



71,913 SQUARE FEET INDUSTRIAL BUILDING

4049 ALLEN STATION RD, AUGUSTA, GA



PROPERTY DETAILS

Square Feet:	±71,913 SF	Clear Heights:	29'
Availability:	Lease	Dock Height Doors:	4
Lease Rate	\$6.75	Drive In Doors:	1
Lease Type:	NNN	Lot Size:	±19.29 Acres
Power Capacity:	240 V 3 Phase Power	Construction:	Steel

OFFERING MEMORANDUM

LEASE RATE: \$6.75 | LEASE TYPE: NNN
71,913 SF | 19.29 ACRES | YEAR BUILT: 1991
240 V 3 PHASE POWER | 29' CLEAR



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

- Lease Rate
- Lease Period
- Lease Guarantor
- Intended Use

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EXECUTIVE SUMMARY



INDUSTRIAL WAREHOUSE

WHY THIS SPACE



71,913 SQUARE FEET
Total Size



CLEAR HEIGHTS
29' Clear | 33' Ceilings



5.2 MILES FROM I-520
Distance from Interstate



INDUSTRIAL DOORS
4 Docks w/ Levelers | 1 Grade Level



HVAC
3 New HVAC Units w/ Multiple Zones



LIGHTING
LED Lighting Throughout



UTILITIES
240 V 3-Phase Power



OTHER FEATURES
1/2 Ton Jib Crane | Heavy Duty Racking

PROPERTY SUMMARY

Lease Rate:	\$6.75
Lease Type:	NNN
Space Size:	71,913 SF
Lot Size:	19.29 Acres

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 4049 Allen Station Road for lease. This ±71,913-square-foot industrial facility offers a rare combination of climate-controlled manufacturing space, high-bay warehouse areas, and expansive outdoor laydown yard capacity. Recently renovated with significant infrastructure upgrades, the property is move-in ready and well-suited for manufacturing, distribution, or logistics operations.

Located in Augusta's southside industrial corridor, the property features modern HVAC, LED lighting, reinforced floors, and turnkey material handling equipment. The building includes dock-high and grade-level loading, 29' clear heights with 33' ceilings, and column spacing that varies by section: 60' x 40' (right side), 60' x 50' (main), and 68' x 50' (rear). The interior includes 12 private offices, a large floor-level office, and a breakroom with men's and women's locker rooms, supporting both administrative and production functions. A dual fiber optic backbone ensures enterprise connectivity.

Fire protection includes a fully compliant wet-pipe sprinkler system (NFPA 25 inspection completed April 2025) with two 6" risers. Hydrant flow tests recorded outputs of approximately 1,800+ GPM, providing strong life-safety and operational support for general warehouse or light manufacturing uses.

With extensive onsite infrastructure, flexible configurations, and immediate access to regional transportation, this property delivers functionality and scalability.

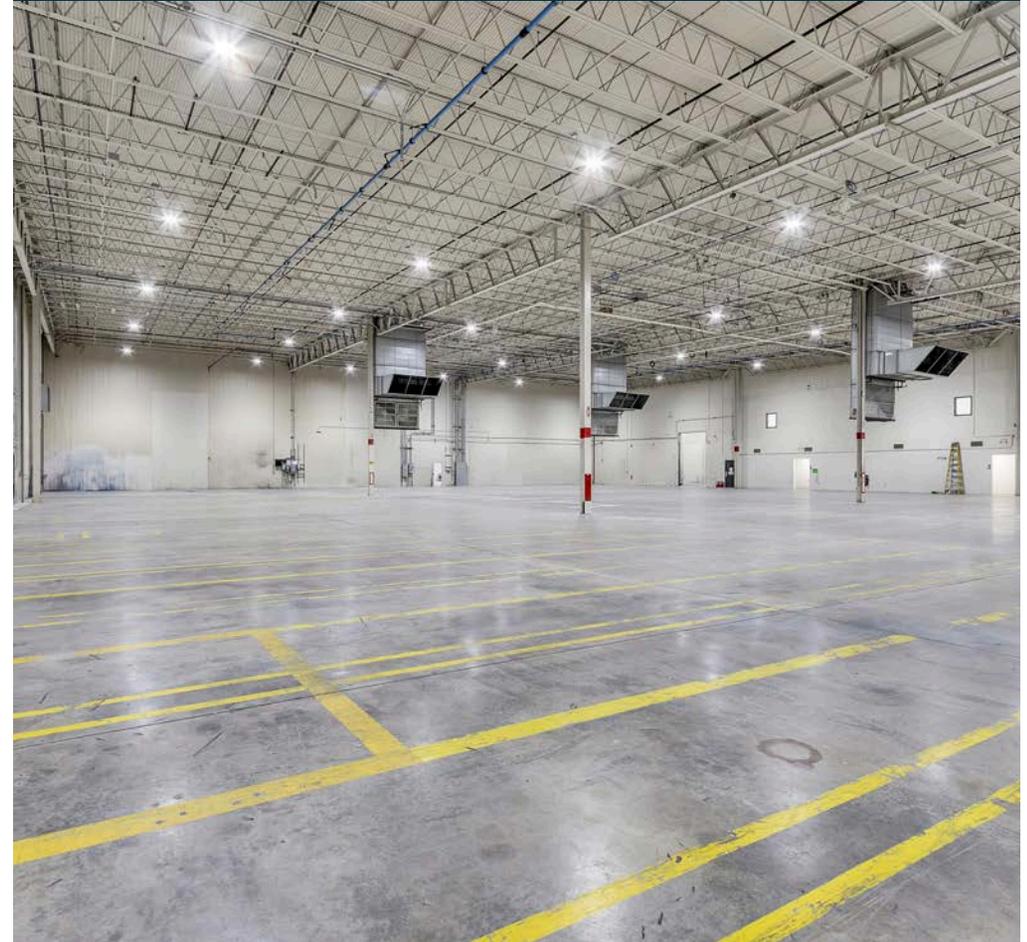
71,913 SF INDUSTRIAL BUILDING

WAREHOUSE DETAILS

WAREHOUSE DETAILS

Building Size	±71,913 SF
Lot Size	±19.29 Acres
Zoning	HI Heavy Industrial
Space Size:	±71,913 SF
Office Space/Warehouse	3,000 / 68,913 SF
Clear Heights	29'
Ceiling Height	33'
Column Spacing	60' x 40' 60' x 50' 68' x 50'
Lighting	LED Lighting Throughout
Floors	Heavy Duty Reinforced Floor
Structure	Steel
Fire Suppression	Wet Pipe 6" Risers 1,800 GPM Fully Compliant 04/25
Dock Doors	4 Dock Doors Hydraulic Levelers
Drive-In Doors	1 Drive-In Door
Compressed Air	Compressed Air Throughout
Power	240 V 3-Phase Power
Sewer	Yes
Parking	~80 Spaces
Security	Active Multi-Zone Security System
Number of Offices	13
Office Features	Floor Level Breakroom
Restrooms	Men & Women Restrooms
Laydown Yard	14.24 Fenced Acres
Gate	Electric Code Access Gate

