



5,880 - 11,760 SF WAREHOUSE 15' CLEAR | 2 DOCKS

1827 KILLINGSWORTH ROAD, AUGUSTA, GA



SPACE DETAILS

Square Feet:	±5,880 - 11,760SF	Distance to I-20:	6.3 Miles
Lease Rate:	\$10.00	Ceiling Height at Eaves:	12'
Lease Type:	NNN	Ceiling Height at Center	15'
Land Size:	±0.66 Acres	Dock Doors:	2
Zoning:	HI Heavy Industrial	Drive-In Doors:	2

OFFERING MEMORANDUM

±5,880 - 11,760 SF WAREHOUSE | 0.66 ACRES

LEASE RATE: \$10.00/SF | LEASE TYPE: NNN

2 DOCK DOORS | 2 DRIVE-INS



OFFERING MEMORANDUM TABLE OF CONTENTS

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

- Lease Rate
- Lease Term
- Lease Guarantor
- Special Stipulations

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INDUSTRIAL OPPORTUNITY

WHY THIS SPACE?



5,880 - 11,760 SQUARE FEET
Space Size



DOCK HEIGHT DOORS
2 Dock Height Doors



DRIVE-IN DOORS
2 Drive-In Doors



CLEAR HEIGHT
±15' at Center | ±12' at Eaves



LOW MARKET INVENTORY
High Demand / Low Supply



LAND SIZE
0.66 Acres



DISTANCE TO I-520
2.9 Miles to I-520

DEAL SUMMARY

Lease Rate:	\$10.00/SF
Lease Type:	NNN
Space Size:	±5,880 - 11,760 SF
Industrial Doors:	2 Dock Doors 2 Drive-Ins

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 1827 Killingsworth Road for sale or lease. This ±11,760-square-foot warehouse/flex facility is situated on a ±0.66-acre parcel in Augusta's South Richmond County industrial node.

Recently renovated and in good condition, the property features 15' clear heights and is currently separated into two ±5,880-square-foot units. Each unit is equipped with one drive-in door and one dock-height door, supporting independent access and logistics operations. The building can accommodate a single tenant or be leased as two separate spaces. Zoned HI (Heavy Industrial), the site supports a wide range of industrial and logistics uses.

