



**PARK DETAILS**

Available Square Feet:	100K SF to 2M SF	Clear heights	32' - 40'
Delivery Date:	Build-To-Suit	Dock Doors	2/10,000 Square Feet
Lot Size:	±346 Acres	Car Parking	6/10,000 Square Feet
Minimum Sqft Available	100,000 SF	Trailer Parking	2/10,000 Square Feet
Maximum Sqft Available	1,000,000 SF	Lease Rate	Contact Broker

**BUILD-TO-SUIT LEASE OFFERING**

**AUGUSTA, GA'S NEW 346 AC INDUSTRIAL PARK**  
**HEAVY POWER | DARK FIBER | RAIL | I-20 ACCESS**  
**100K - 2M SQUARE FEET AVAILABLE FOR LEASE**





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

- Size Needed (Square Feet)
- Lease Period
- Lease Guarantor
- Intended Use
- Special Stipulations



# EXECUTIVE SUMMARY



# A RARE INVESTMENT OPPORTUNITY

## WHY THIS PARK?

 **RARE ASSEMBLEDGE**  
346 Acres Made of 10 Properties

 **DATA CENTER POTENTIAL**  
Dark Fiber Line Along Property

 **HEAVY POWER**  
230KV Transmission

 **UTILITIES ON SITE**  
36" & 16" Water Prox. + Sewer

 **STRONG WORKFORCE**  
252K Workers in 30 Mile Radius

 **INTERSTATE ACCESS**  
1.1 Miles to I-520 | 3 Miles to I-20

 **LOW MARKET INVENTORY**  
High Demand / Low Supply

## INVESTMENT SUMMARY

Total Acreage	346 Acres
Lease Rate	Contact Broker
Gross Square Foot Projected	2,000,000 SF
Available Building Sizes	200K SF, 500K SF, & 1M SF

## OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is proud to exclusively present this exceptional 346-acre industrial build-to-suit park, strategically positioned in Augusta, GA. This property offers up to 2 million square feet of Class A build-to-suit space with the potential to add additional buildings. The four buildings currently being marketed for lease consist of two 200K SF buildings, one 500K SF building, and a 1M SF building.

The park provides direct access to Dark Fiber via DC Blox, delivering high-speed, scalable fiber optic infrastructure that is ideal for data-intensive industries requiring secure communications and advanced processing capabilities. Located across from Fort Eisenhower, home to the U.S. Army's Cyber Command headquarters, the site offers unparalleled data security and robust infrastructure.

With immediate access to I-520 and nearby I-20, the site ensures seamless connectivity to key regional hubs such as Atlanta and Columbia. Additionally, it features strong power infrastructure and access to a 30-inch water main, making it well-suited for energy-intensive operations. Potential rail access further enhances the site's logistical capabilities.