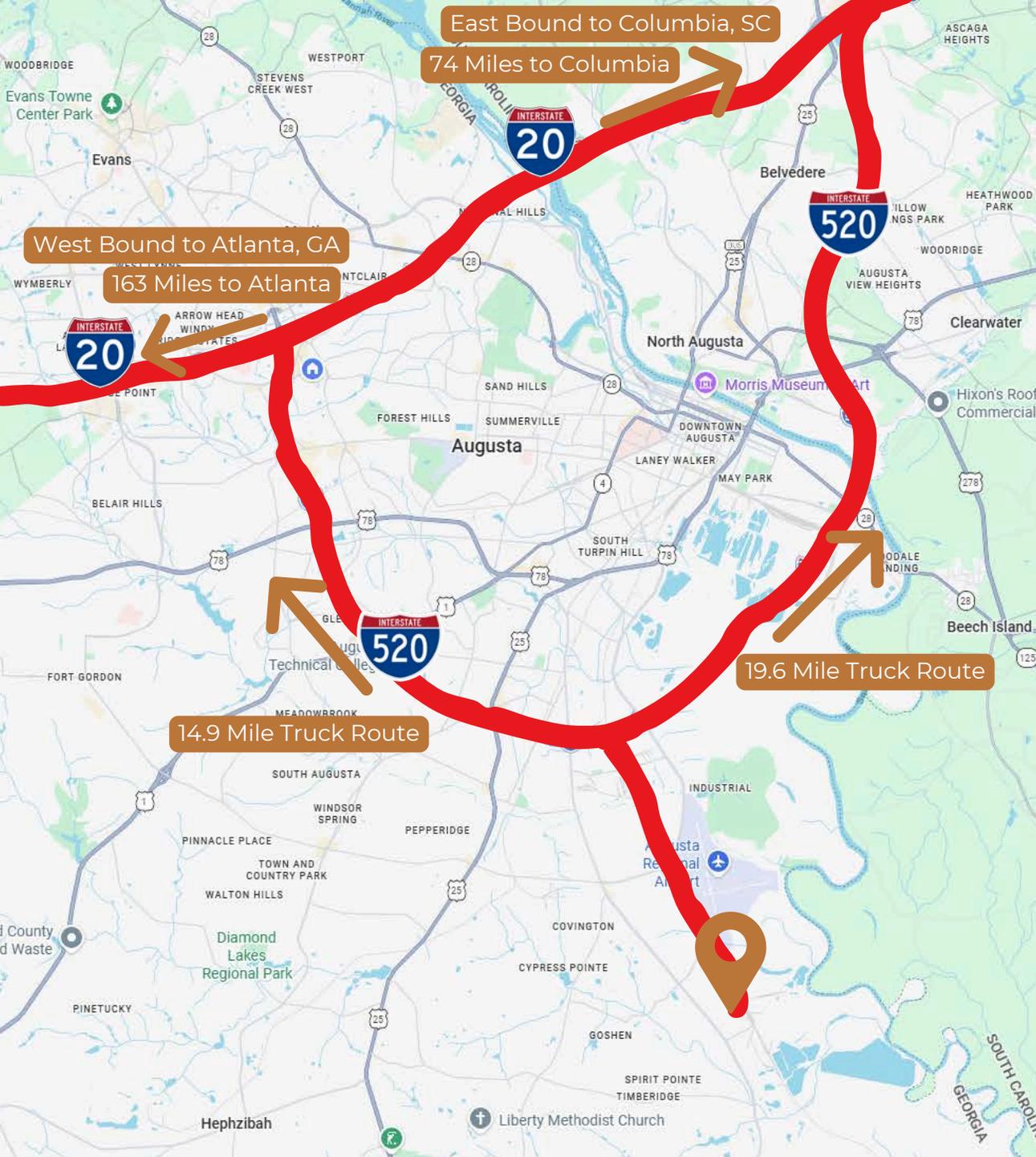
INTERIOR



71,913 SF INDUSTRIAL BUILDING

FLOOR PLAN





REGIONAL ACCESS TO MAJOR CITIES

LOGISTIC ROUTES

-  19.6 Miles To Interstate-20 East Bound
-  14.9 Miles To Interstate-20 West Bound
-  5.2 Miles To Interstate-520



TRUCKING DISTANCES To Important Cities & Ports

Aiken, SC	18 Miles
Columbia, SC	74 Miles
Greenville, SC	116 Miles
Charlotte, NC	162 Miles
Charleston, SC	148 Miles
Savannah, GA	127 Miles
Atlanta, GA	163 Miles

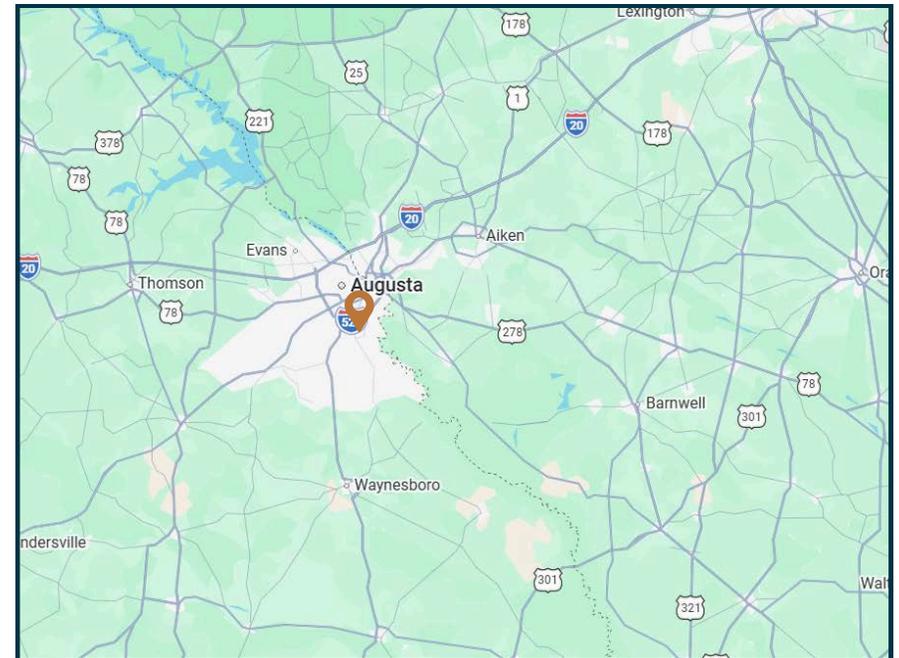
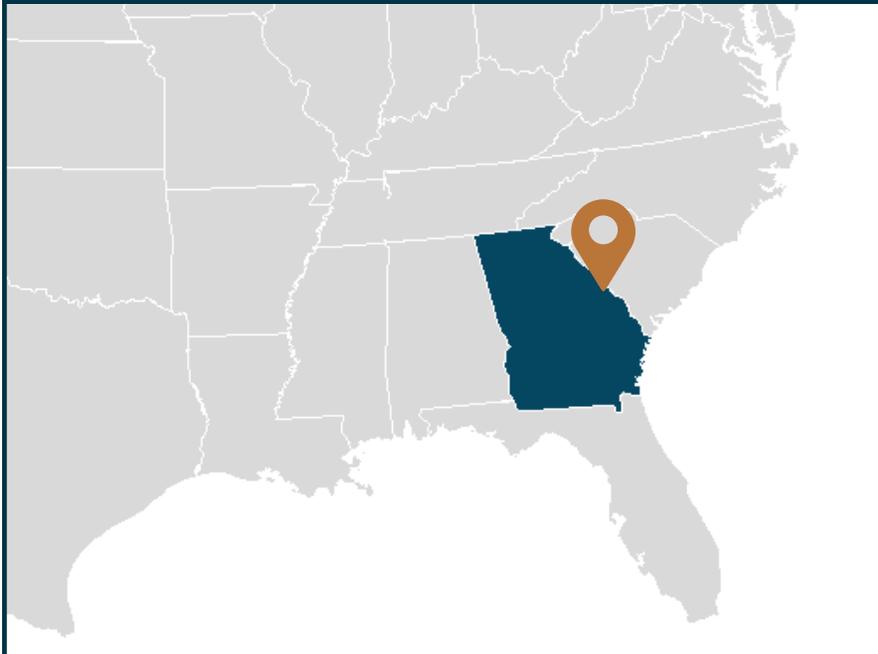


