

Unique Showroom-Office & Warehouse Space

4310 Belair Frontage Rd

Augusta, GA 30909

For Sale



Property Overview

Building Size:	2,600 SF
Acreage:	1 acre
Year Built:	1978
Year Last Renovated:	2025
Zoning:	C-3
Grade Level Doors:	2

Demographics

	2026 Total Population	2026 Total Households	2026 Avg. HH Income
1 Mile	5,374	1,967	\$87,754
3 Miles	48,754	18,361	\$88,308
5 Miles	122,349	44,614	\$97,871

Investment Highlights

- $\pm 2,600$ RSF office and warehouse opportunity for lease, exclusively presented by Meybohm Commercial Properties
- Located in Colliers Office Park, Columbia County, Georgia
- Two separate spaces on one property — a rare office plus secure warehouse/flex combination
- Front end-cap suite: $\pm 1,000$ RSF of newly updated office space with showroom/reception area, two private offices, two restrooms, and a kitchen/break area
- Rear building: $\pm 1,600$ RSF of partially renovated warehouse and office space with two grade-level roll-up doors, warehouse area, and secure gated entrance with ample parking
- Most utilities included — cost-effective leasing with predictable operating expenses
- Ideally situated between Wheeler Road and South Belair Road
- Excellent accessibility with convenient access to Interstate 20 (I-20)
- Ideal for a variety of office, service, and light industrial users



Charlie Moya
Associate

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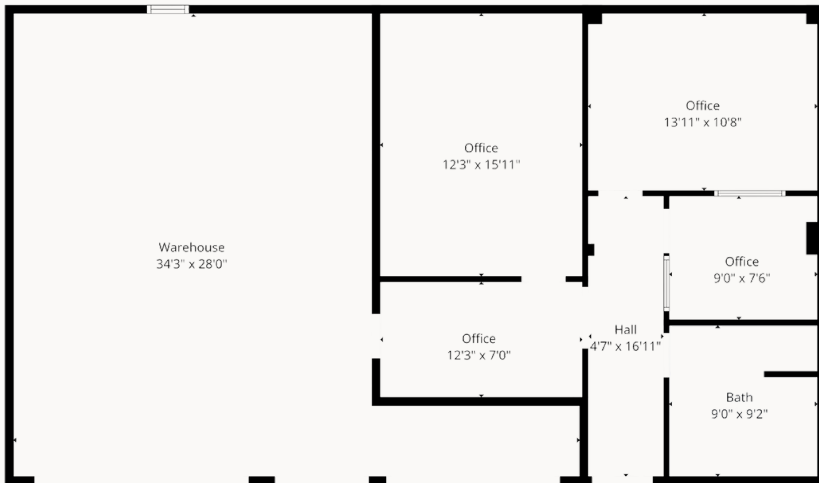
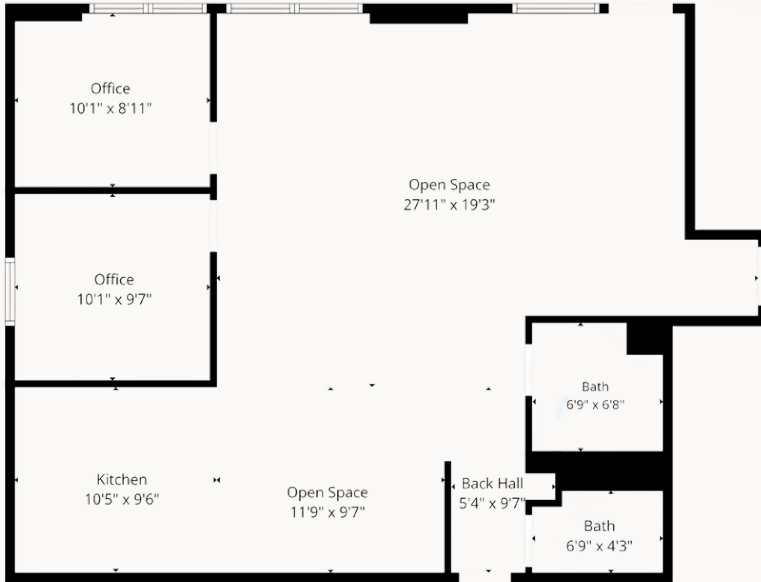
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