



FOR SALE OR LEASE

±209,000 SF in
two subdividable
industrial buildings

231 East 13th Street
Waynesboro, GA 30830

- Partially leased
- 14 dock doors | 3 drive in doors
- Renovated in 2022
- (1) 2000 amp & (1) 1,200 amp
480/277v 3 phase electrical service

Sale price: \$7,000,000
(\$33/SF)

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View virtual tour 

Property Overview

Building area: ±209,000 SF total buildings size
±163,791 SF in building A
(includes ±10,000 SF office space)
±30,000 SF building B

Parcel ID: 065-029

Zoning: Industrial

Acreage: ±13.5 acres
±3 acres of parking/laydown yard

County: Burke

Power: (1) 2,000 amp & (1) 1,200 amp 480/277v 3 phase

Clear height: 8' - 24'

HVAC: Partially climate-controlled (heating and cooling)

Sprinklers: 100% standard wet system

Roof: New roof on portion of buildings (2022)

Floors: 6" concrete slab

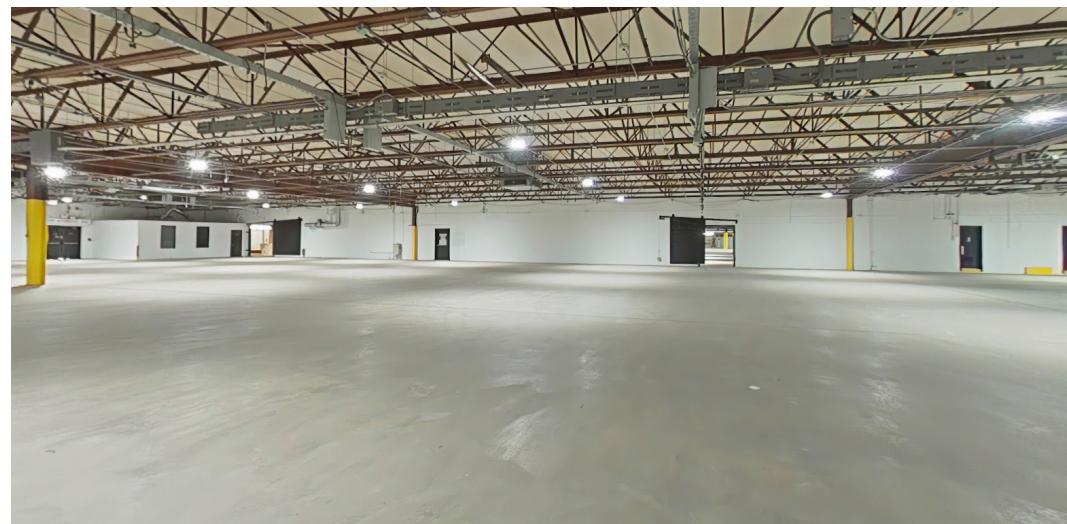
Lighting: LED

Loading docks: 12 dock doors | 3 drive-in doors available

Parking: 160 car spaces

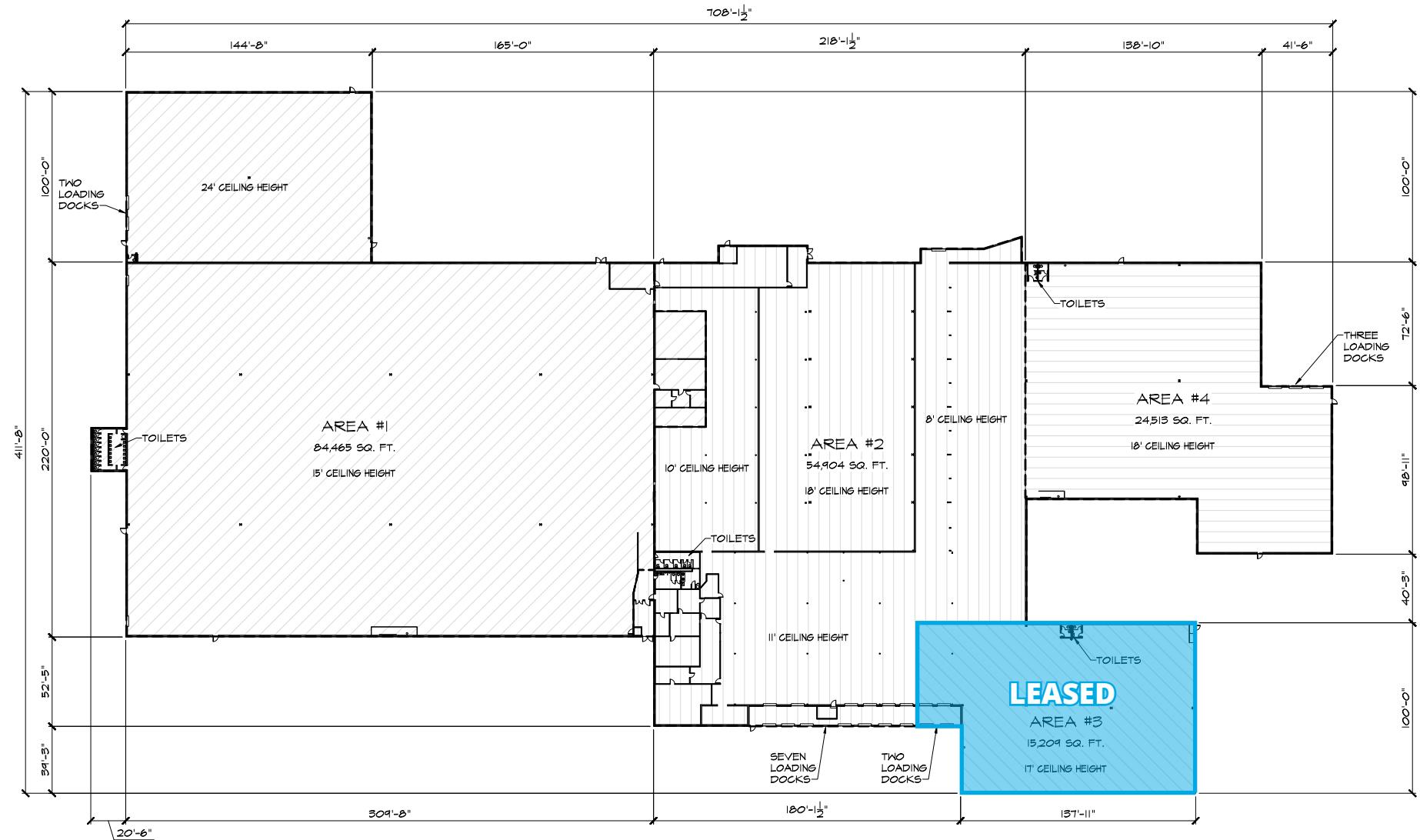
Lease rate: \$3.25 PSF NNN

Sale price: \$7,000,000



Building A Floor Plan

[View virtual tour](#) 