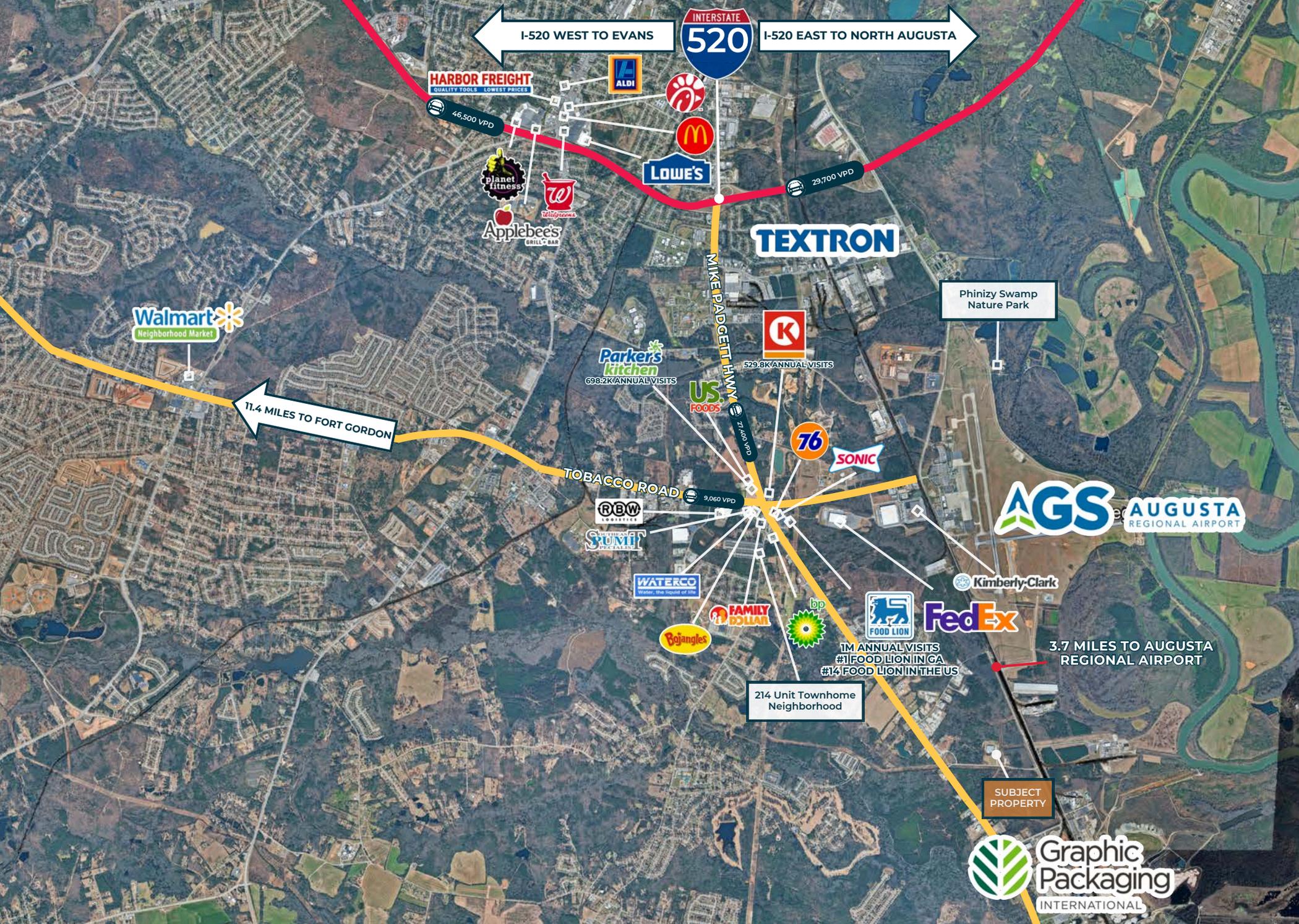
71,913 SF INDUSTRIAL BUILDING

LOCATION SUMMARY

4049 Allen Station Road is positioned in Augusta's established southside industrial district, just 5.2 miles from I-520 and within close range of Augusta Regional Airport. The site provides connectivity to I-20, linking Atlanta to Columbia and Charleston, and sits approximately 130 miles from the Port of Savannah.

This corridor is home to major employers such as Graphic Packaging and Textron. The Augusta MSA features a skilled labor force, favorable logistics positioning, and ongoing infrastructure investments, making it an ideal base for industrial operations.