5,880 - 11,760 SF WAREHOUSE SPACE

BUILDING DETAILS

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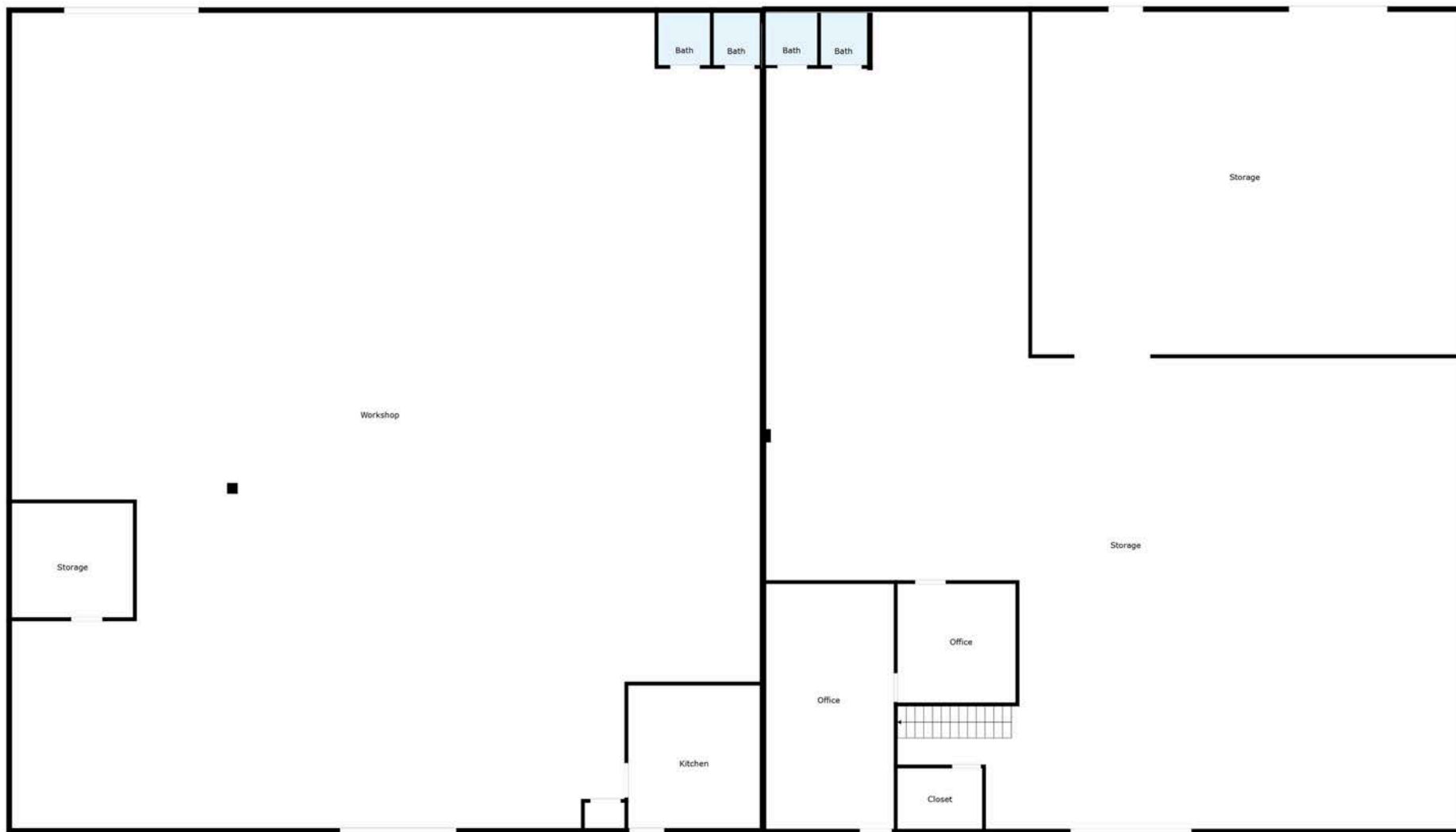
Building Size:	±11,760 SF
Space Size:	±5,880 - 11,760 SF
Lot Size:	±0.66 Acres
Zoning:	HI Heavy Industrial
Dock Doors:	2 Dock Door
Drive-In Doors:	2 Drive-In Doors
Ceiling Height at Center:	15'
Ceiling Height at Eaves:	12'
Lighting:	LED Lighting
Distance to I-520:	2.9 Miles to I-520