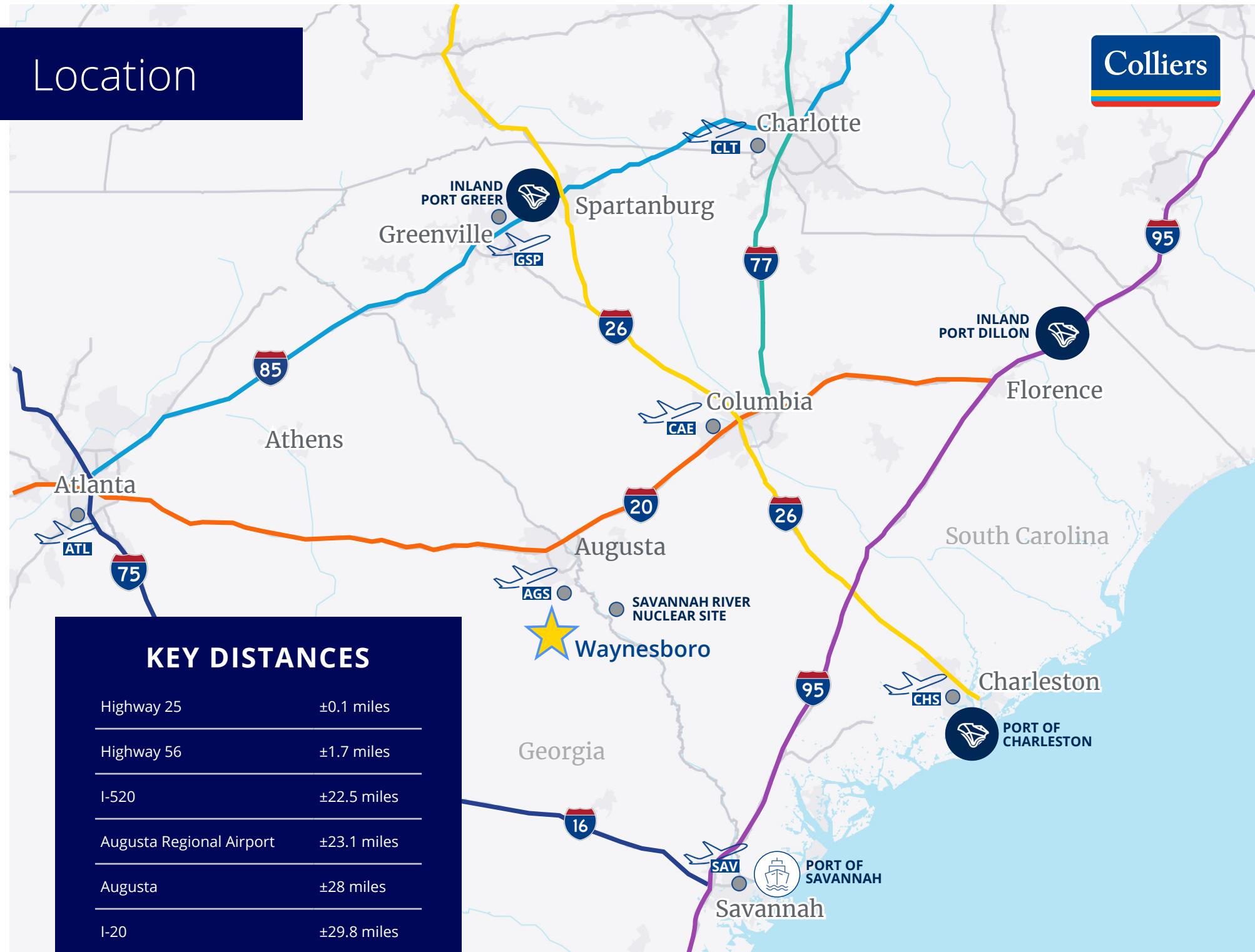
AS-BUILT FLOOR PLAN

SCALE: 1/32" = 1'-0"

179,000 TOTAL SQ. FT.

Location

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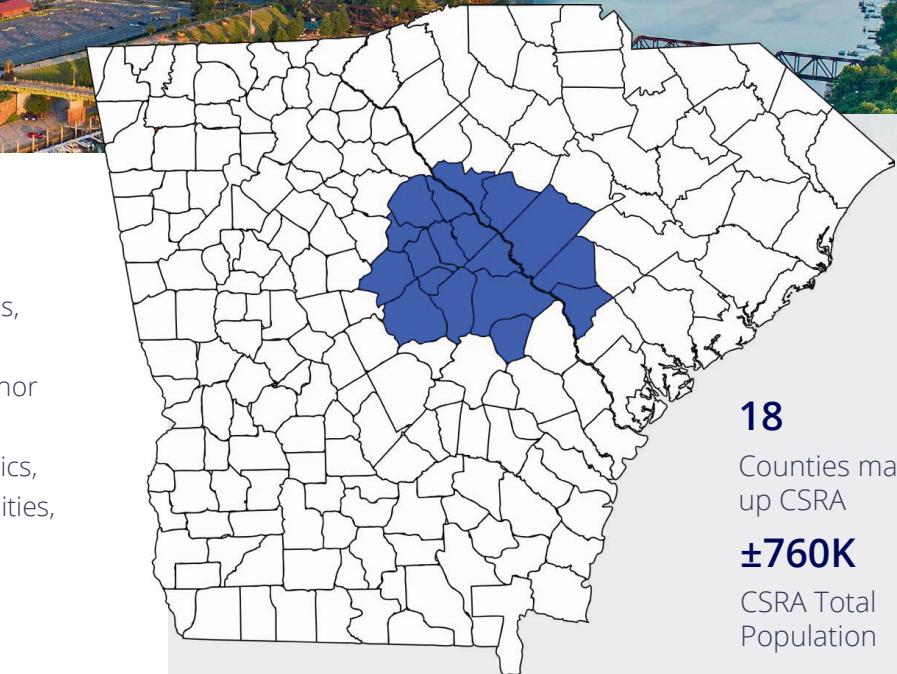
Central Savannah River Area

The Central Savannah River Area (CSRA) is an 18-county region that includes both Georgia and South Carolina.

The region has a strong connection to manufacturing, transportation, and logistics, especially given its proximity to the river and major transportation corridors. The CSRA, spanning parts of eastern Georgia and western South Carolina with its anchor in Augusta, Georgia, presents a mixed economic landscape that leverages core sectors such as government/military installations, advanced manufacturing, logistics, healthcare, and research. Key economic drivers include federal and research facilities, advanced manufacturing & logistics, and healthcare/technology. As logistics and manufacturing supply-chains continue to evolve (especially with ports and inland freight hubs), the CSRA has a geographic advantage to capture more distribution, warehousing, and value-added manufacturing.

Savannah River Nuclear Site

The Savannah River Site (SRS) serves as one of this area's strongest differentiators for industrial occupiers and investors, functioning as a major hub for critical infrastructure and employment in the region. This 310-square-mile secure federal energy, research, and manufacturing complex—managed by the U.S. Department of Energy and located just southwest of Barnwell County—is one of the area's largest employers, with roughly 11,000 workers across contracting, engineering, scientific, and security roles. Its key missions span nuclear materials management, environmental cleanup, advanced manufacturing, and national security research, supported by the high-skilled Savannah River National Laboratory. SRS represents a powerful demand driver, generating stable, government-backed spending and sustaining a robust ecosystem of industrial, maintenance, logistics, fabrication, and specialty contracting businesses that rely on proximity to the site.



Largest Manufacturers in CSRA

 **Kimberly-Clark**

3.1M SF Warehouse

 **Walmart**

1.96M SF Distribution Center

 **Academy[®]
SPORTS+OUTDOORS**

1.8M SF Distribution Center

 **BRIDGESTONE**

2.42M SF Manufacturing Plant

 **WestRock**

1.66 M SF Warehouse

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