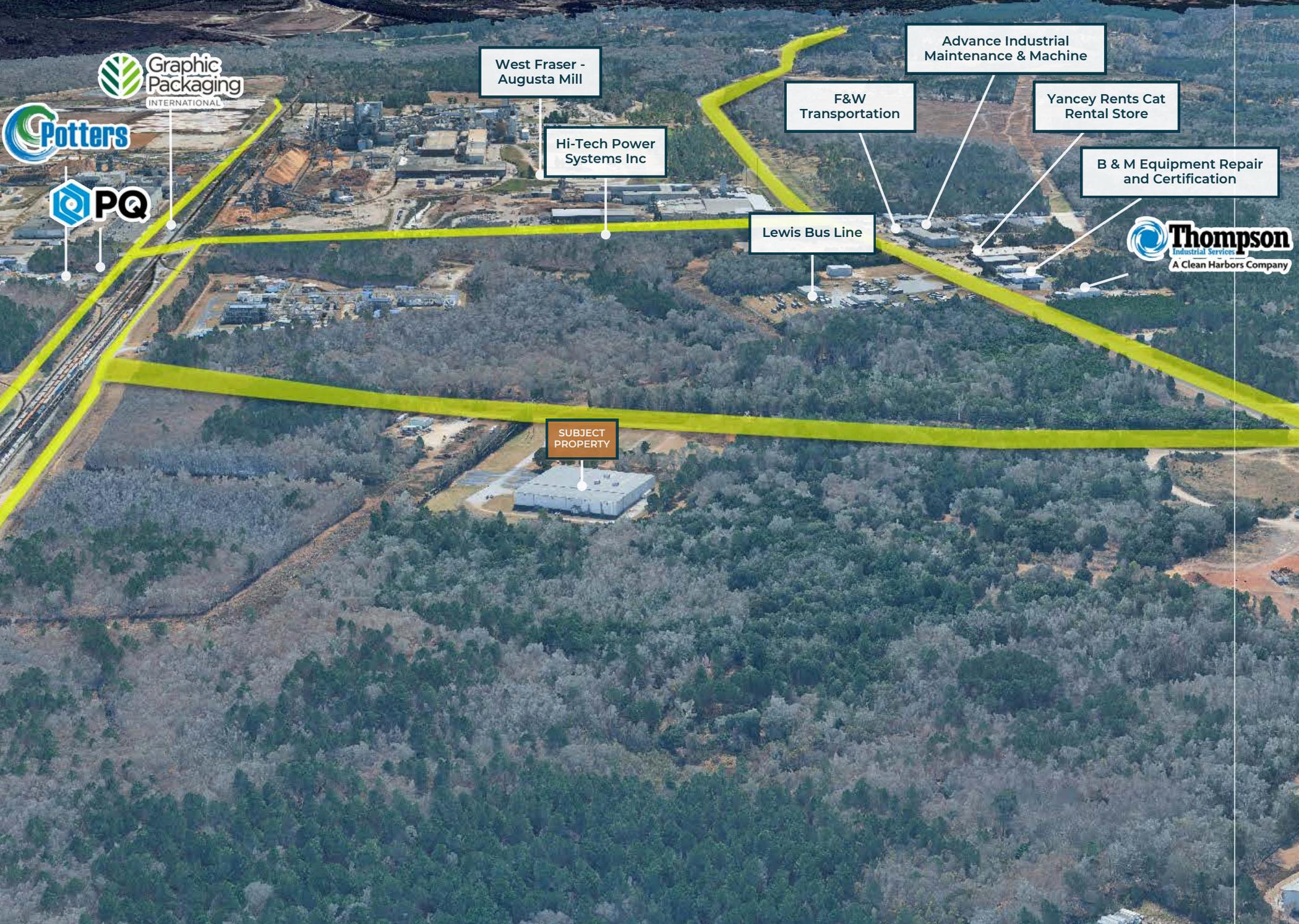


Augusta Delivery Services



SUBJECT PROPERTY





Graphic Packaging INTERNATIONAL

Potters

PQ

West Fraser - Augusta Mill

Hi-Tech Power Systems Inc

Lewis Bus Line

F&W Transportation

Advance Industrial Maintenance & Machine

Yancey Rents Cat Rental Store

B & M Equipment Repair and Certification

SUBJECT PROPERTY

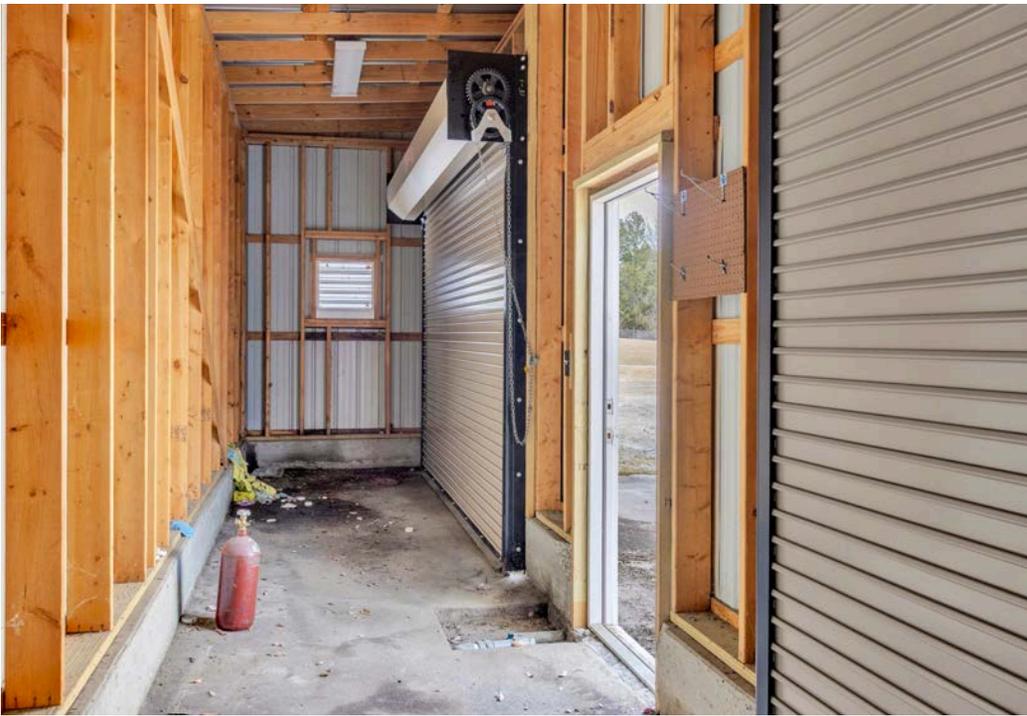
Thompson Industrial Services A Clean Harbors Company

