. Norfolk, VA
10. Miami, FL



Top 10 Fastest Growing Container Port in the US For the Last 10 Years

52

52' Draft Deepest in the Southeast & Handles Post-Panamax Ships



100 Foreign Ports Served Directly From the Port of Charleston

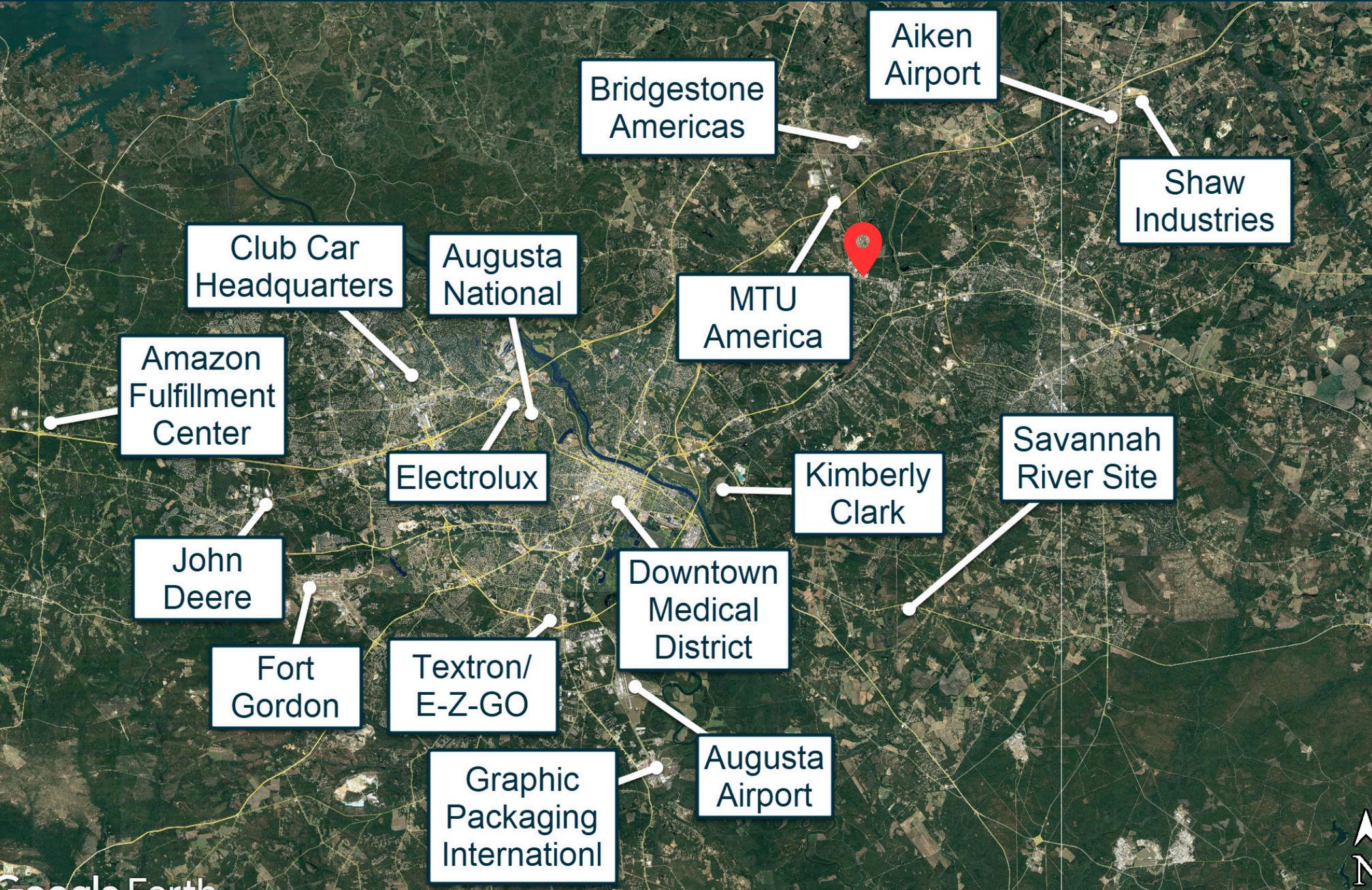
11%

of all jobs in South Carolina are Connected to the Port of Charleston

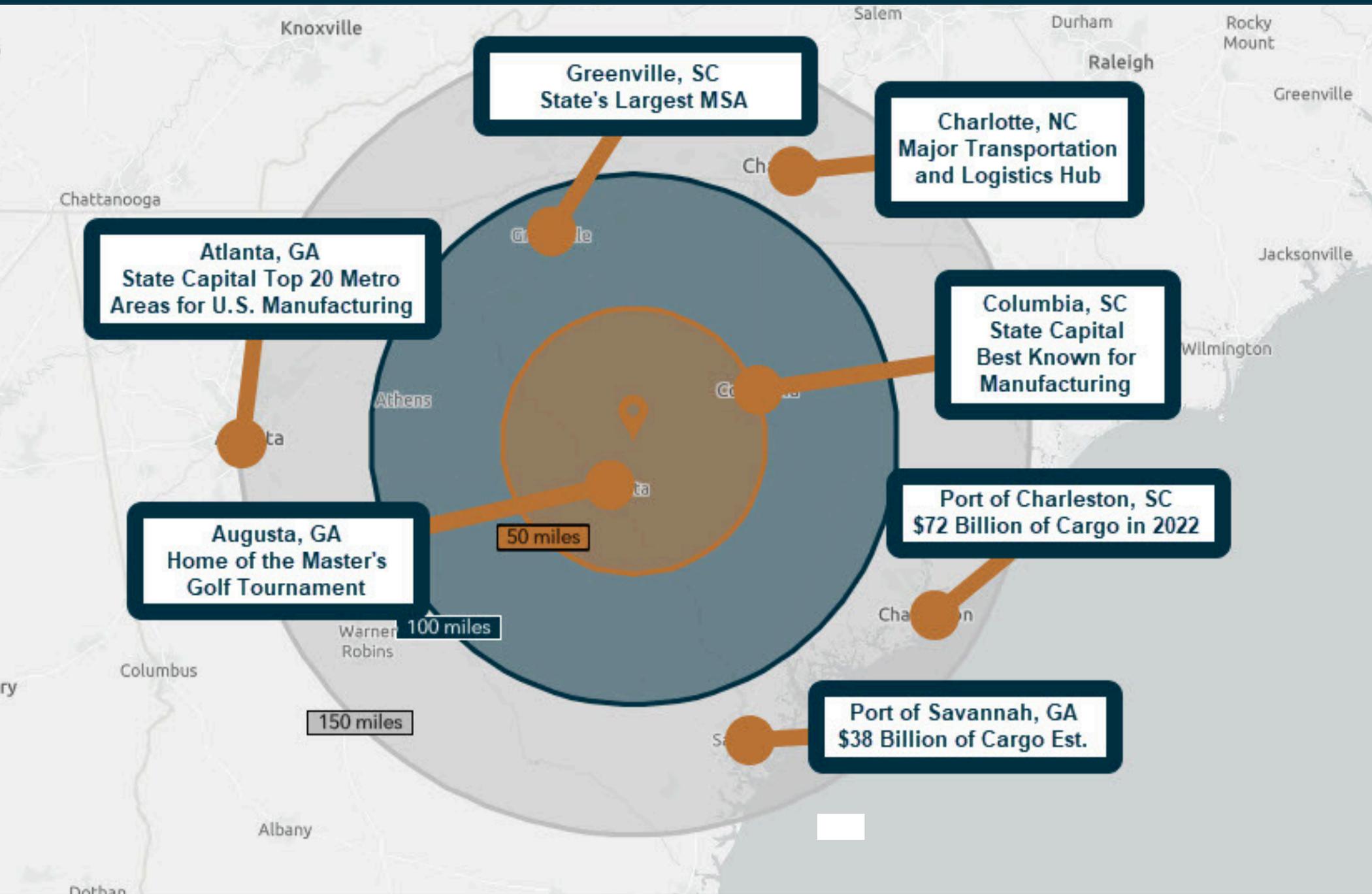
8th

largest Maritime Hub in the US (2022)

