



**±125,108 SF INDUSTRIAL SPACE**  
**TURNKEY SUBLEASE**

- CLASS A DISTRIBUTION WAREHOUSE AND OFFICE
- TURNKEY: RACKING, TURET TRUCKS, FIBER, SECURITY, ETC.
- 34.5' MAXIMUM CLEAR HEIGHT; 30' MINIMUM

**FOR LEASE**

1043 Global Ave, Graniteville, SC



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# EXECUTIVE SUMMARY

**BRIDGESTONE**

**climatic Home Products**

**TEXTRON**

**±125,108 SF Available**

## INVESTMENT DETAILS



**\$4.98/SF**  
**LEASE RATE**



**NNN**  
**LEASE TYPE**



**±125,108**  
**SQUARE FEET**



**34.5'-30'**  
**CLEAR HEIGHT**

## INVESTMENT HIGHLIGHTS

### **TURNKEY SUBLEASE OPPORTUNITY**

This rare turnkey sublease opportunity provides 125,108 square feet of space in total including 119,308 square feet of warehouse and 5,800 square feet of Class A office space, with 22 dock-high doors and 1 roll-up door, and 34.5-foot clear heights throughout. The property comes fully equipped with racking systems, turret trucks, furniture, security cameras, alarms, and access control, ensuring a hassle-free transition for your distribution operations (available for purchase or lease).

### **STRATEGIC INLAND LOCATION**

Located in Graniteville, SC, this distribution warehouse space offers a strategic inland location, providing easy access to major transportation routes while minimizing risks associated with coastal weather events.

### **PROXIMITY TO MAJOR PORTS**

Benefit from the property's close proximity to the Port of Charleston, SC, and the Port of Savannah, GA, ensuring faster import and export activities and enhancing your supply chain efficiency.

### **SEAMLESS CONNECTIVITY**

Enjoy the convenience of being just half a mile from Interstate 20, a major interstate highway, facilitating seamless connectivity to regional and national transportation networks, enabling efficient distribution across key markets.

### **CLASS-A OFFICE SPACE**

The office area features a class-A environment, including an access-controlled front desk, modern glass corner conference room, additional conference room, 5 offices, a break room accessible from the warehouse, and a logistics control center, creating an ideal workspace to enhance productivity and collaboration.

# OPPORTUNITY OVERVIEW

Turnkey distribution sublease opportunity! The Finem Group at Meybohm Commercial is pleased to present this rare Class A distribution warehouse space opportunity available for sublease in Graniteville, SC. 125,108 square feet in total, this turnkey opportunity offers a strategic location inland, just half a mile from Interstate 20, providing easy access to major transportation routes. With its proximity to both the ports of Charleston, SC, and Savannah, GA, this distribution hub is perfectly positioned to optimize your supply chain.

Spanning an impressive 125,108 square feet in total, this sublease property features 119,308 square feet of warehouse and 5,800 square feet of class-A office (100' x 58'). The expansive warehouse features 23 - 9-foot x 10-foot dock-high doors (with levelers) and 1 - 12-foot x 14-foot drive-in door, ensuring efficient loading and unloading operations, and boasts 30' clear heights at the dock doors and 34.5' at the rear allowing for maximum storage capacity and flexibility. The warehouse is sprinkled throughout with ESFR sprinklers, features all motion sensor T-8 lighting and includes two heat units to keep your staff warm in the winter. Additionally, the entire facility is wired for wifi and electric forklift charging stations await.

This turnkey sublease is a rare find, perfectly tailored to meet the needs of a distribution user (but easily convertible for manufacturing use). Via separate purchase or lease, the property can be delivered fully equipped with racking systems, 2 wire-guided turret trucks for seamless material handling, Aruba wifi network, fiber internet, Verkada camera/alarm/access control system, and new, high-quality furniture.

The 5,800 square feet (58' x 100') of Class A office space offer a professional and modern environment, designed to enhance productivity. As you step inside, you'll be greeted by an access-controlled front desk, ensuring a secure entrance for your staff and visitors. The glass corner conference room provides an impressive setting for client meetings, while an additional conference room offers versatility for team collaboration. With five offices, a logistics control center, and a break room accessible from the warehouse, this office setup is optimized for seamless workflow.

The location features ample parking for trailers (43 trailer parking spots and 46 car parking spots) and plenty of power (1800 amps via 4 400 amp services and one 200 amp service; 480/277 volts; 3-phase/4-wire). Could potentially be converted for manufacturing use. Space is available within a period of 60 days. Don't miss this rare opportunity to secure a turnkey sublease from a leading distribution tenant.

# LOCATION DESCRIPTION

Located in Sage Mill Industrial park in Graniteville, SC in Aiken County, South Carolina, just 1.2 miles off of I-20 at Exit 11. Graniteville's location is strategically advantageous for businesses involved in import and export activities. It is situated within a reasonable distance from two major ports - the Port of Charleston in South Carolina and the Port of Savannah in Georgia. The Port of Charleston, approximately 130 miles east of Graniteville, is one of the busiest ports on the East Coast, offering global trade connections. The Port of Savannah, located around 160 miles south of Graniteville, is the fourth-largest container port in the United States, providing extensive shipping options. While coastal locations often dominate discussions about distribution hubs, Graniteville's strategic inland location provides unique advantages. By positioning your distribution center in Graniteville, you can benefit from lower operational costs, reduced congestion, and minimized risks associated with coastal weather events. Furthermore, the central position allows for more balanced and efficient distribution across the region, optimizing your supply chain and reaching customers quickly. Columbia, SC is a 50-minute drive.