INTERIOR PHOTO



5,880 - 11,760 SF WAREHOUSE SPACE

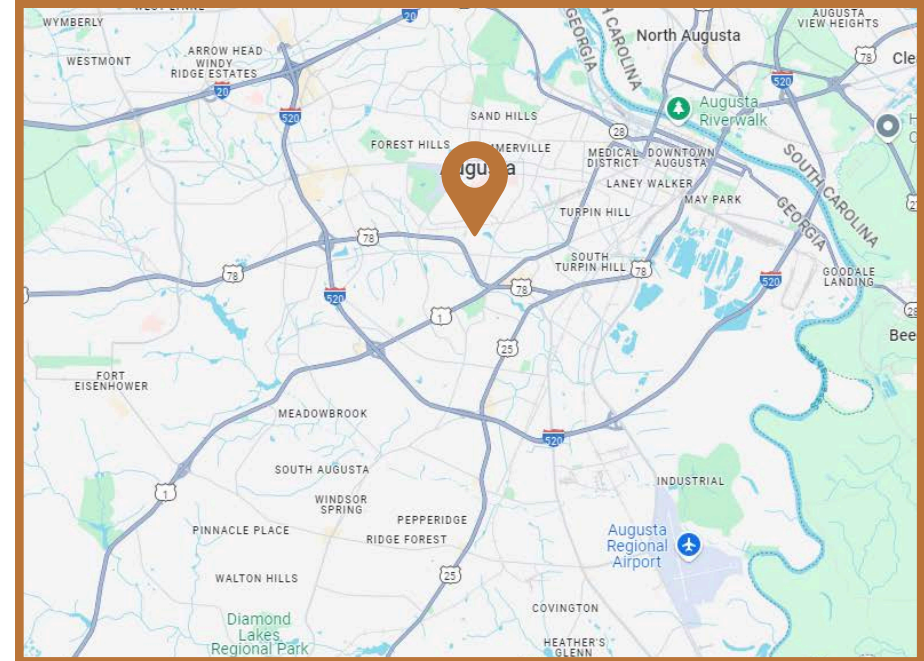
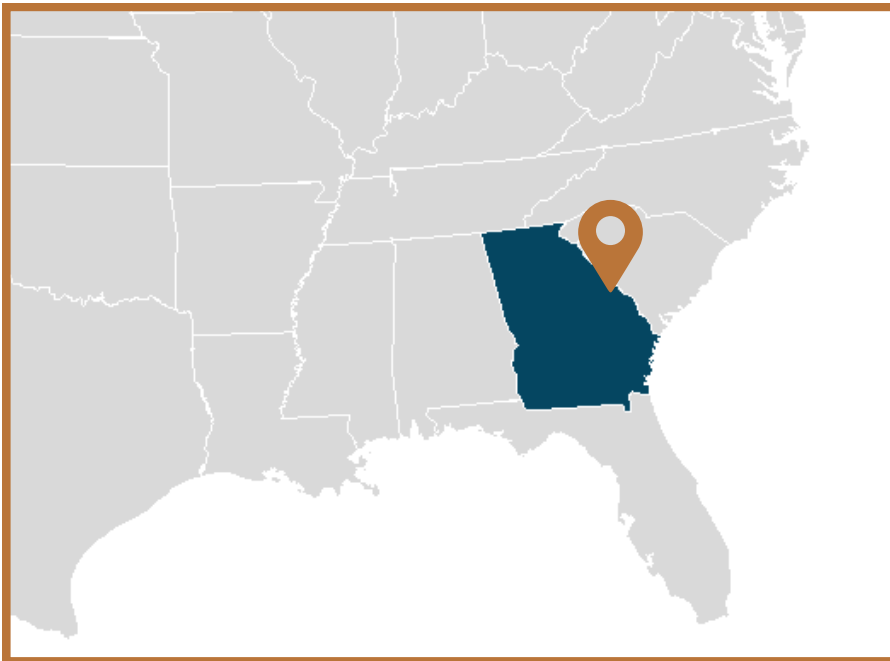
FLOORPLAN