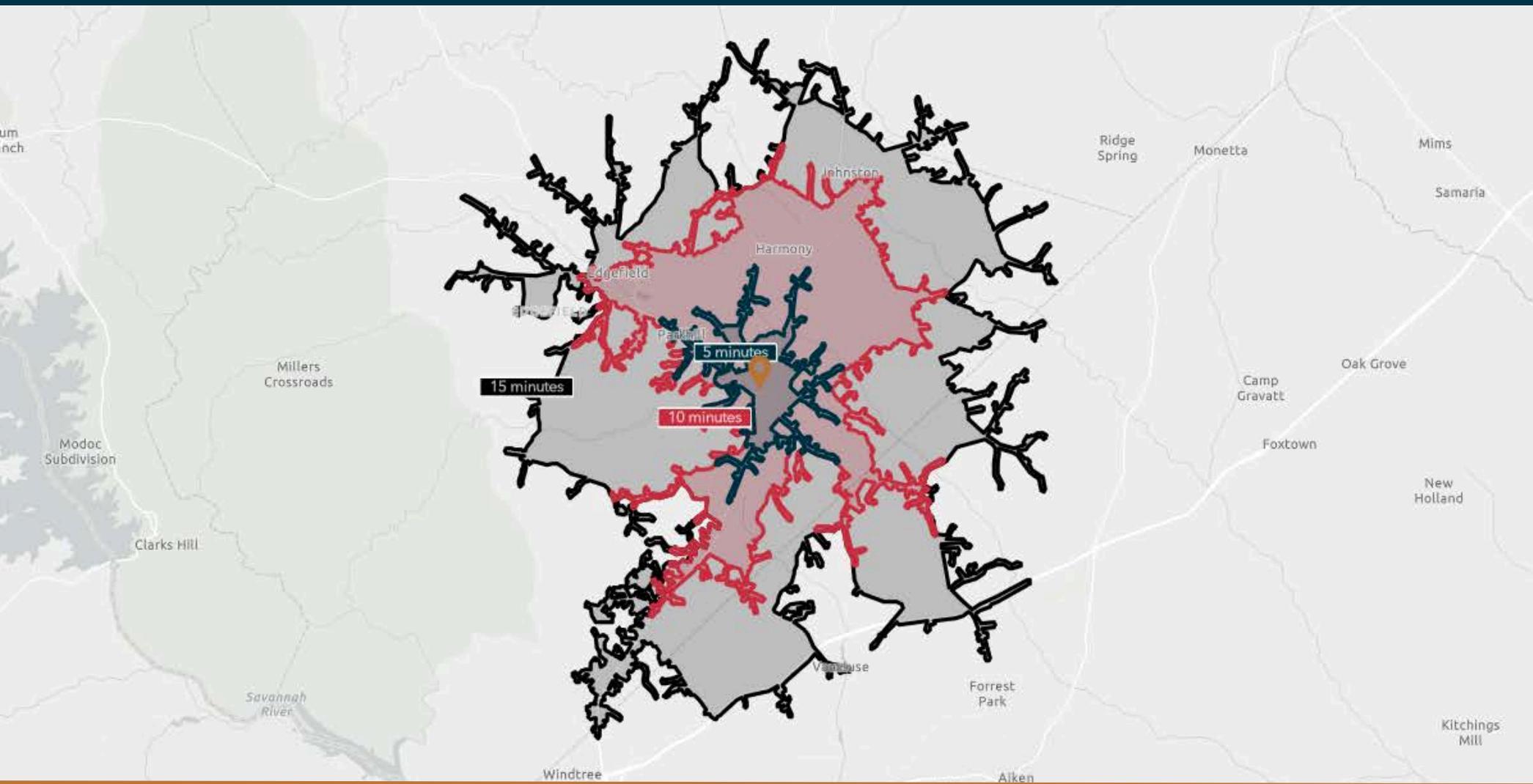
ECONOMIC DRIVERS



SURROUNDING MARKETS



AREA DEMOGRAPHICS



Drive Time Radii	5 Min	10 Min	15 Min
Population	1,426	12,032	45,601
Median HH Income	\$70,073	\$77,073	\$77,854
Median Age	34.5 Yrs	35.7 Yrs	39.4 Yrs



**For inquiries,
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