Graniteville, SC's location combines the best of both worlds - the convenience of proximity to major ports and transportation networks, coupled with the advantages of an inland distribution hub. Discover the possibilities that await your business in this picturesque town and seize the opportunity to establish your presence in this thriving commercial real estate market. South Carolina, known for its business-friendly climate, offers numerous incentives and resources to support commercial ventures. From tax benefits to workforce development programs, the state encourages economic growth and facilitates a conducive environment for businesses to thrive.



# BUILDING OVERVIEW



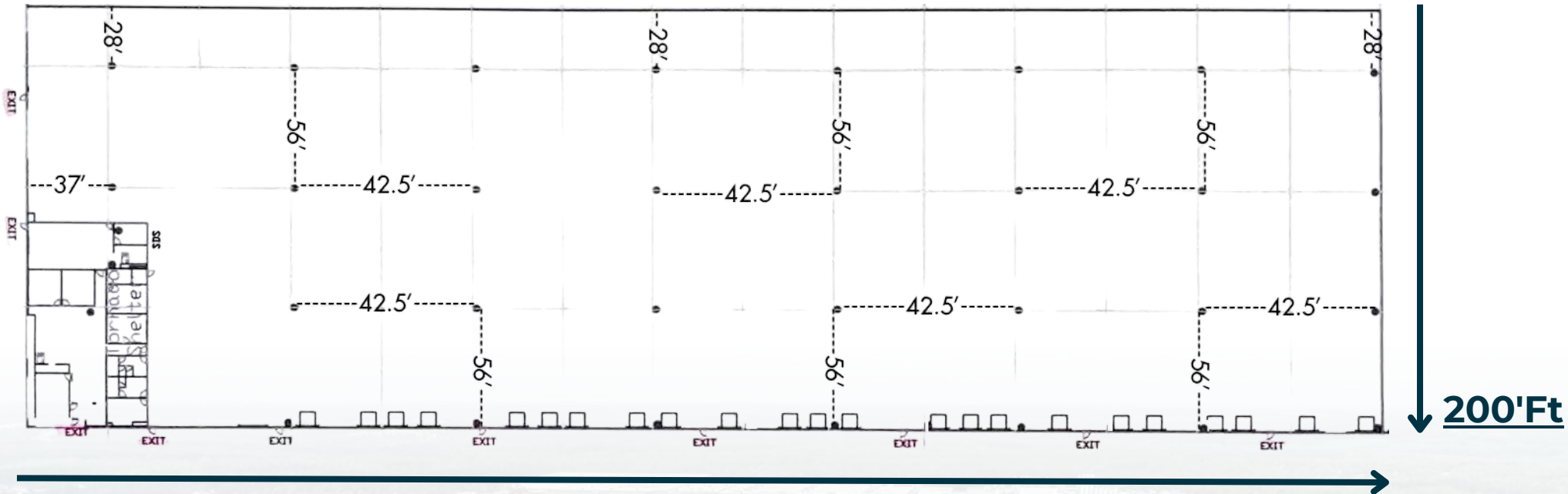
# PROPERTY DETAILS AND BUILDING HIGHLIGHTS

## Property Information:

Address	1043 Global Ave
City	Graniteville
State	South Carolina
County	Aiken County
Year Built	1998
Quality	Great Class A Space
Lot Size	30.1 Acres
Zoning	RUD
Total Units	3 Units
Tenant 1	Limatic Home Products
Tenant 2	Textron
Distance to I-20	1.2 Miles Exit 11
Location	Sage Mill Industrial Park
Nearest Port	Port of Savannah & Charleston

## Building Specs

Building Size	±450,033 SF
Available SF	±125,108 SF
Office Space	±3,864 SF
Warehouse Space	±121,244
Min Clear Height	30'
Max Clear Height	34' 5"
Column Spacing	57' Deep x 42' Wide
Wall Construction	Concrete Tilt Wall
Roof Type	Standing Seam Metal
Lighting	Motion Sensor T-8
Dock-Doors	23, 9' x 10' Dock Doors w Lever
Drive-in Doors	1, 12' x 14'
Parking-Cars	46 Cars
Parking-Trailers	43 Trailers
East Side Depth	185' Deep w 60' concrete apron
West Side Depth	150' Deep w 60' concrete apron
Sprinklers	ESFR



**1043 GLOBAL AVENUE FLOOR PLAN**  
**±125,108 SF**

**625' Ft**







6

## PALLET STACKING

980 Bays

11,256 Pallet Locations

6 Pallets High

108 Locations Lost due to Columns

# HEIGHT & SPACING

34' 5"

42'

57'

## WAREHOUSE SPACE



30'-34'  
Clear  
Height



36'  
Ceiling  
Height



27'X42'  
Column  
Spacing



93 Trailer Storage Spots

185'

60'

**TEXTRON**

Available  
±125,108 SF



Security Gates

400'

60'

150'

1,100'