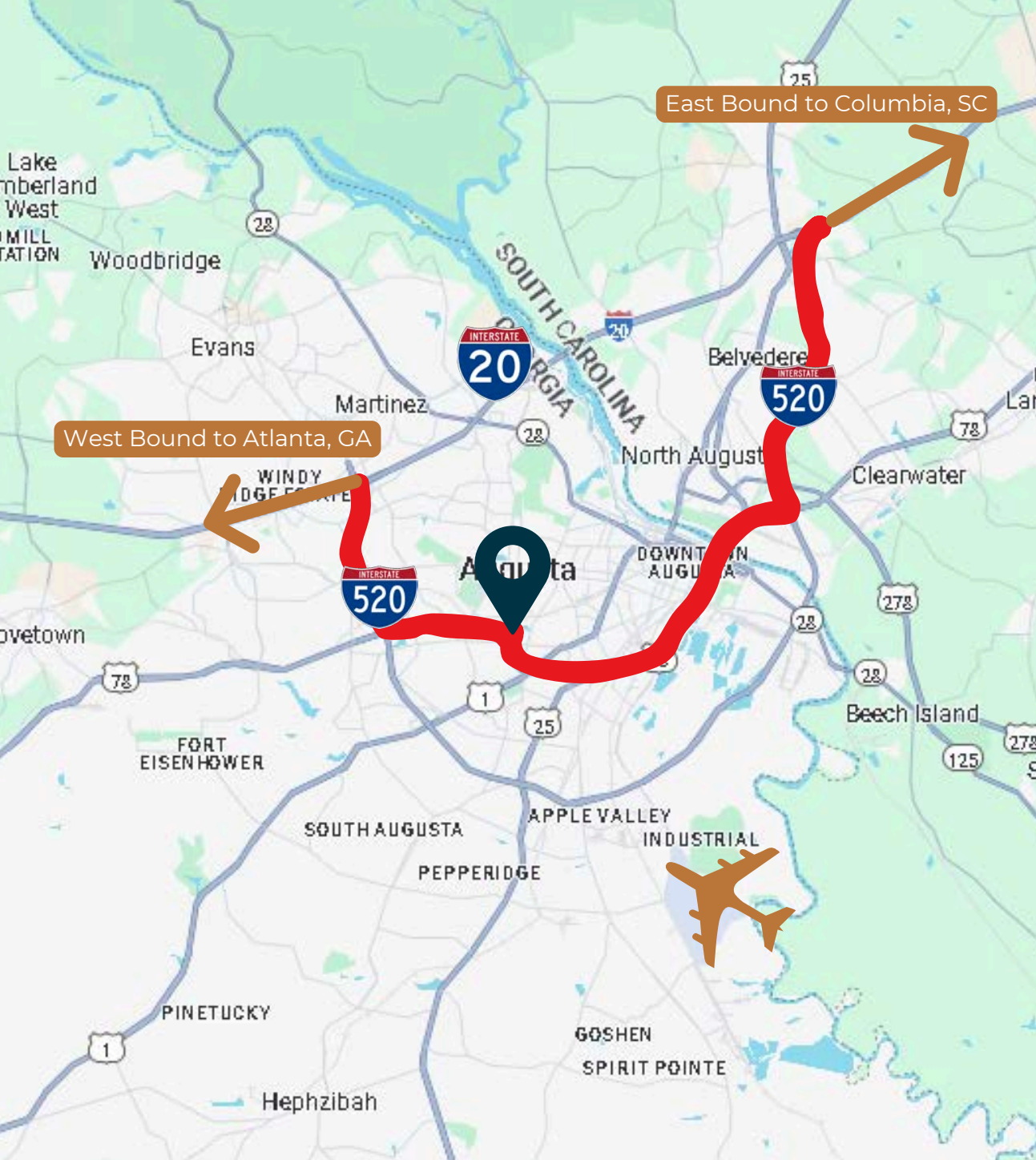


5,880 - 11,760 SF WAREHOUSE SPACE

LOCATION SUMMARY

Strategically located just 0.4 miles from Gordon Highway, 1827 Killingsworth Road benefits from direct access to a major east-west corridor with traffic counts exceeding 25,000 vehicles per day. The site lies 7.8 miles from Augusta Regional Airport and enjoys full-motion access, making it ideal for last-mile distribution, light manufacturing, or logistics operators. Located within Augusta's core industrial district, the property offers close proximity to CSRA workforce centers and regional transportation networks.





