

FOR SALE

±10,500 SF Industrial Building Available



3302 Commerce Drive
Augusta, GA 30909



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Property Highlights

- **Owner-Occupant Opportunity:** ±4,500 SF available with income in place
- **Total Building Size:** ±10,500 SF
- **Site Size:** 2.43 deeded acres
- **Zoning:** Light Industrial
- **Road Frontage:** Along Hwy 520 and Hwy 78
- **Strategic Location:** Between Downtown Augusta and Fort Gordon
- **Loading Capabilities:**
 - 10 Dock-High Doors
 - 2 Drive-In Doors

Property Overview

- **Suite 1:** ±1,500 SF
 - Storage Tenant, Month-to-Month
- **Suite 2:** ±4,500 SF
 - Vacant - ideal for owner-occupant or new tenant
- **Suite 3:** ±4,500 SF (20+ Year Tenant)
 - Stable, National Tenant: Vestis Uniforms - a publicly traded, national uniform & workplace supplies provider.
 - New 5-year lease beginning March 2025
 - Two renewal options

Offering Summary

Building Size: ±10,500

Purchase Price: \$795,000

Square footage, taxes, utilities, and lot dimensions to be verified by Buyer and/or Buyer's Agent



Suite Overview



Suite 2 – ±4,500 SF Available

Size & Layout: ±4,500 SF of flexible space

Loading Capabilities: 4 dock-high doors + 2 drive-in doors

Functional Design:

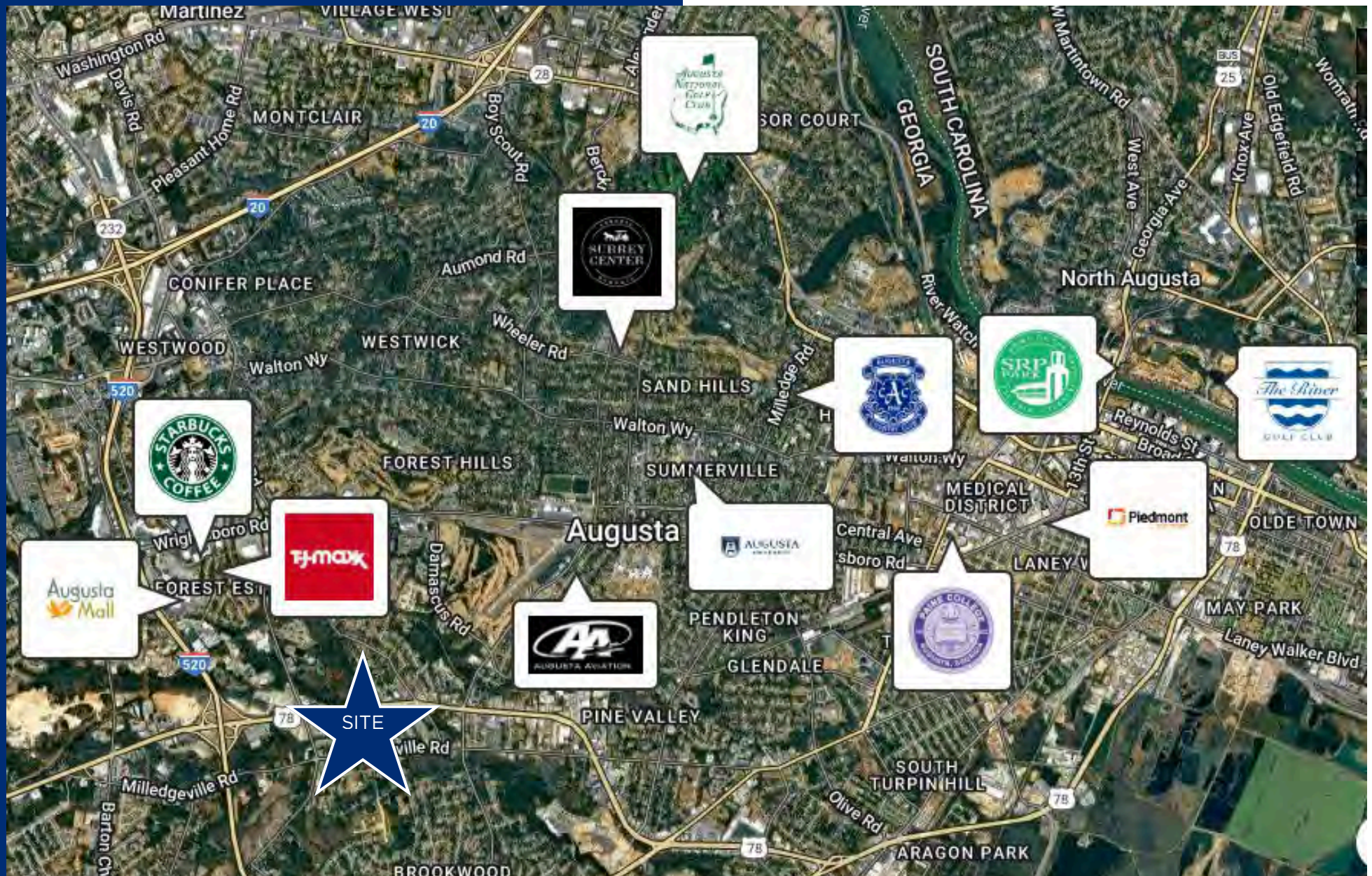
- Open warehouse area for storage or distribution
- Multiple private offices for administration
- Dedicated workroom for operations or light assembly
- Showroom space for client-facing needs