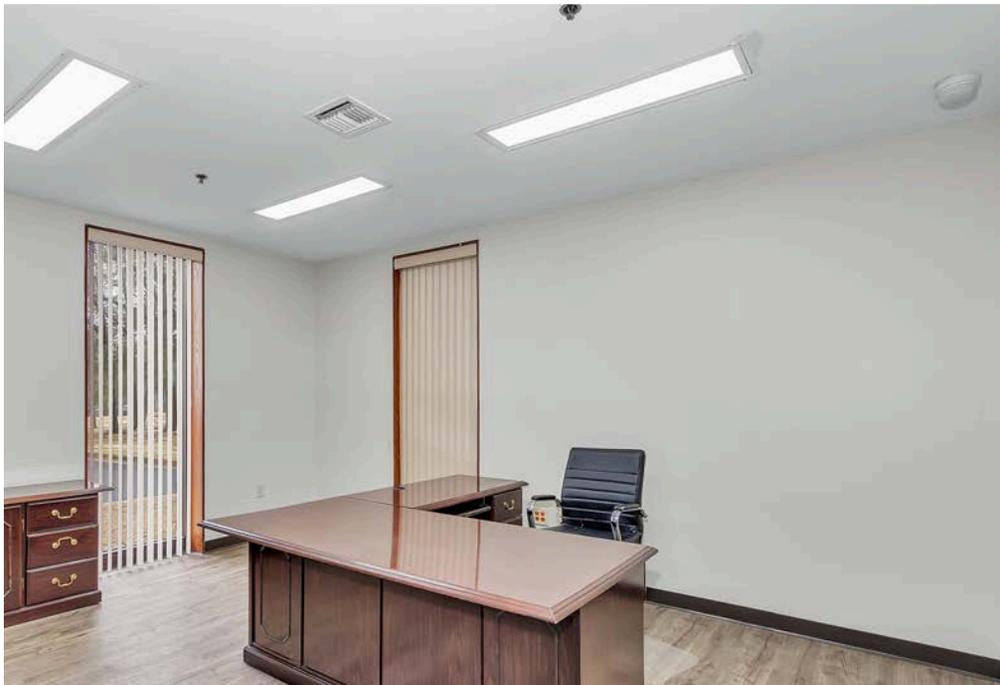
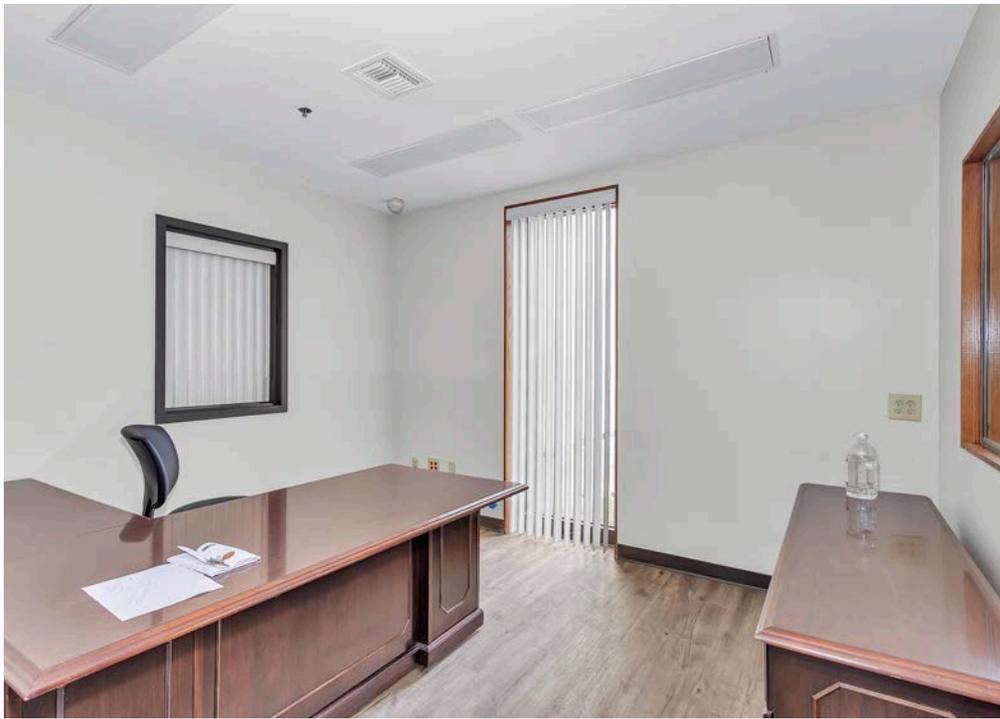