CONVENIENTLY LOCATED TO MAJOR CITIES **LOGISTIC ROUTES**



6.3 Miles To
Interstate-20 East Bound



13.7 Miles To
Interstate-20 West Bound



2.9 Miles To
Interstate-520



TRUCKING DISTANCES

To Important Cities & Ports

Augusta, GA	6.4 Miles
Aiken, SC	22.5 Miles
Columbia, SC	78.2 Miles
Port of Savannah	117 Miles
Greenville, SC	117 Miles
Atlanta, GA	145 Miles
Port of Charleston	153 Miles
Charlotte, NC	169 Miles

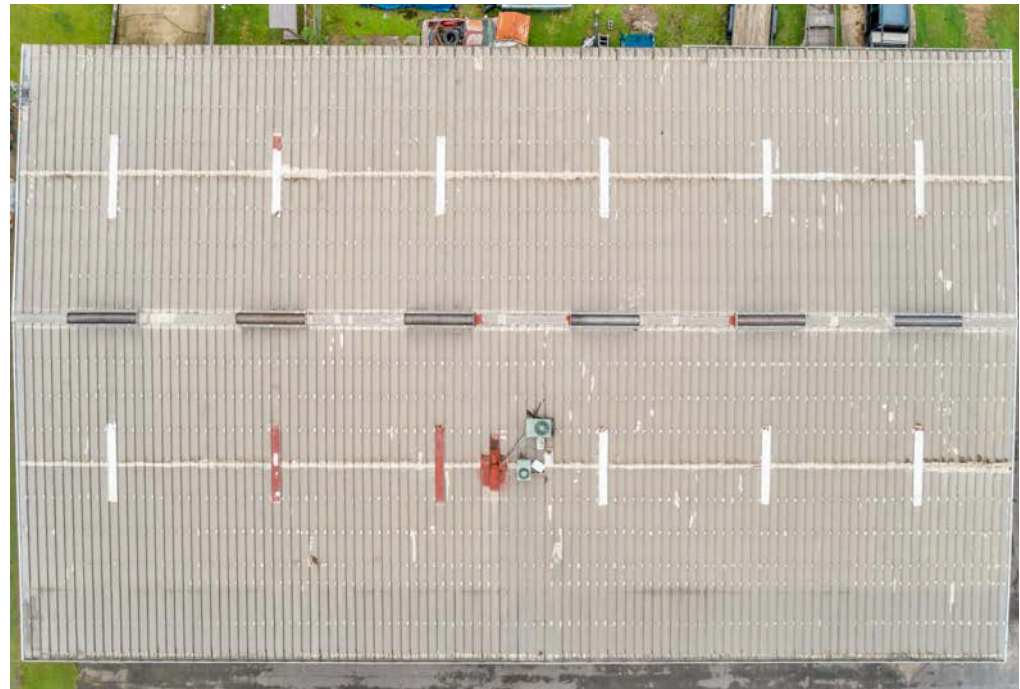




**PROPERTY
PHOTOS**





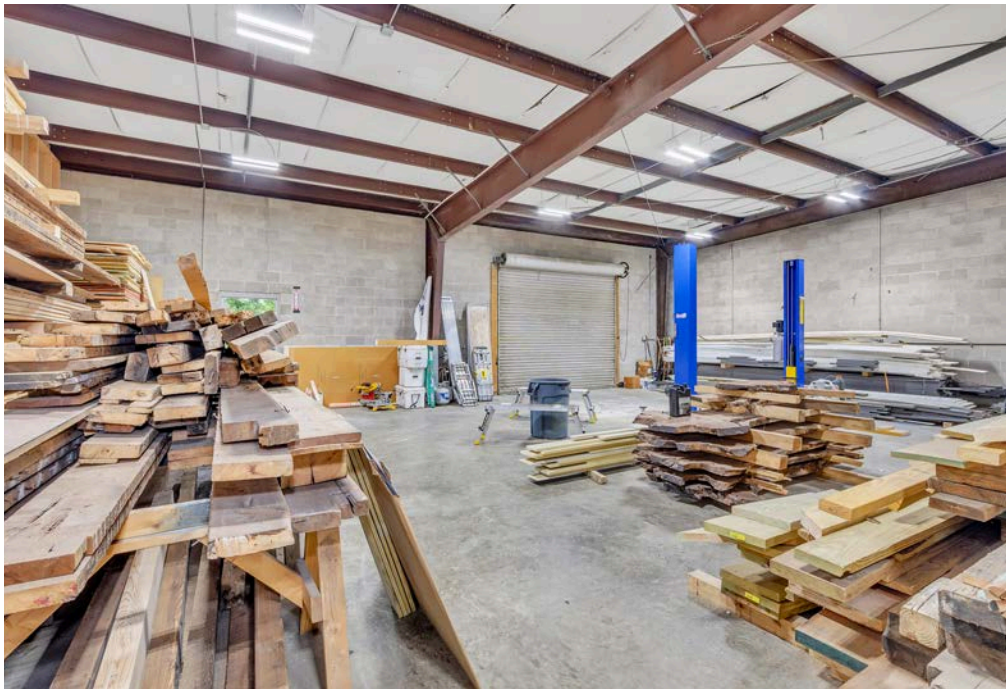
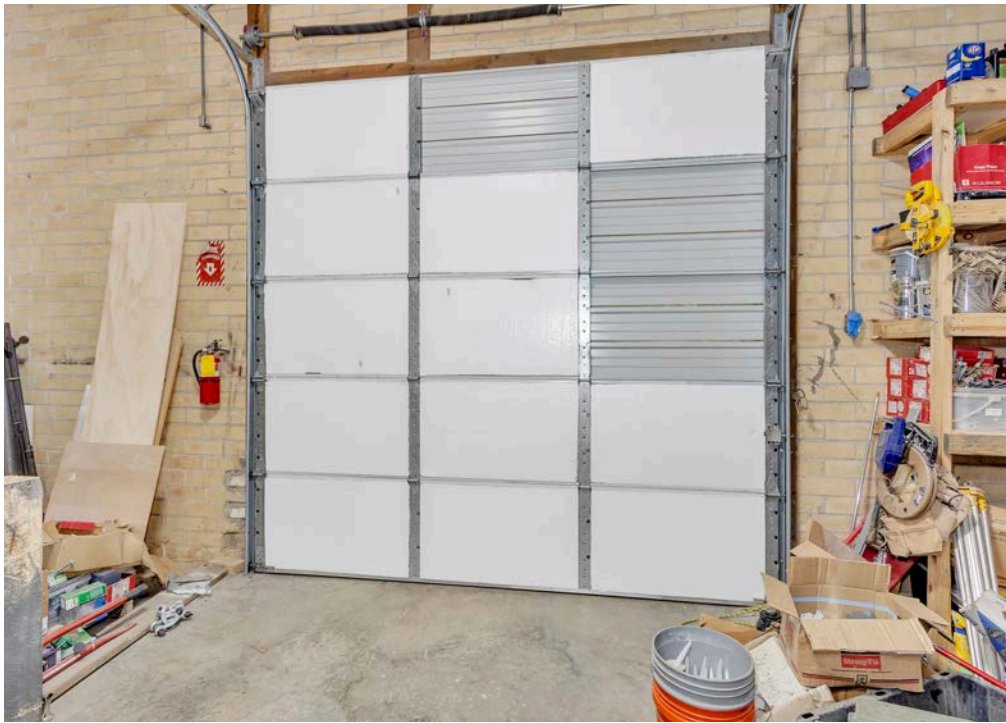