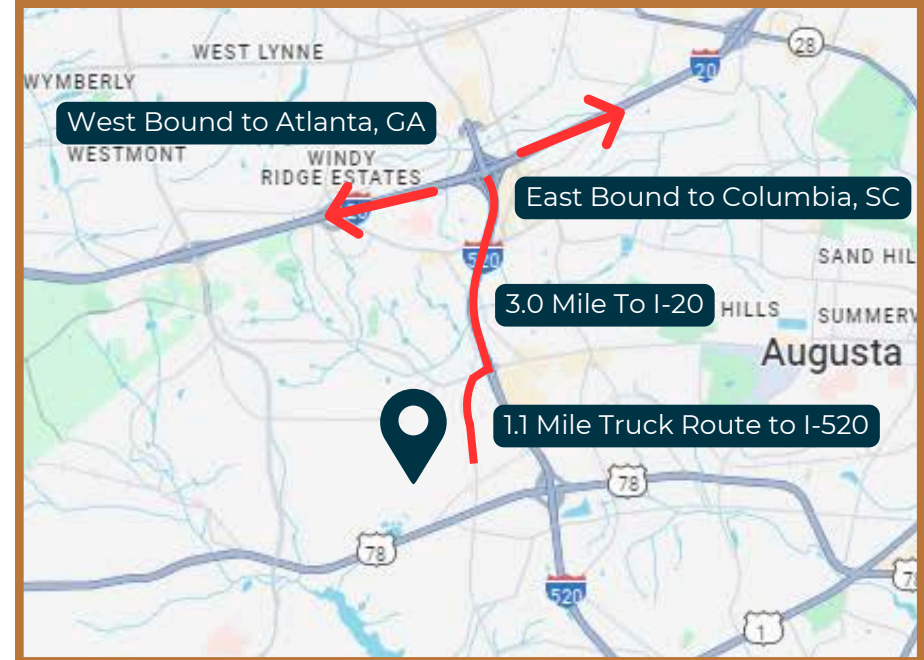
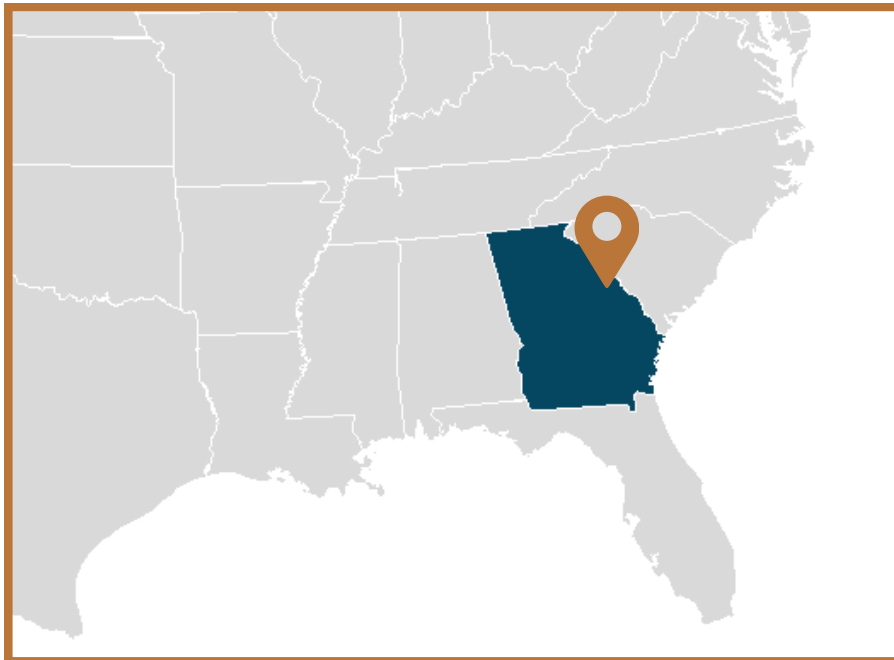
The park is ideally located near Augusta's skilled workforce and benefits from regional access to the Port of Savannah and the Port of Charleston, enabling efficient supply chain and distribution operations. The combination of Dark Fiber access, strategic proximity to a major military installation, and comprehensive on-site infrastructure makes this build-to-suit park an outstanding leasing opportunity for industries seeking high-tech, secure, and scalable industrial space.

# GEORGIALINA GATEWAY PARK

## LOCATION SUMMARY



- This property benefits from a highly strategic location off I-520 in Augusta, GA, offering exceptional connectivity and accessibility. Positioned just minutes from I-20, the site provides direct routes to major metropolitan areas, including Atlanta and Columbia, enhancing its appeal for logistics and distribution operations.
- The property is located directly across from Fort Eisenhower, adding to its security and strategic significance. Additionally, it is within a two-hour drive from both the Port of Savannah and the Port of Charleston, two of the busiest ports on the East Coast, facilitating efficient transportation and supply chain management.
- The area surrounding the property is well-known for its robust and skilled workforce, offering industrial businesses access to a large pool of qualified employees. The property is also situated in a highly desirable part of Augusta, close to a new Super Kroger and just one exit away from the Augusta Mall, providing convenience and amenities for employees and businesses alike.



# GEORGIALINA GATEWAY PARK

## PARK OVERVIEW



PARK DETAILS		
Building	Total Sqft	Aval. Sqft
Building 1	200,000	200,000
Building 2	200,000	200,000
Building 3	500,000	500,000
Building 4	1,000,000	1,000,000
Building 5	TBD	TBD
Building 6	TBD	TBD
Total	1,900,000	1,900,00

PHASE DETAILS		
Phase	Buildings	Total Sqft
Phase 1	Buildings 1 & 2	400,000
Phase 2	Building 3	500,000
Phase 3	Building 4	1,000,000
Phase 4	Buildings 5 & 6	TBD







# PHASE 1 OVERVIEW





# GEORGIALINA GATEWAY PARK

## BUILDINGS 1 & 2 OVERVIEW



### BUILDING DETAILS

Building Size:	200,000
Available Square Feet:	200,000 SF or 2 100,000 SF Units
Lot Size:	TBD
Building Dimensions:	370' x 270' (Each Section)
Clear Height:	32' Min
Truck Court Depth:	130'
Dock Doors:	26 Dock Doors (Each Section)
Drive-In Doors	2 Drive-In Doors (Each Section)
Dock Equipment:	54' x 50'
Roofing:	TPO
Truck Parking:	28 (Total)
Employee Parking:	278 (Total)
Flooring:	6" Slab, Unreinforced w Caulked Joints
Sprinkler:	K-17 ESFR Sprinkler System
Power:	Heavy Power
Office Square Feet:	4,000 SF (Each Section)
Warehouse Square Feet:	96,000 SF (Each Section)

For inquires regarding building details for buildings 3 (500K SF) or 4 (1M SF) contact broker.