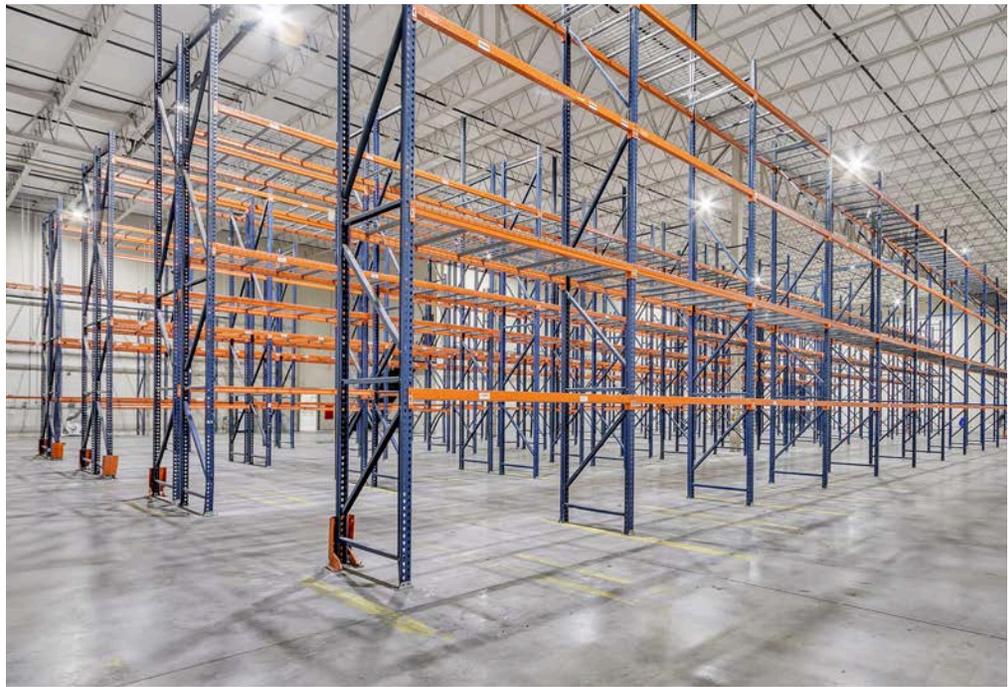
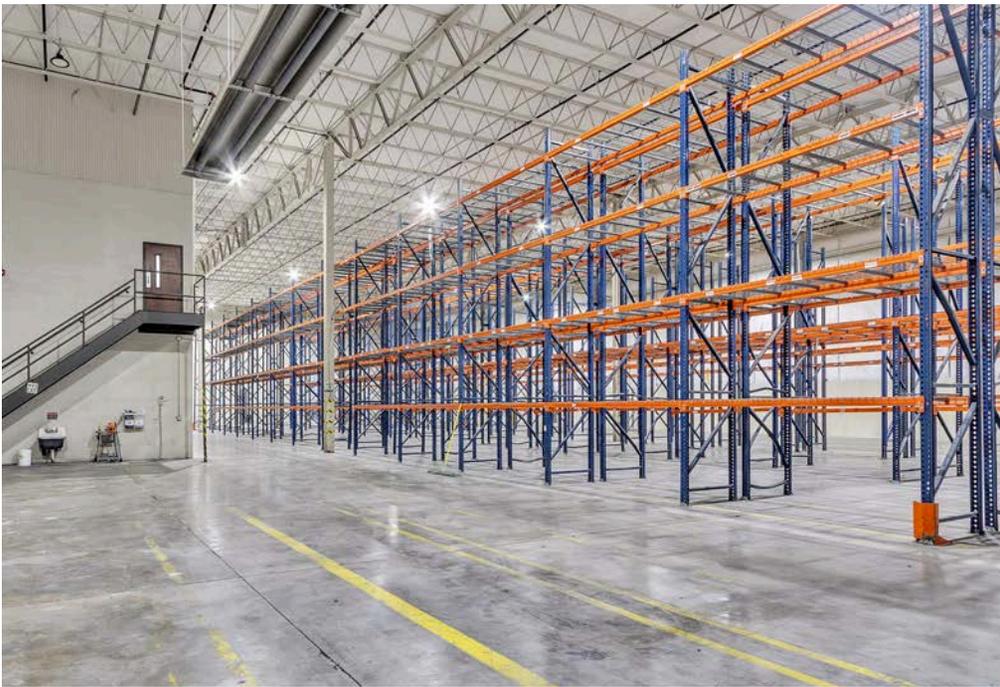
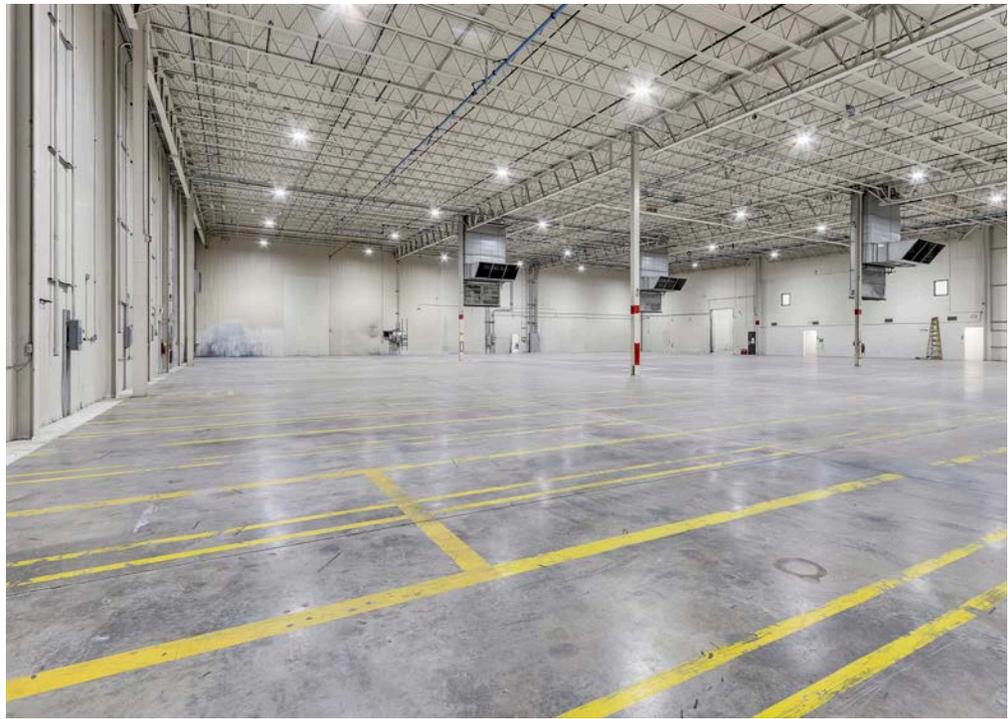
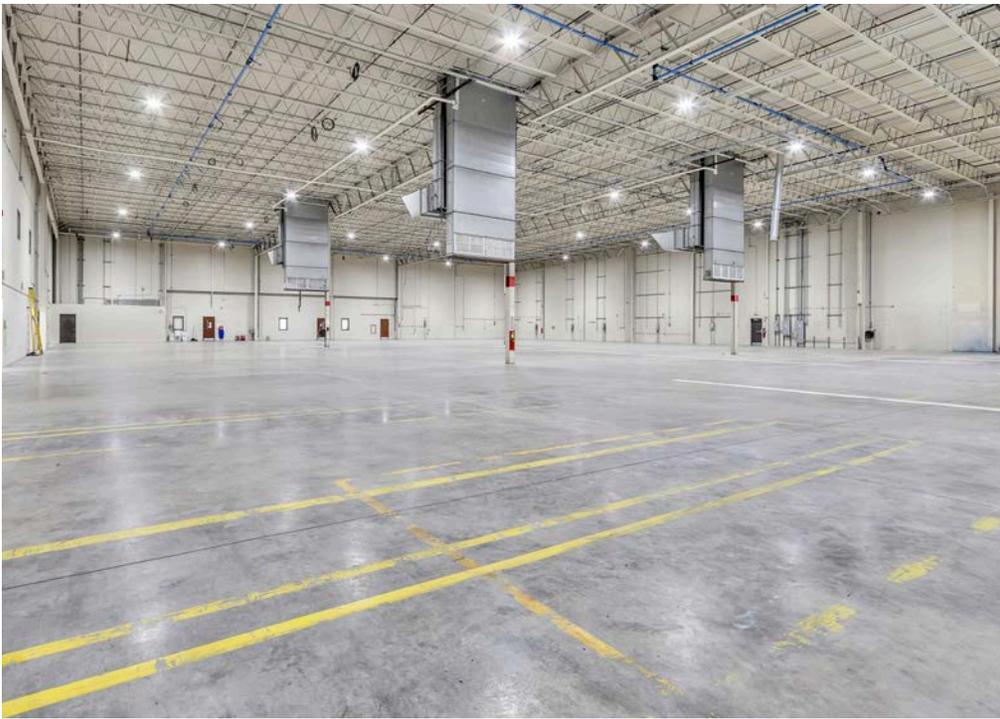