63 Trailer Storage Spots

Global Ave

**BRIDGESTONE**

**Climate Home Products**

**TEXTRON**

**±125,108 SF Available**





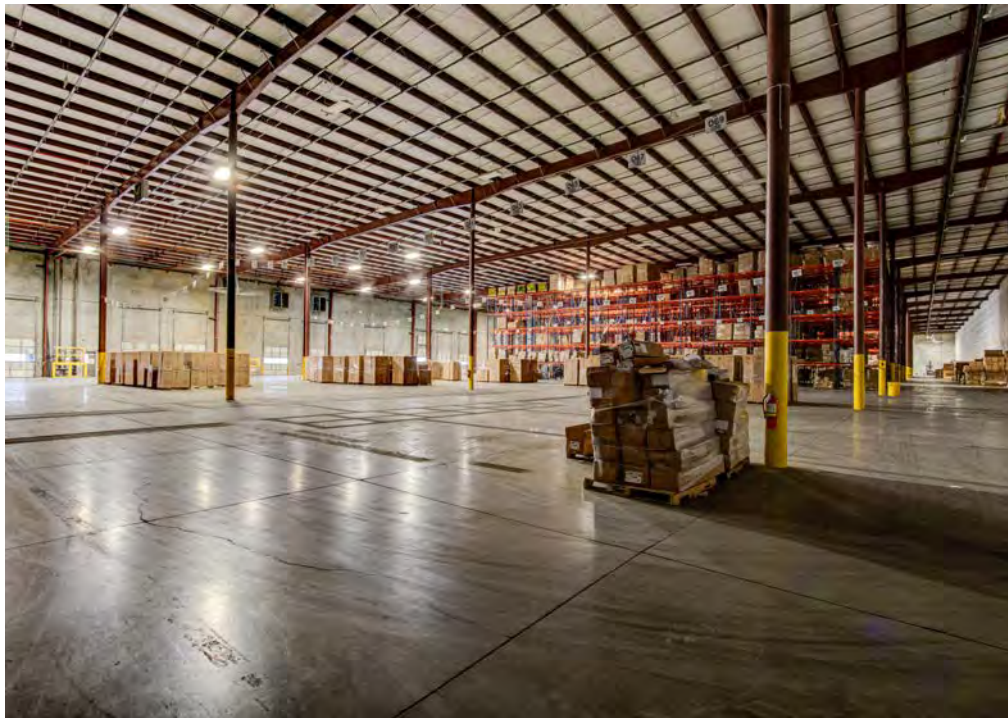


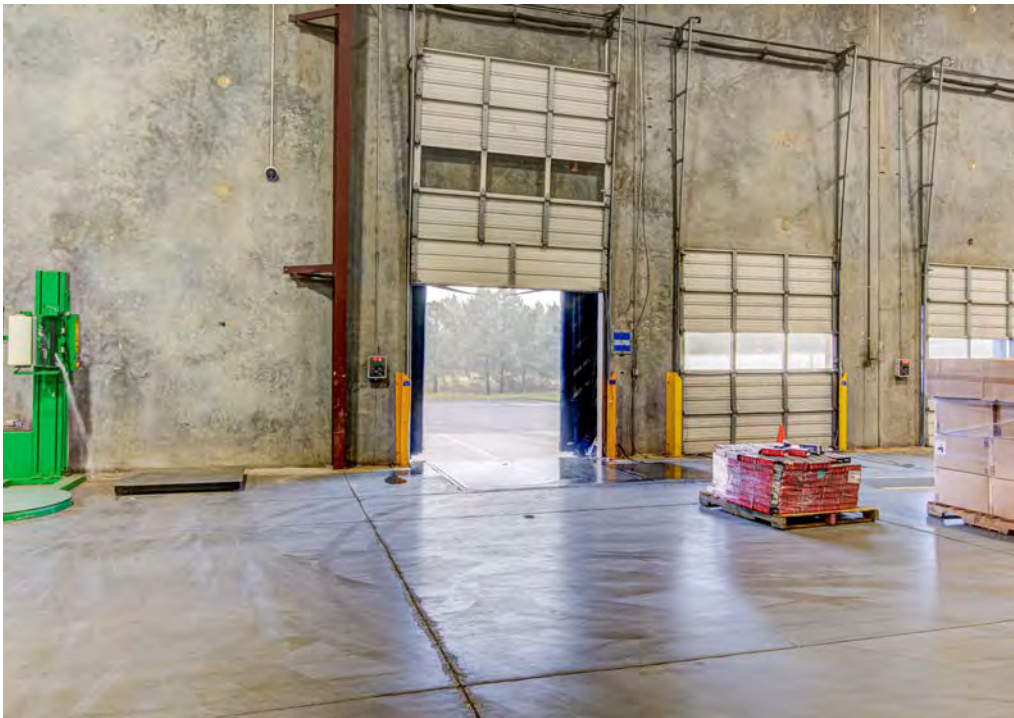










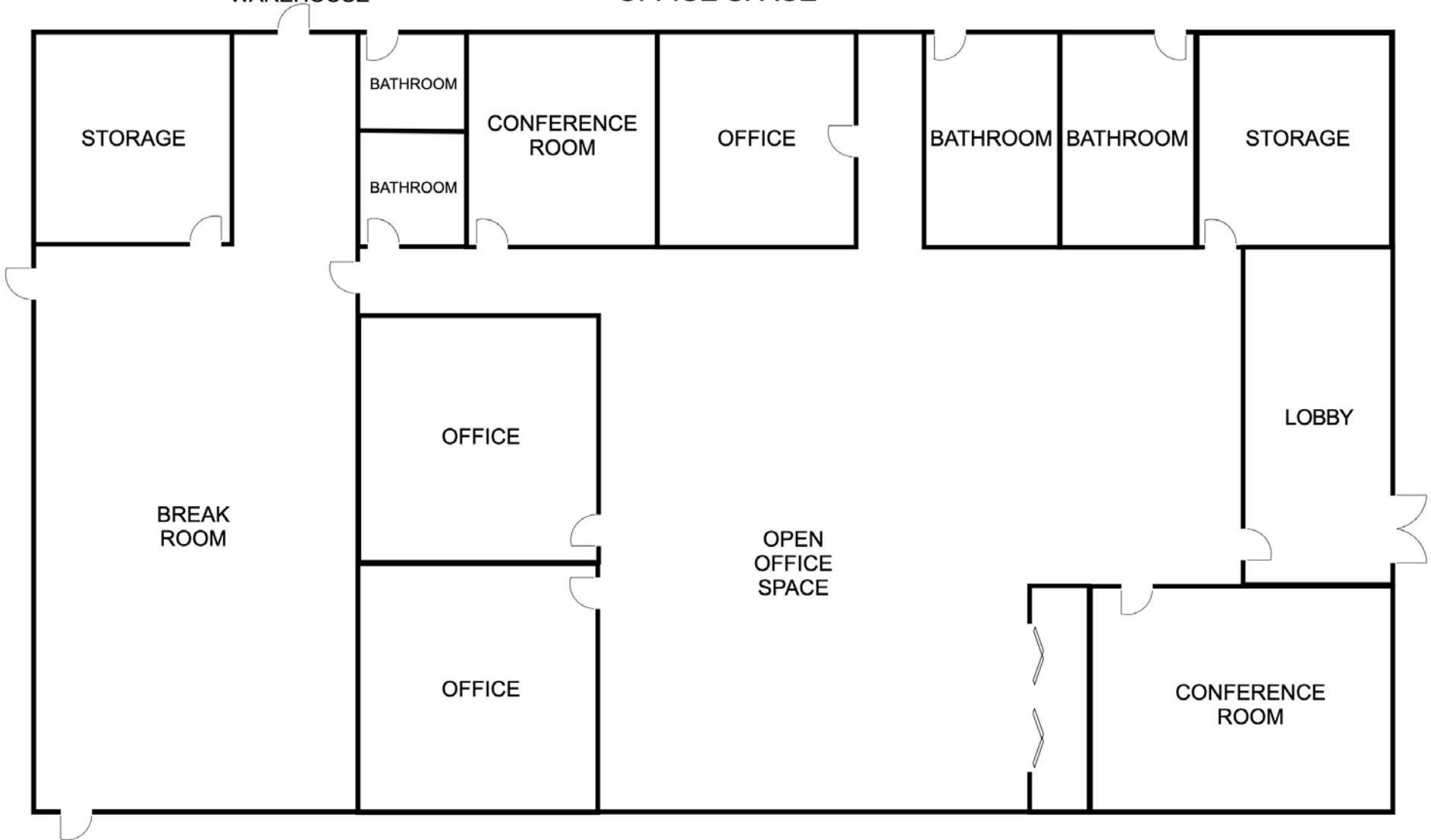






1043 GLOBAL AVE, GRANITEVILLE, SC  
OFFICE SPACE

WAREHOUSE













# LOCATION OVERVIEW





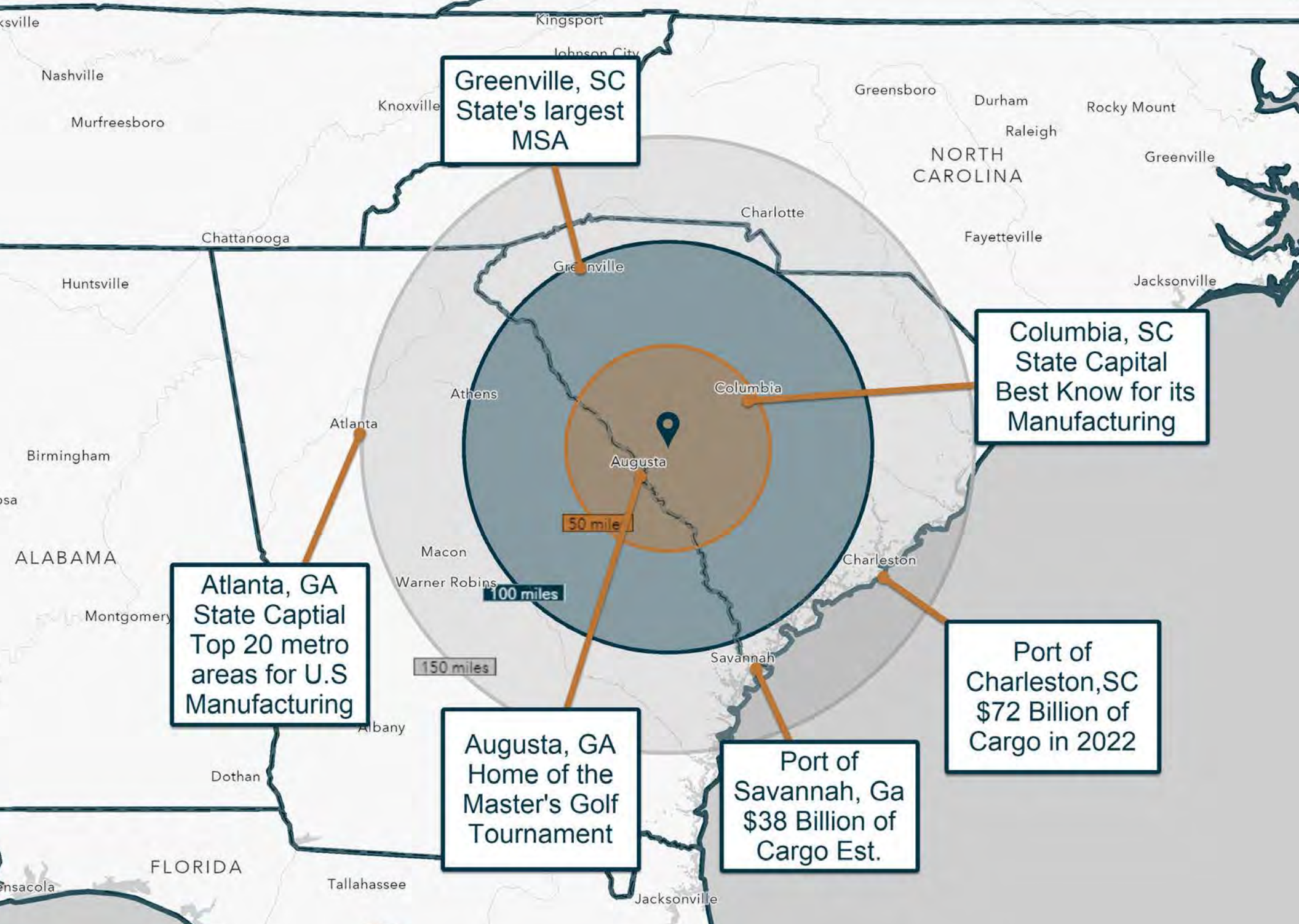
City of  
Aiken, SC

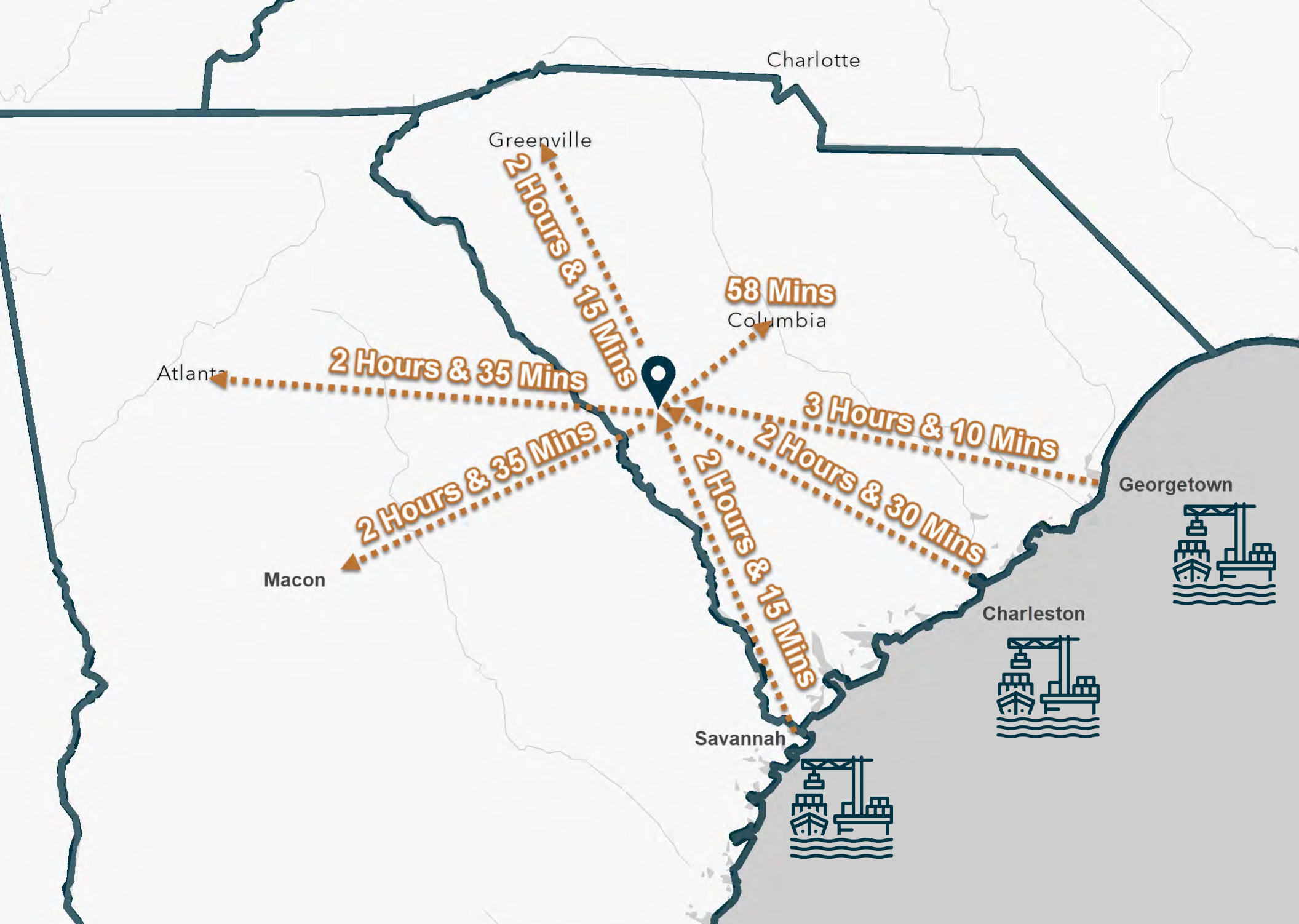
60 Miles to Columbia



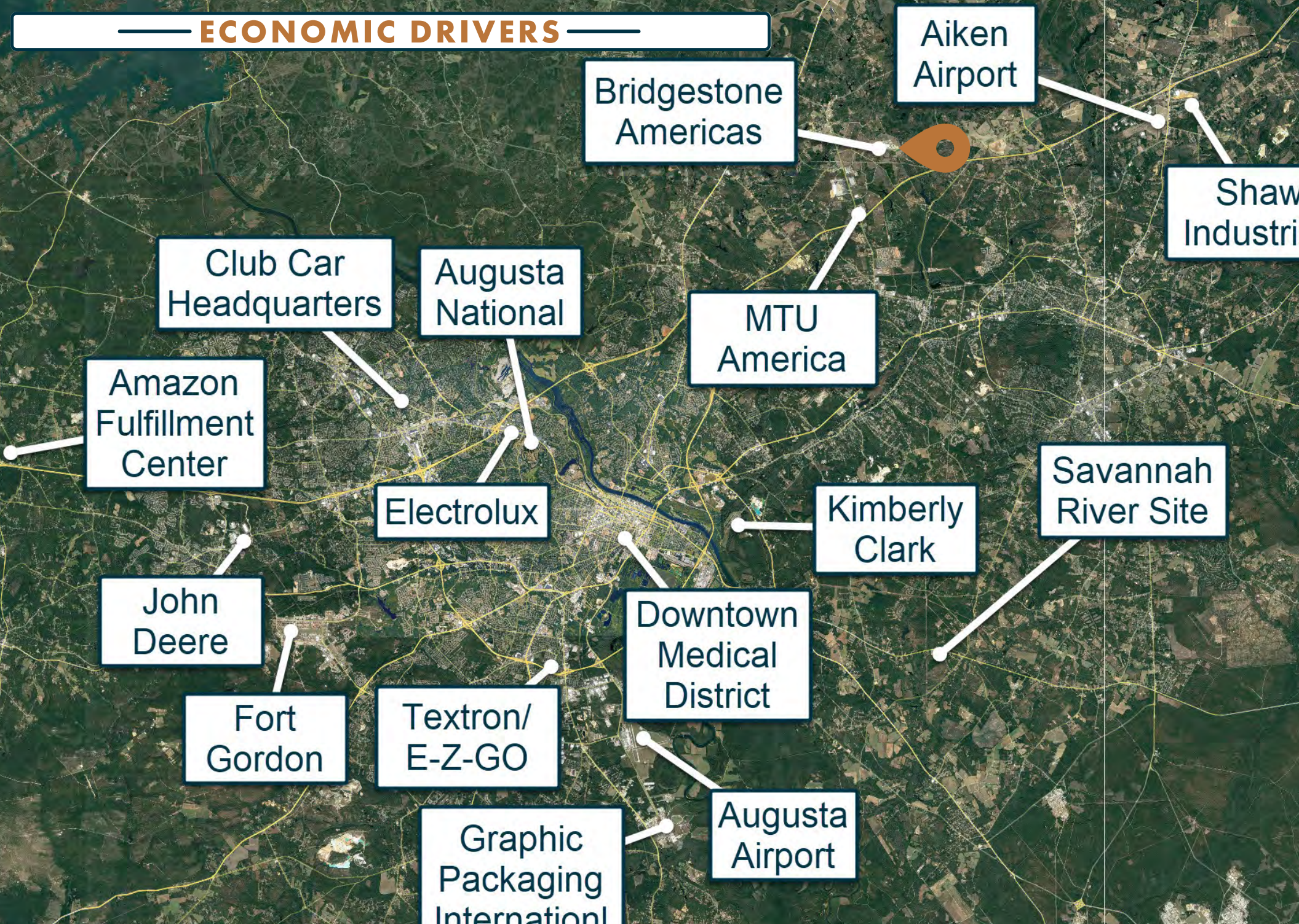
150 Miles to Atlanta

1.2 Miles  
to I-20





**ECONOMIC DRIVERS**



Aiken  
Airport

Bridgestone  
Americas

Shaw  
Industri

Club Car  
Headquarters

Augusta  
National

MTU  
America

Amazon  
Fulfillment  
Center

Electrolux

Kimberly  