### SITE PLAN



**AVAILABLE | BUILD-TO-SUIT**

Buildings 1 & 2 offer leasing options for either the full 200,000 SF or subdivided into two 100,000 SF units. Construction will commence upon the execution of a lease for at least 100,000 SF of space.

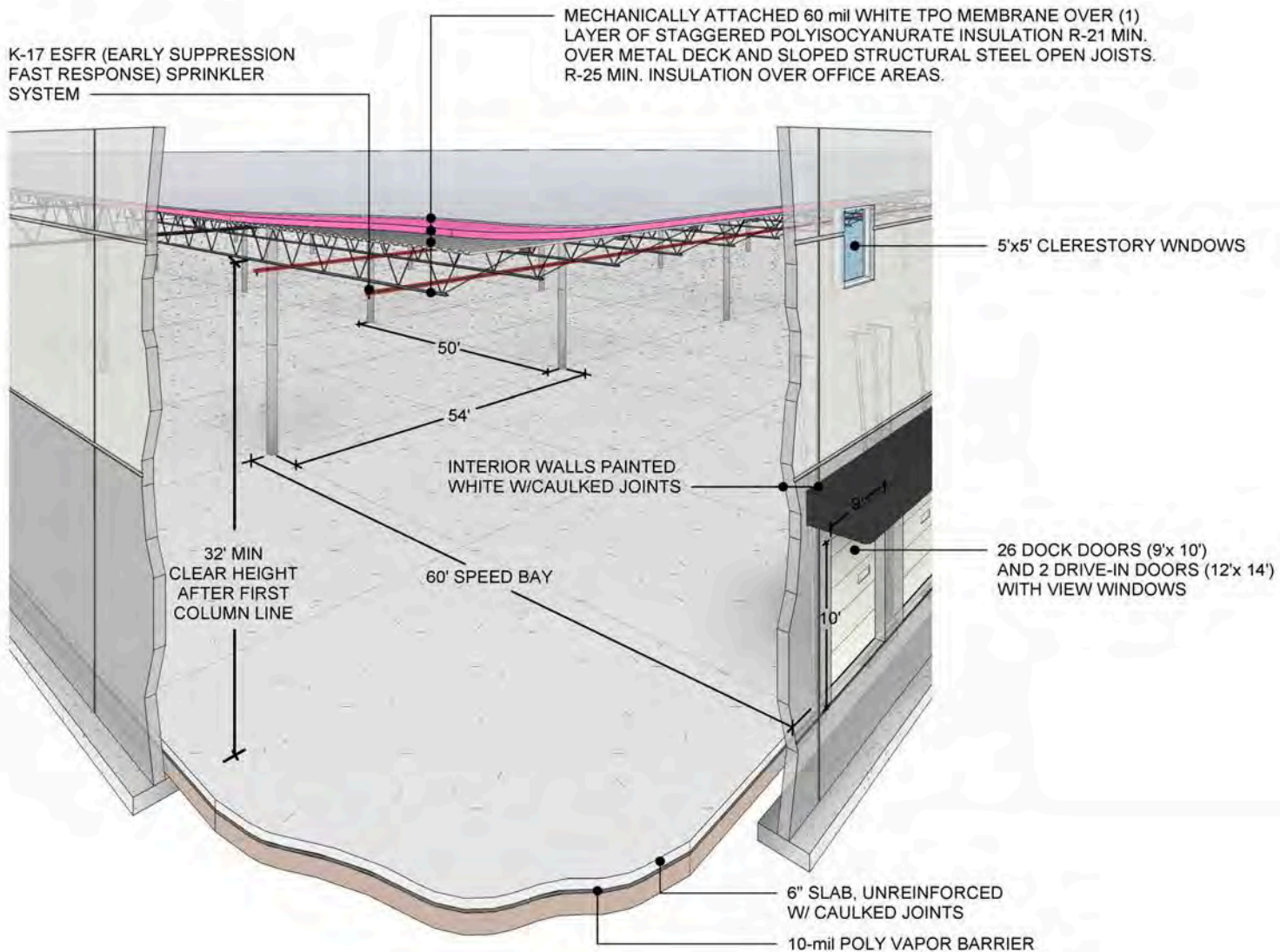
# GEORGIALINA GATEWAY PARK

## BUILDING 1 SITE PLAN



# GEORGIALINA GATEWAY PARK

## BUILDING 1 DETAILS



390 Interstate North Pkwy, SE, Atlanta, GA 30339  
 Suite 210 770.541.1700

# GEORGIALINA GATEWAY PARK

## BUILDING CONCEPTUAL





# SITE OVERVIEW



# GEORGIALINA GATEWAY PARK

## SITE DETAILS

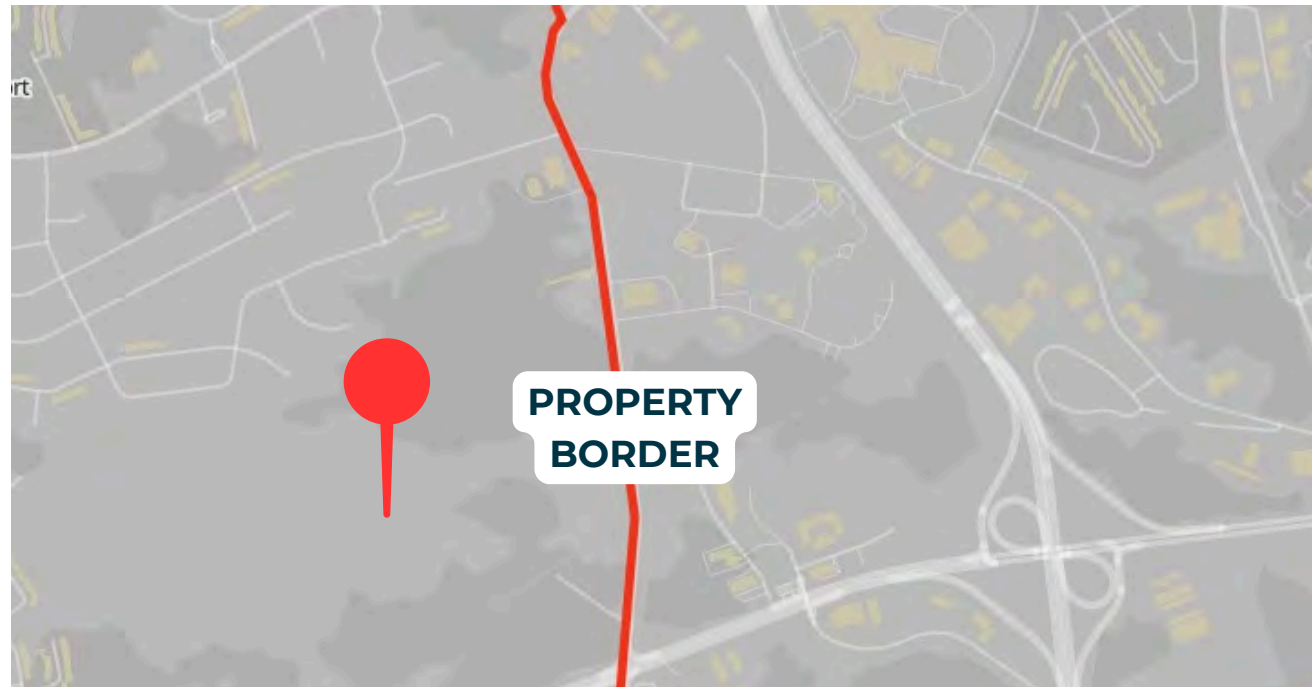


# GEORGIALINA GATEWAY PARK

## DARK FIBER LINE via DC BLOX



- DC Blox provides AI Powered and Connected Data Centers for Digital Business. They are a digital infrastructure provider in the Southeast that delivers integrated data center and fiber network solutions at scale to enable hyperscalers, enterprises, communications providers, and technology companies to offer enhanced digital services to their customers and accelerate the region's economic growth.



# GEORGIALINA GATEWAY PARK

**POWER** via  Georgia Power



Per Georgia Power, prospective high-capacity power users will need to follow these steps to confirm power availability and timing:

1. Complete a Georgia Power Customer Intake Form: This form should be filled out in as much detail as possible to outline the project's power demand and timeline.
2. Establish control of the property: A PSA or LOI must be in place to demonstrate the project's commitment to moving forward if the requested power can be provided. Georgia Power will then conduct a detailed study of the capacity and transmission system, which requires significant resources.
3. Disclose the end user: Georgia Power requires information about the end user's requirements. They are willing to sign an NDA if needed.

Georgia Power understands that some details may evolve over time as the project develops. They also have a team specifically focused on data center projects and are available to schedule a call to explain the process and timeline in more detail. Additionally, the Georgia Power team will proactively review the site as part of their internal data center planning.