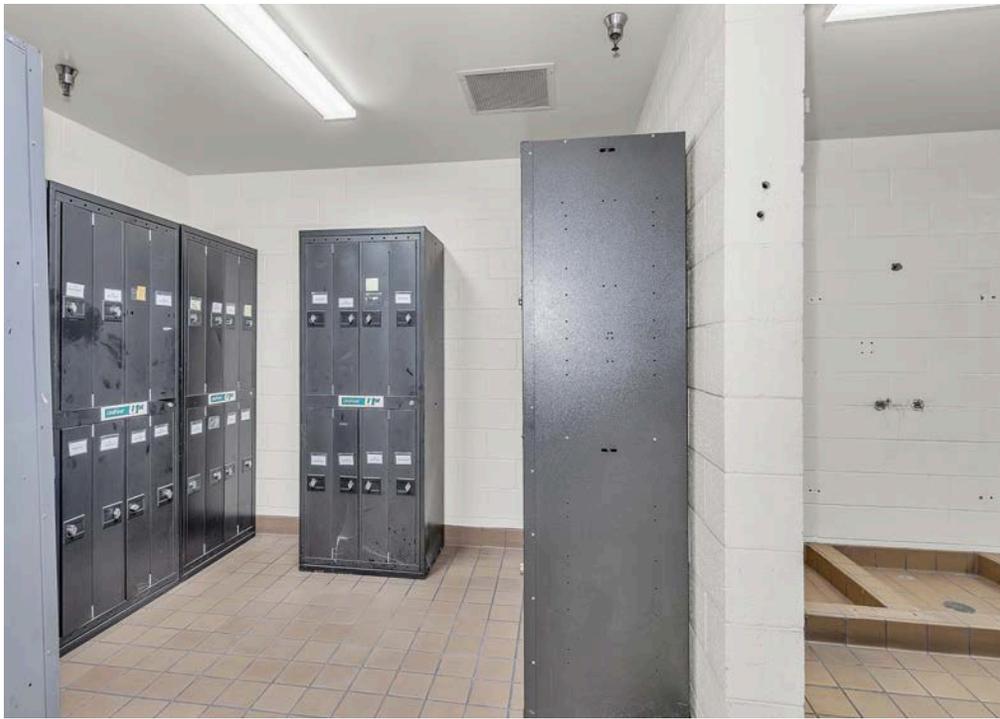


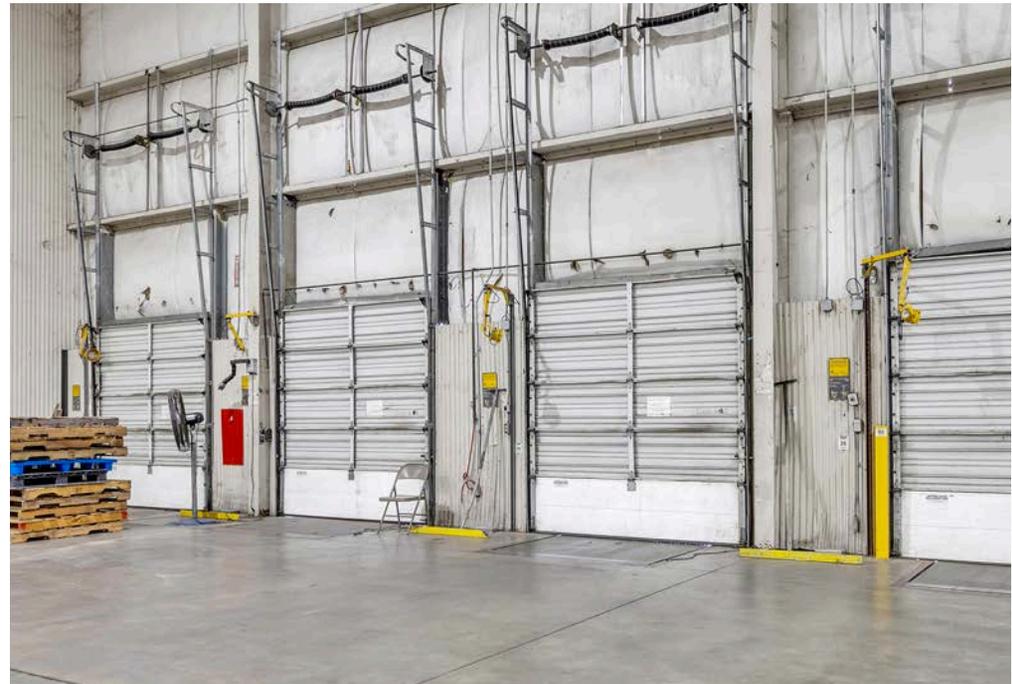
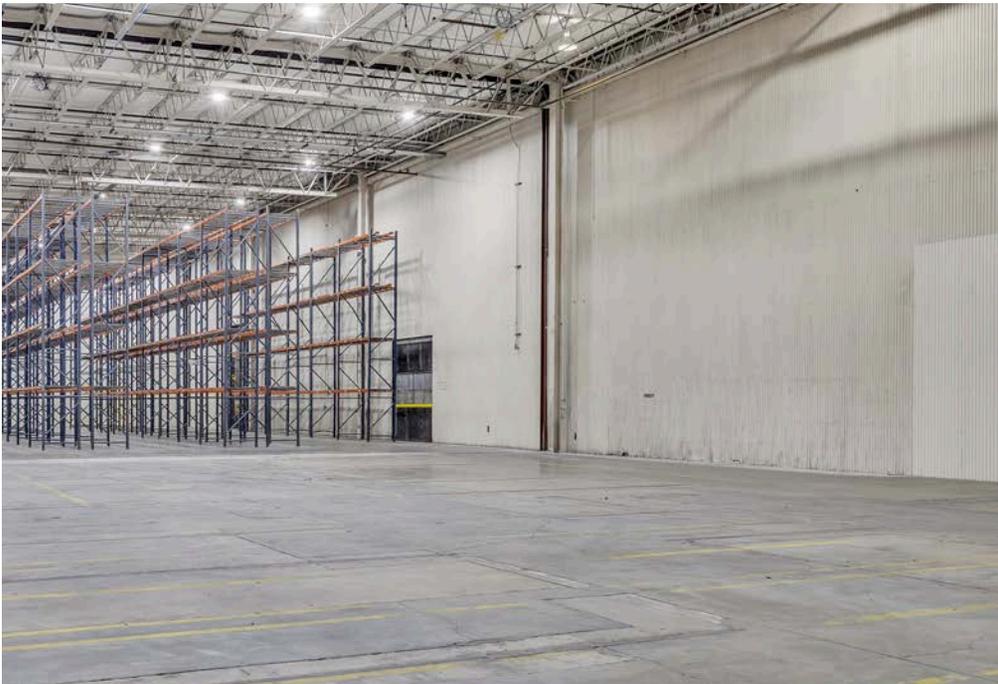
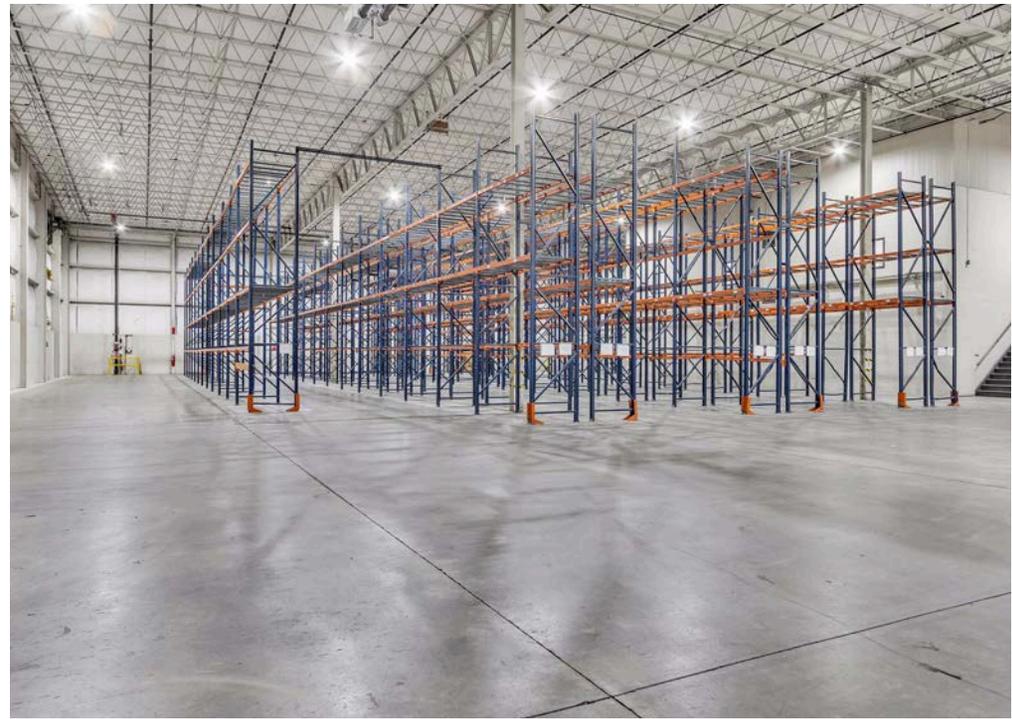
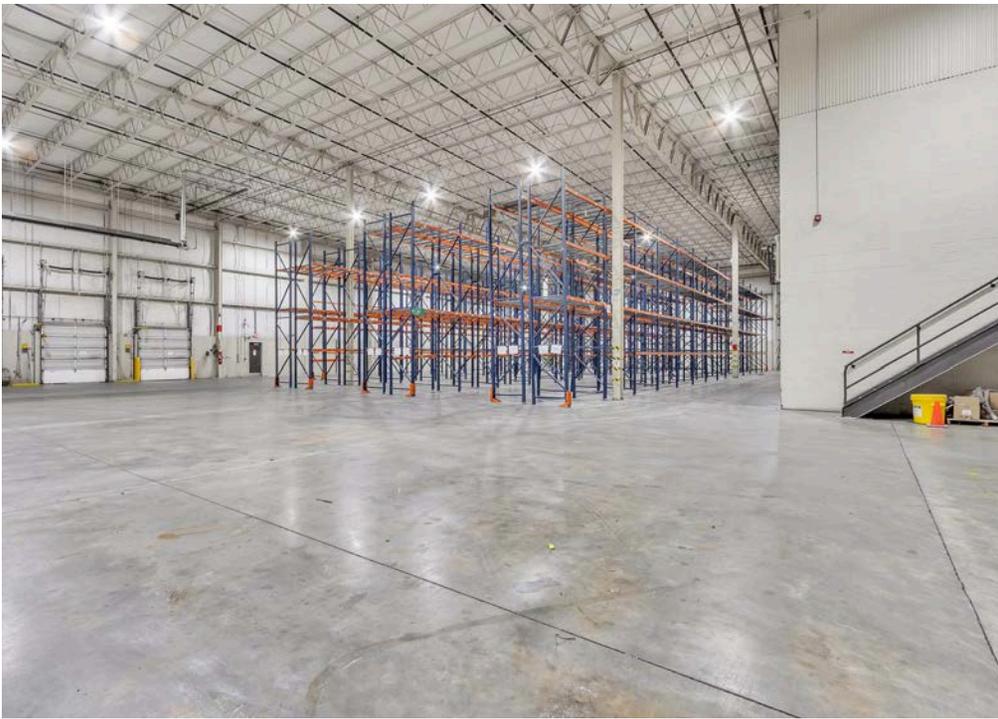