Clark

Savannah  
River Site

John  
Deere

Downtown  
Medical  
District

Fort  
Gordon

Textron/  
E-Z-GO

Augusta  
Airport

Graphic  
Packaging  
Internationl



# Port of Charleston, SC



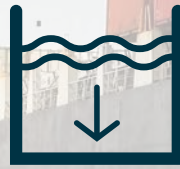
**100 Foreign Ports  
Served Directly**



**\$72 Billion  
Cargo in 2022**



**Top 10 Fastest Growing  
Container Port in U.S for  
Last 10 years**



**52' Draft  
Deepest in the  
Southeast**

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.

# Port of Savannah, GA



Largest  
Concentration of  
Retail on East Coast



\$38 Billion  
Est. 2022 Cargo



Top 3 Fastest Growing  
Container Port in U.S for  
Last 10 years



Serves 45% of the  
U.S. Population bc  
of Two Interstates

The Port of Savannah in Georgia is the single largest and fastest-growing container terminal in America. Immediate access to I-16 (East/West) and I-95 (North/South), means key cities and manufacturing points throughout the U.S. may be reached within a one-to-two-day drive.

The port is home to the largest single-terminal container facility of its kind in North America and is comprised of two modern deepwater terminals: Garden City Terminal and Ocean Terminal. Lastly, Savannah handles approximately 80% of the ship-borne cargo entering Georgia.

3

Ranked 3rd by  
Area Development  
for Doing business



\$223 Billion  
State GDP in 2022



Manufacturing  
Contributed the  
Most to State GDP



Georgia's Annualized  
Growth Rate is 2.0%





# THE CSRA OVERVIEW



622,275

CSRA Population



\$61,473

CSRA Med. Income



\$198,719

Med. Home Value



0.43%

Ann. Growth Rate



4

Total Colleges



9,921

College Studets



269,031

Labor Force



3.7%

Unemployment Rate

# MSA BUSINESS OVERVIEW

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  
CYBER CENTER



JOHN DEERE



VA



U.S. Department  
of Veterans Affairs



# AIKEN COUNTY, SC

Originally chartered in 1828, Aiken is a city of historic charm, with a vibrant downtown, and a history of passion for all things equestrian. Located in Aiken County, South Carolina, in the Central Savannah River Area (CSRA) in close proximity to Augusta, GA, Aiken has long been a destination for those horse and golf lovers alike. This coupled with its general charm has resulted in a city with great appeal as a retirement location.