## GEORGIA POWER CONTACT:

**Matt Forshee**

Regional Economic Development Manager,  
East Region

Georgia Power | Economic Development  
mwforshe@southernco.com | C: 706.831.0752



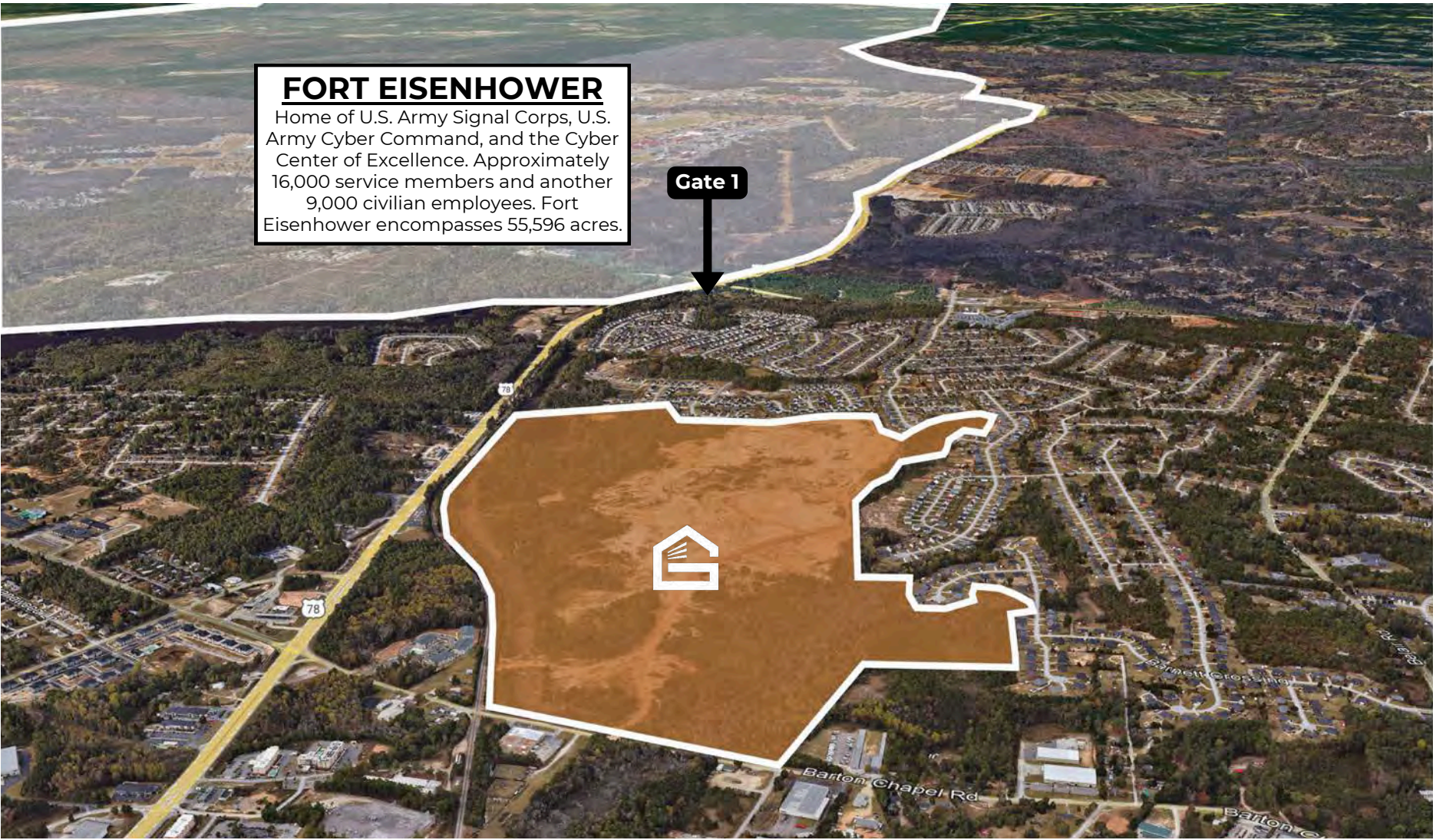
# GEORGIALINA GATEWAY PARK

## UTILITIES



# GEORGIALINA GATEWAY PARK

## PROXIMITY TO FORT EISENHOWER



**FORT EISENHOWER**  
Home of U.S. Army Signal Corps, U.S. Army Cyber Command, and the Cyber Center of Excellence. Approximately 16,000 service members and another 9,000 civilian employees. Fort Eisenhower encompasses 55,596 acres.