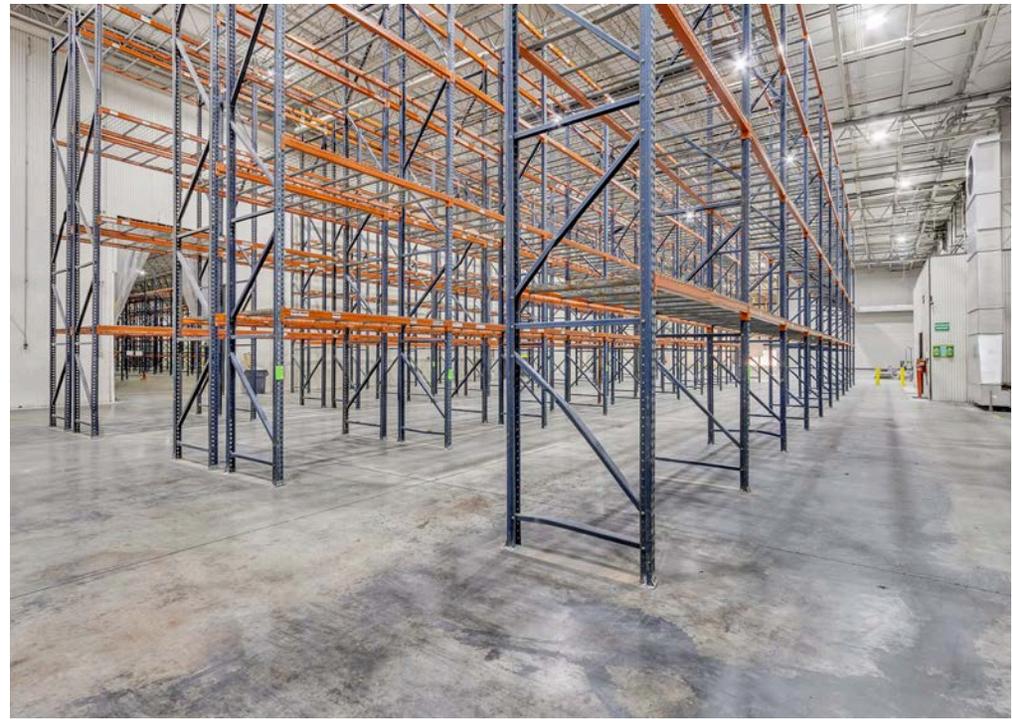
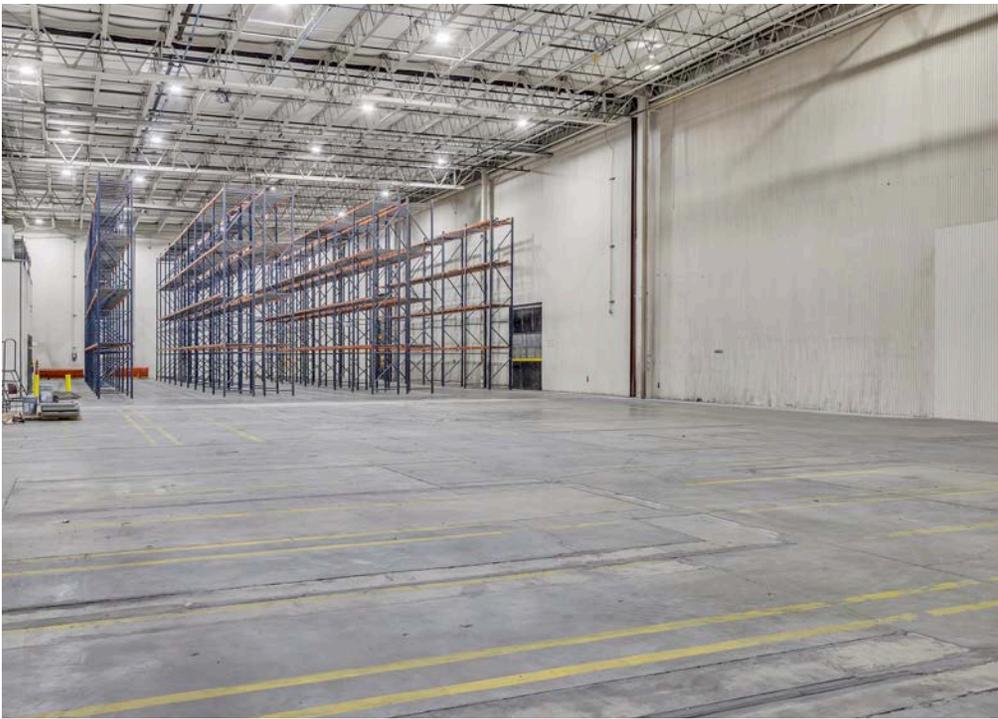














LOCATION OVERVIEW



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

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: SC#4
- Best States for Manufacturing: SC#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

Per Site Selection



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 indicating 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

WHY? 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.



GEORGIA
CYBERCENTER

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.

Doctors 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 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

8th

largest Maritime Hub in the US (2022)



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



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