As the county seat of Aiken County, per a 2015 estimate, Aiken has a population of approximately 30,604. Per a 2013 census, the greater county is the home to approximately 164,176 people. Area employers benefit directly from the proximity of Aiken Technical College, Piedmont Technical College, and the University of South Carolina at Aiken. When you consider the abundant workforce from the Aiken-Augusta, SC-GA Metropolitan Statistical area that includes over 575,000 people. Savannah River Site (SRS) is a nuclear site located in close proximity to Aiken that employs more than 10,000 people. With its first reactor having gone critical in 1953, the facility has continued to grow in capacity and in the number of people employed. Bridgestone has two separate plants in Aiken, employing nearly 1,800 people and Kimberly-Clark which employs 1,200, in addition to many smaller industrial operations employing thousands more.



**\$57,572**

**MHI**



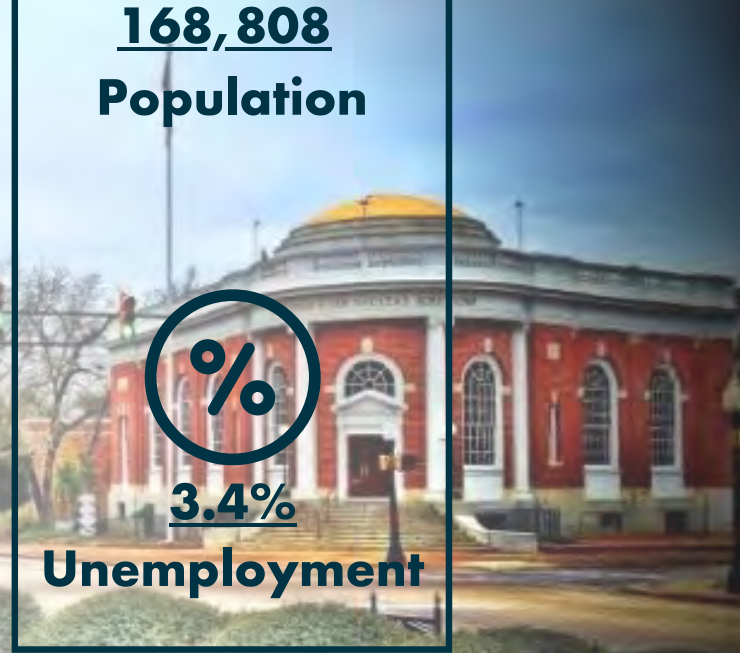
**168,808**

**Population**



**3.4%**


**Unemployment**



# CYBER CITY

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command. The Army Cyber Command Headquarters located at Fort Gordon operates and defends Army networks and delivers cyberspace effects against adversaries to defend the nation. ARCYBER, led by Fort Gordon, conducts global operations 24/7 with approximately 16,500 Soldiers, civilian employees, and contractors worldwide. The Pentagon's 2013 announcement led to the relocation of the U.S. Army Cyber Command from Fort Meade in Maryland to Fort Gordon in Augusta. Fort Gordon is fast becoming a center for joint forces activities, training, and operations and is a huge employer in east Georgia. With a workforce of 31,155, much of the installation's annual economic impact of nearly \$2.4 billion goes directly into area shops, real estate, banks, and other businesses.

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. Located on the Nathan Deal Campus for Innovation, the center is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S Army, and the private sector. Other cyber-focused businesses are paying attention and taking advantage of the expanding field by moving their headquarters and establishing branches in the Augusta Region. The \$100 million Georgia Cyber Center, the single largest investment in a cybersecurity facility by a state government to date, is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S. Army and the private sector.



Welcome to Fort Gordon  
U.S. Army  
Cyber Center of Excellence



**GEORGIA  
CYBER CENTER**



# 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.

Augusta National Golf Club sometimes referred to as Augusta or the National, is a golf club in Augusta, Georgia, United States. Unlike most private clubs which operate as non-profits, Augusta National is a for-profit corporation, and it does not disclose its income, holdings, membership list, or ticket sales. Founded by Bobby Jones and Clifford Roberts, the course was designed by Jones and Alister MacKenzie[3] and opened for play in 1932. Since 1934, the club has played host to the annual Master's Tournament, one of the four men's major championships in professional golf, and the only major played each year at the same course. It was the top-ranked course in Golf Digest's 2009 list of America's 100 greatest courses and was the number ten-ranked course based on course architecture on Golfweek Magazine's 2011 list of best classic courses in the United States.



# MASTERS

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.

## — FINEM GROUP OVERVIEW —



Finem- Latin Phrase meaning "consider the end": live so that your life will be approved after your death.

The Finem Group is a team of brokers and support staff at Meybohm Commercial who believe that everyone should be surrounded by a group of trusted advisors. With a team of three licensed commercial agents, a licensed investment analyst, a financial analyst intern, a professional photographer, and a transaction coordinator our team is vastly equipped to advise our clients on any of their real estate needs.

With our team of highly skilled agents and staff, we pride ourselves on being the best at what we do. We provide top-of-the-line photography, some of the best marketing packages, incredibly thorough and analytical valuations, and most importantly, honest and transparent advice to our clients. Like our team name, Finem, we aim to consider the end of every transaction we handle. We hope to live our lives in a way that honors our clients from the beginning to the end. For us, this isn't simply a job with a commission, it is our chance to help steward the assets of our clients in a way that will benefit them in the long run.