Gate 1





# CONVENIENTLY LOCATED TO CITIES AND PORTS



## MAJOR CITIES

Atlanta, GA	147 Miles
Charlotte, NC	165 Miles
Greenville, SC	114 Miles
Raleigh, NC	300 Miles
Columbia, SC	70 Miles



## MAJOR PORTS

Port of Savannah	143 Miles
Port of Charleston	140 Miles
Port of Brunswick	201 Miles
Port of Jacksonville	262 Miles



## MAJOR AIRPORTS

Atlanta Airport	154 Miles
Charlotte Airport	165 Miles



# GEORGIALINA GATEWAY PARK

## LABOR FORCE

### AVAILABLE WORKFORCE

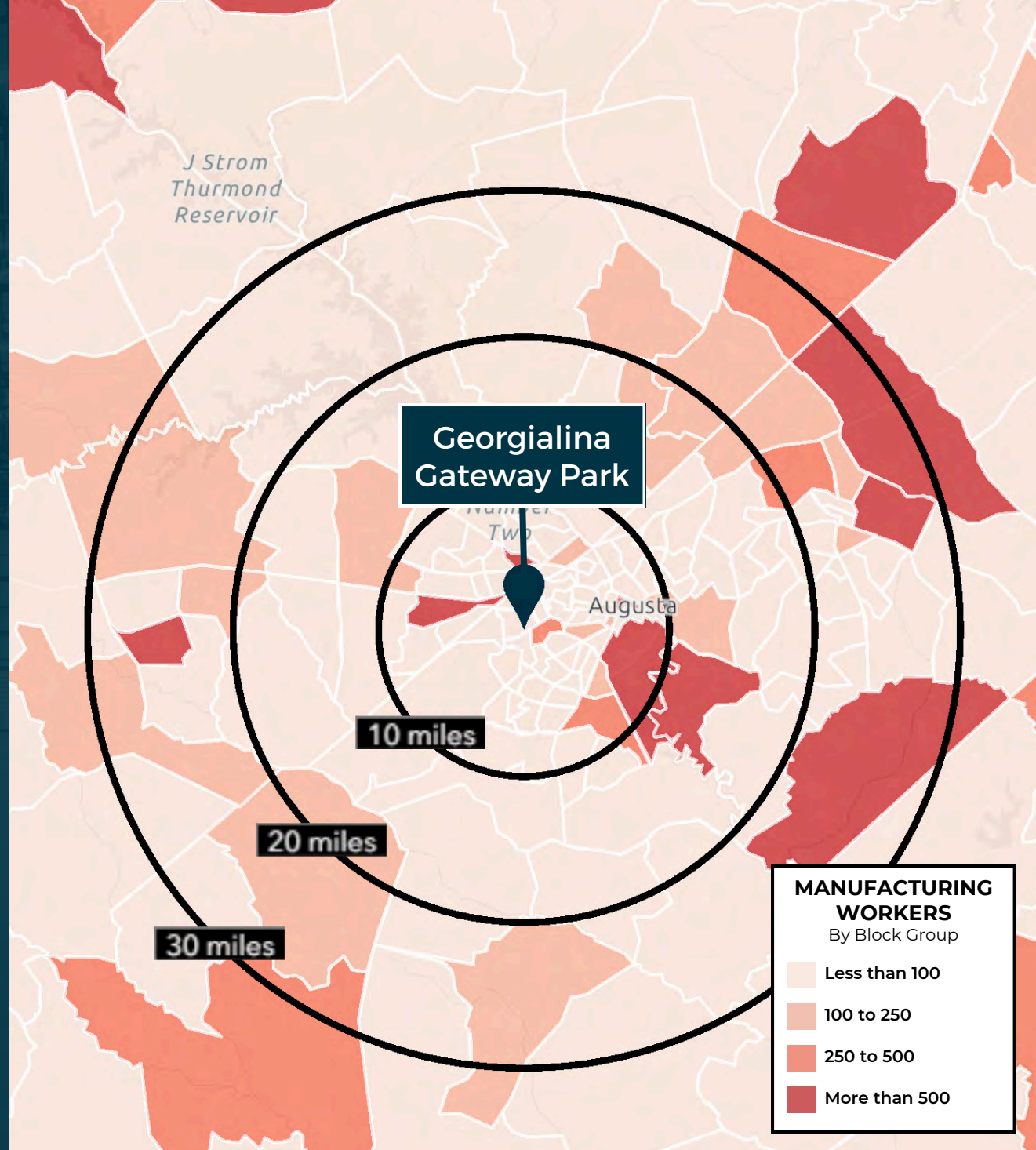
10 Miles	150,605
20 Miles	203,890
30 Miles	252,955