Opportunity: Ideal for owner-occupancy or lease to a new tenant



Local Retailers & Amenities

Augusta, GA



Augusta Market Overview

US Census, Data USA

REEDY



±628,186
2024 Population



±0.83%
Annual Growth Rate



\$67,152
2024 Median Income



4
Total Colleges



\$238,300
2024 Median Home Value



±12,337
College Students



±4.9%
Unemployment Rate



±270,000
2024 Labor Force

Top Employers

Augusta, GA

“While Augusta is home to a great many startups as well as small and medium enterprises, it’s also a place where a lot of big companies have chosen to get down to business. Augusta-Richmond County hosts, among others, Textron Specialized Vehicles (parent company of E-Z-GO), Graphic Packaging, Cardinal Health, Ferrara, Nutrien, Solvay Advanced Polymers, Starbucks, Unisys, Union Agent, US Battery, and Automatic Data Processing.” - AEDA



U.S. Army Cyber Center of Excellence & Fort Gordon

±29,252



Richmond County School System

±4,398



Augusta University

±6,775



Augusta-Richmond County

±2,840



NSA Augusta

±6,000



VA Medical Centers

±2,082



Augusta University Hospitals

±5,341



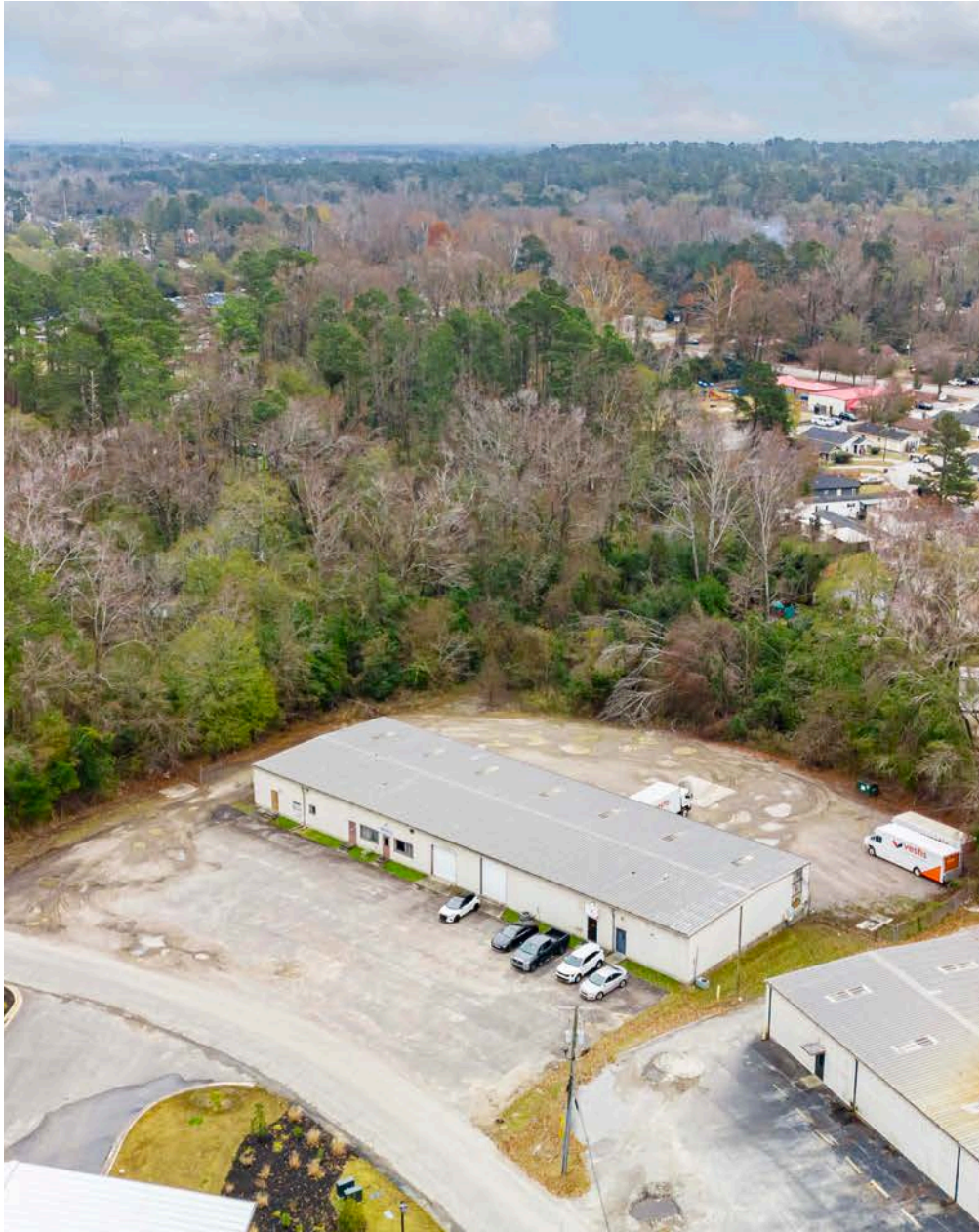
EZGO Textron

±1,350

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Reedy Property Group

REEDY



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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 Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

Contact Information

Reedy Commercial

REEDY

WE KNOW THE MARKET

BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.



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