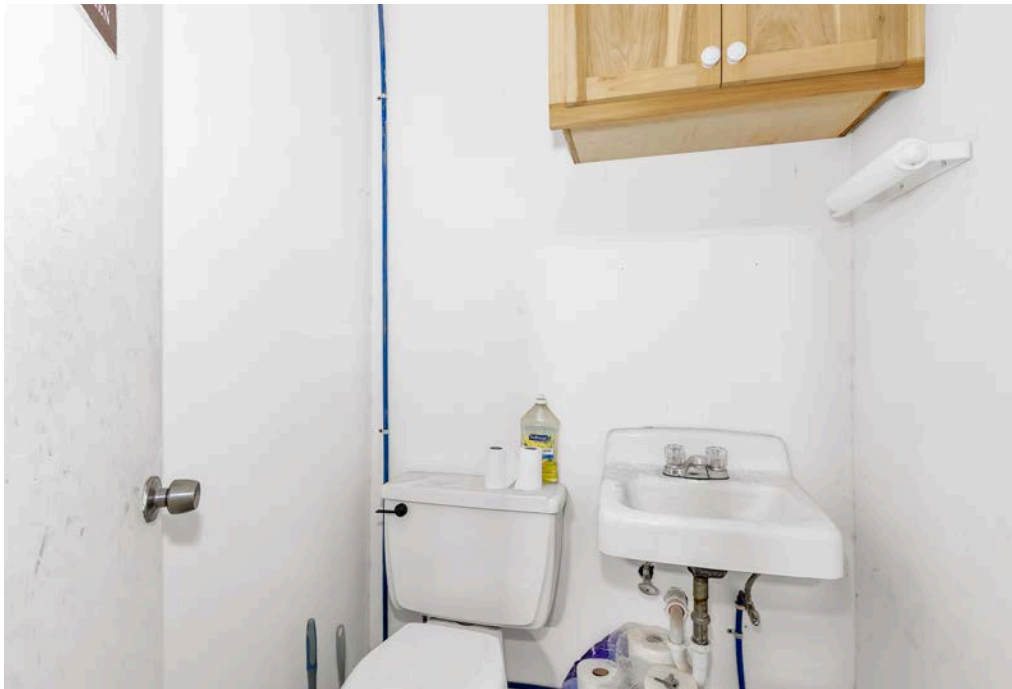
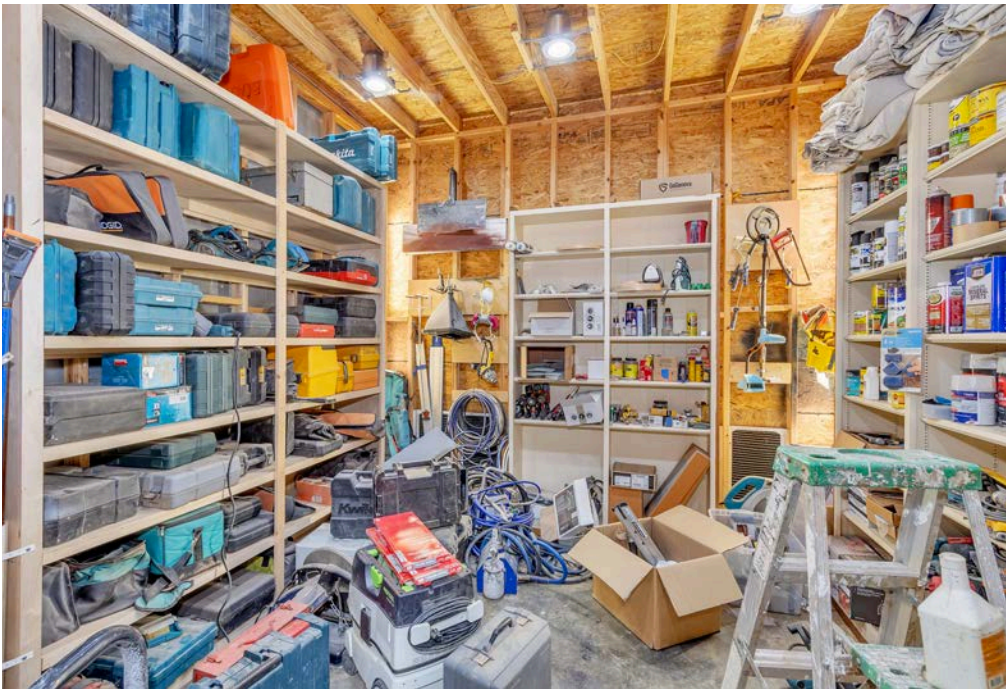














LOCATION OVERVIEW



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

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: 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



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

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.



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, 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 the
Next 5 Years

**For inquiries,
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