### MANUFACTURING WORKFORCE

10 Miles	15,169   10.1% of Work Force
20 Miles	22,014   10.8% of Work Force
30 Miles	29,055   11.5% of Work Force

### ESTIMATED POPULATION

10 Miles	288,619
20 Miles	389,408
30 Miles	491,607



### MANUFACTURING WORKERS By Block Group

- Less than 100
- 100 to 250
- 250 to 500
- More than 500

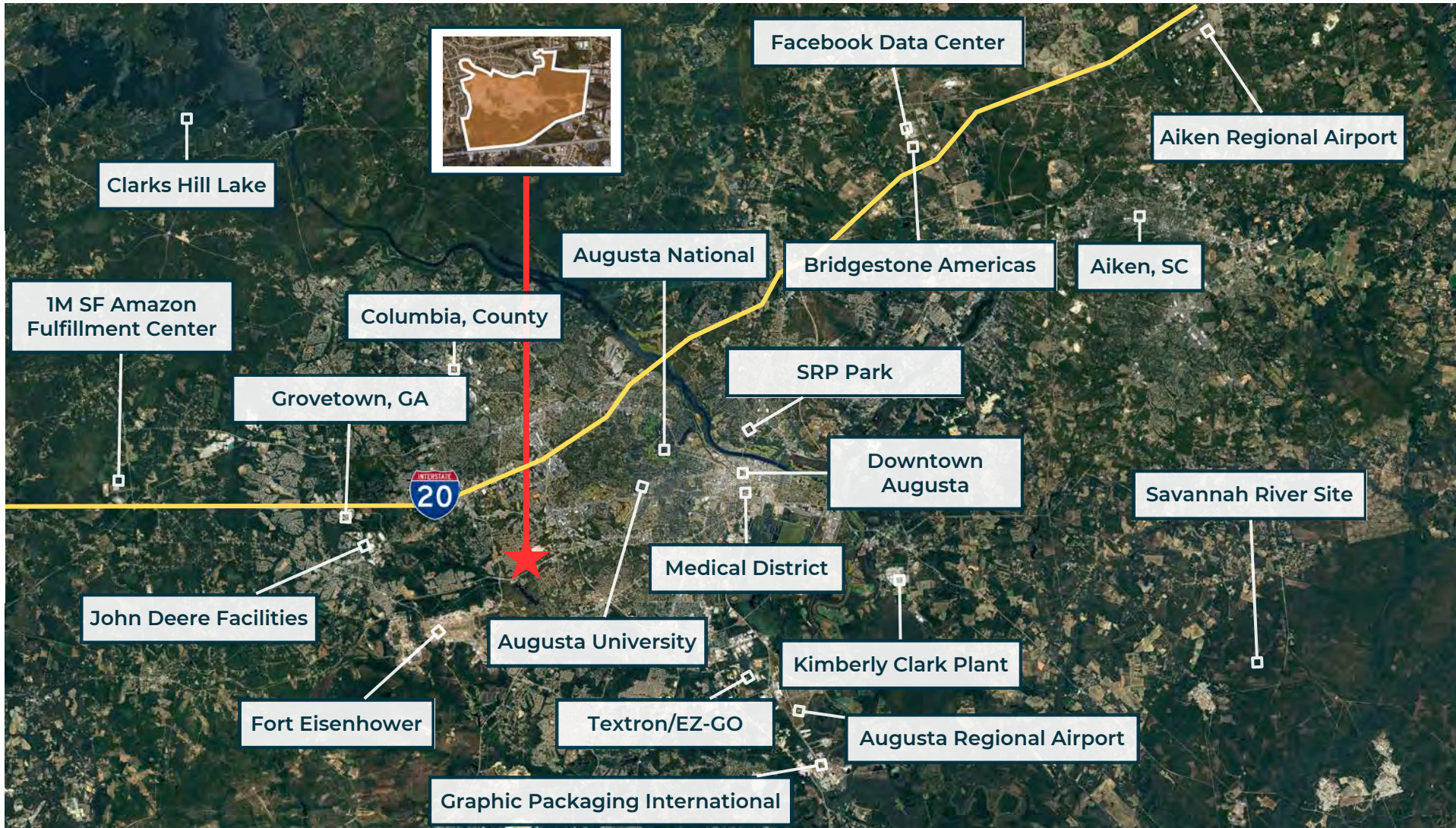


# GEORGIALINA GATEWAY PARK TRANSPORTATION ROUTES



# GEORGIALINA GATEWAY PARK

## AERIAL MAP



# GEORGIALINA GATEWAY PARK RETAIL MAP





# AREA OVERVIEW





# WHY? AUGUSTA

## 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.



# MASTERS



## 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, complimenting the low cost of living and doing business in Augusta.**

# 2<sup>nd</sup>

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

# WHY? GEORGIA

## KEY DRIVERS

By 2050 Georgia's Population is projected to increase by nearly 2.5 Million people and Georgia's workforce is expected to grow by 3.1 million jobs. This incredible growth puts increased demands on Georgia's freight and logistics infrastructure which transports personal goods for families, raw materials to Georgia businesses, and moves products across the state and nation



Annual Georgia Freight Tonnage will increase 91% by 2050



Congestion costs for Georgia based traffic are projected to increase more than 100% by 2050



Manufacturing is expected to grow by 77% by 2050



Agriculture is expected to grow by 43% by 2050



Distribution freight flows are expected to more than triple from 2019 to 2050

## 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

Site Selection Magazine's most annual Site Selectors Survey is out as of this past January, and the prospects for GA and the greater Southeast continue to shine!