Based in Augusta, GA, The Finem Group has made a name for themselves as regional brokers in Georgia and South Carolina with plans to expand to other states.



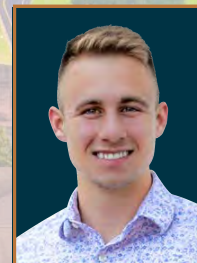
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## MEET THE BROKERS



**Jonathan Aceves,  
CCIM, MBA**

Jonathan serves as a Commercial Sales and Leasing Advisor with Meybohm Commercial. Originally licensed in 2005, Jonathan specializes in downtown development, portfolio planning, multifamily brokerage, and land & site selection. Jonathan's portfolio planning has mostly centered around advising owners with portfolios of commercial properties regarding sales and 1031 exchanges, along with underwriting potential transactions. Jonathan has worked extensively in Site Selection and Commercial Land Brokerage. Notable site selection clients include Domino's Pizza, SRP Federal Credit Union, Hardees, Popeyes, Whit's Frozen Custard, and many others. Jonathan's approach to site selection differs from that of many of his competitors in that he starts from a list of all potential sites, rather than simply on-market sites. This tends to be more work but has led to finding off-market ideal locations for his clients. Jonathan also focuses on Multifamily brokerage, with his track record including numerous downtown duplexes and quads, along with Cedar Pines Apartments and Ridgewood Apartments. His approach with multifamily is to reduce the work required by a buyer to underwrite—leading to faster sales and higher prices.



**John Eckley,  
MBA, Civil Eng.**

Consultative, client-focused, and analytical, John is an industrial and commercial advisor for Meybohm Commercial, where his aim is to guide clients in accomplishing their greater collective financial goals, through portfolio planning, deal analysis, and excellent client service. John earned his MBA and civil engineering degrees from Clemson University and is in the final stages of pursuing his CCIM (Certified Commercial Investment Member) designation. It's a combination of experience held by only John and his team member Jonathan Aceves in the Augusta market. John's extensive experience and training in solving real-world problems are what direct him in developing client strategies for real estate investments. John's specialties include industrial warehouse and flex-space properties, land & site selection, and general commercial work. He also partners with clients on their 1031 exchanges and sale leasebacks and serves the medical community for both investment and office needs. His approach is unique because it combines his process-oriented, engineering brain with his interest in developing strong relationships with clients.

## MEET THE BROKERS



**Dustin Wright**  
Commercial Advisor

Dustin joins Meybohm Commercial and will be working to represent his clients in land site selection, development, and retail/industrial property brokerage. He most recently worked in the Central Nervous System division of Abbvie Pharmaceuticals where he advised Health Care Providers in the CSRA. Prior to pharmaceuticals, Dustin was a Territory Manager for Richmond Supply Company where he served the Kaolin, Lumber, Farming, Chemical, Power, and Water industries. Dustin joined the U.S. Navy as a Yeoman after graduating from Harlem High School. He received an AS in Business Administration from Georgia Military College and BS in Industrial/Business from Southern Polytech. He was previously a Project Manager in the Industrial/Commercial Construction sector in both Augusta and Atlanta and has also provided scheduling analytical work for Southern Nuclear Company. Dustin enjoys strategizing, and solving problems and doesn't meet many strangers. He resides in the Summerville Historic District with his amazing wife Caroline and their two children, Cole and Emmaline. Dustin believes that strong faith, integrity, and honesty are the keys to success in any business. He is an active member of the First Presbyterian Church of Augusta and enjoys golf, fishing, hunting, and spending time with friends and family.



**Stephen Long**  
Financial Analyst

Stephen joined the team at Meybohm Commercial two years ago as a financial analyst. In college, he earned his real estate license and began as a residential agent on the side while he focused on graduating college. He graduated from Augusta University with a BS in Corporate Finance and he has two certifications in financial modeling. One is ACRE's commercial real estate financial modeling course (one of the most sought-after CRE modeling certifications) and he has CFI's FMVA (financial modeling valuation analyst) certification which is a sought-after certification for corporate financial modeling. He is in the process of completing two other certifications as he believes that in order to be an excellent analyst he needs to be continuously growing his skills. Along with the team's analysis and underwriting, Stephen is also in charge of creating all Offering Memorandums and informational content. In his free time, Stephen loves to read, work out, and watch movies. Additionally, for the past year, he has been learning Spanish with the goal of becoming fluent in the future. Lastly, he has volunteered for Younglife, a nonprofit, for 6 years.

The Finem Group is a team of brokers at Meybohm Commercial that have partnered to provide modern brokerage tools coupled with local expertise to their clients. Whether you have interest in understanding a single property, or wish to plan a greater real estate investment strategy, our team of seasoned brokers, financial analysts, and support staff exist to help our clients make wise decisions.

## HOW WE HELP OUR CLIENTS

### Regional Expertise Meets Advanced Analytics & Marketing



#### DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR. Our team of brokers and on staff analysts advise and analyze the data for you.



#### SEGMENTED, DETERMINED MARKETING

Augusta's largest team of commercial brokers includes a team of the area's most sophisticated real estate marketers. We collect, target and market our listings with determination and intentionality.



#### BUSINESS-MINDED EXPERTISE

We are a team of CCIM-educated brokers with MBAs and the experience running our own businesses with our own support staff.



#### 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 negotiate on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



#### ASSET-CLASS- FOCUSED

Being connected to the buyers, sellers, landlords and tenants, and understanding your particular type of asset matters. We are a team of brokers with specific asset-type focus.