Key stats for GA as follows:

- Top State Business Climate: GA#3
- Best Manufacturing Workforce States: GA#4
- Best States for Manufacturing: GA#3

Other items of interest:

- Atlanta ranked as #2 city for HQ Projects behind Dallas
- U.S. #1 for International Investment
- Most important factors for location (in order): Tax Policy, Workforce, Incentives and Quality of Life



## ECONOMIC OVERVIEW

Georgia's Population is robust, making it the 8th most populous state with the majority of Georgians in prime working ages, 25-44 Years Old.

**By 2050, the State is projected to Grow to 13,390,283, an increase of nearly 2.5 Million.**

The state has experienced strong economic growth evidenced by being ranked 11th for GDP growth and Georgia continues to be ranked 8th nationally for its tax burden keeping the state competitive.



## ECONOMIC COMPETITIVENESS

Georgia ranks highly on various metrics related to the creation of new businesses in the state, which is a strong indicator of a dynamic economy.

**The state ranks 6th nationally for net new businesses created and 3rd in the percentage of adults becoming entrepreneurs each month.**

Georgia ranks 8th for change in capital invested over the last 5 years indication the attraction of investment and innovation.



## FUTURE OF TALENT

The state ranks 7th in terms of job growth of non-agriculture employment, ahead of most southern states.

**Georgia continues to be a leader in job growth.**

Georgia ranks 14th in the growth of high-tech employment and ranks 11th for the number of STEM doctorates. These are important indicators of a strong talent base



## INFRASTRUCTURE OF THE FUTURE

The State's Logistics infrastructure continues to be a significant strength. Monthly TEU throughput in the port of Savannah has increased by 90% over the last decade.

**Georgia ranks 4th in terms of growth in jobs in the warehouse sector over the last 5 years.**

**11M**  
Total State  
Population

**61%**  
Labor Force  
Participation

**268K**  
Jobs Created  
Last 5 Years

**134B**  
Invested in GA  
in Last 5 Years

**13M**  
2050 Projected  
State Pop.

**90%**  
Growth in Trade at  
Port of Savannah  
Over the Last Decade

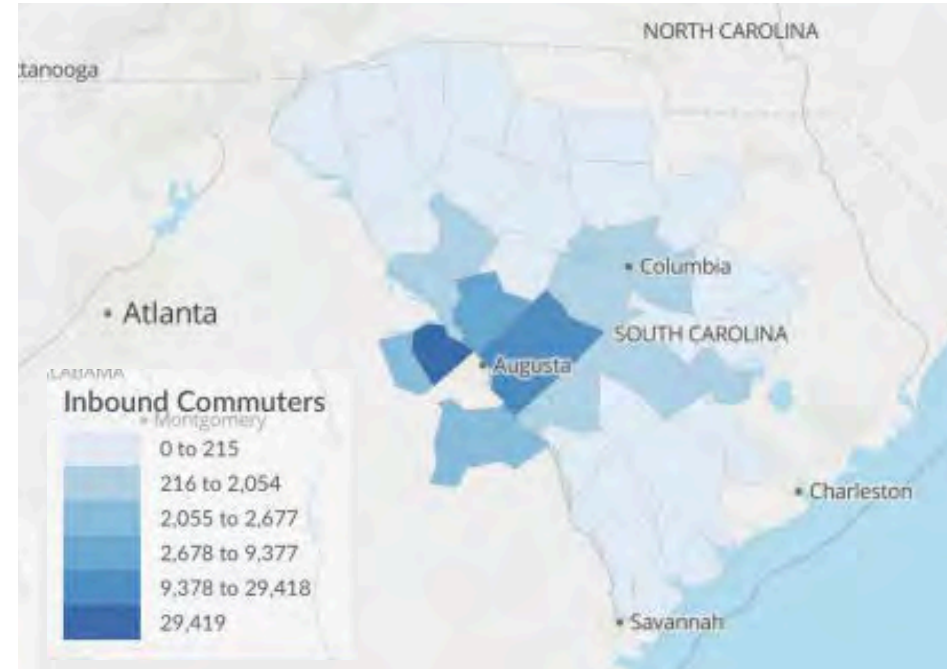
# WORKFORCE

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



# 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 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.

## 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**

**8<sup>th</sup>**

**largest Maritime Hub in the US (2022)**

**For inquiries,  
contact us.**



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706.305.0054

## HOW WE HELP OUR CLIENTS

### REGIONAL EXPERTISE MEETS ADVANCED DATA & MARKETING



#### REGIONAL EXPERTISE & KNOWLEDGE

By way of our particular regional focus on industrial properties, 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