

Offering Memorandum

± 20,297 SF Industrial Office/Warehouse
1543 Gordon Hwy, Augusta, GA



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CONTACT INFORMATION

NANCY MILLER, CCIM, MBA

Partner, Bull Realty
President, Net Leased Investment Group
Nancy@BullRealty.com
404-876-1640 x 118

ADAM WILLHITE

V.P. Net Leased Investment Group
Adam@BullRealty.com
404-876-1640 x 119

BULL REALTY, INC.

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com

Executive Summary

- Industrial office/warehouse available in prime downtown August, GA location
- Available for sale: ± 20,297 SF in robust industrial market with limited inventory
- Flexible uses for owner/user or for investor looking to expand their portfolio without the added costs and delays of new construction
- Located in GA's 2nd largest MSA and focal point of the Central Savannah River Area (CSRA), military, educational, and world-renowned sporting events
- Strong demos and traffic counts
 - 5-mile population over 117,000
 - Traffic counts more than 22,000 VPD
- Available Due Diligence includes Phase 1 and survey
- Sub-market average Rent Comps at \$6.41/SF



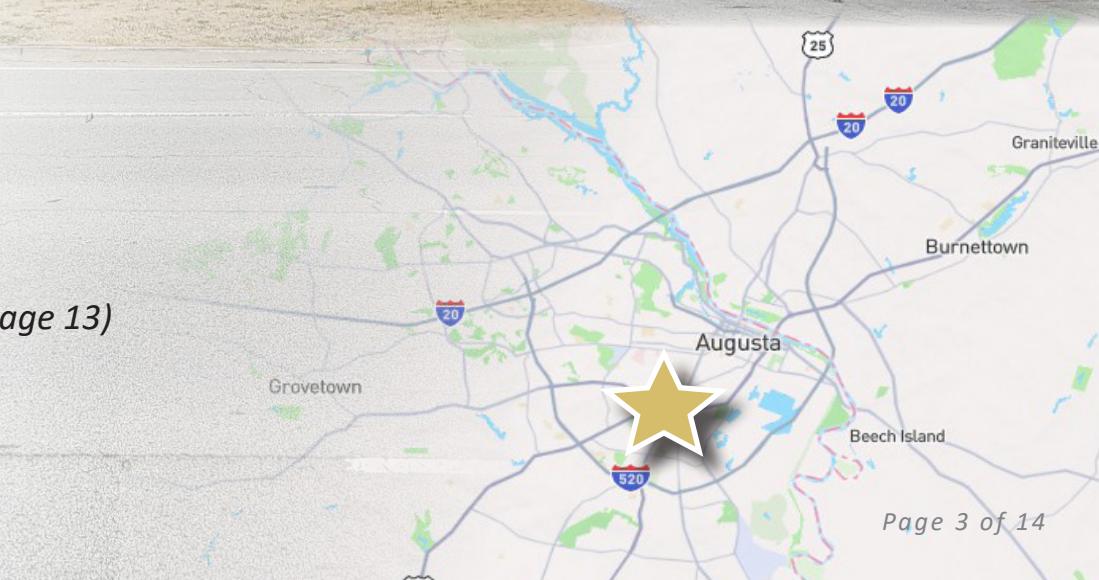
WHY AUGUSTA?

- Robust area growth rate, low unemployment and future job growth projected at 38%!
- Diverse industries in the MSA

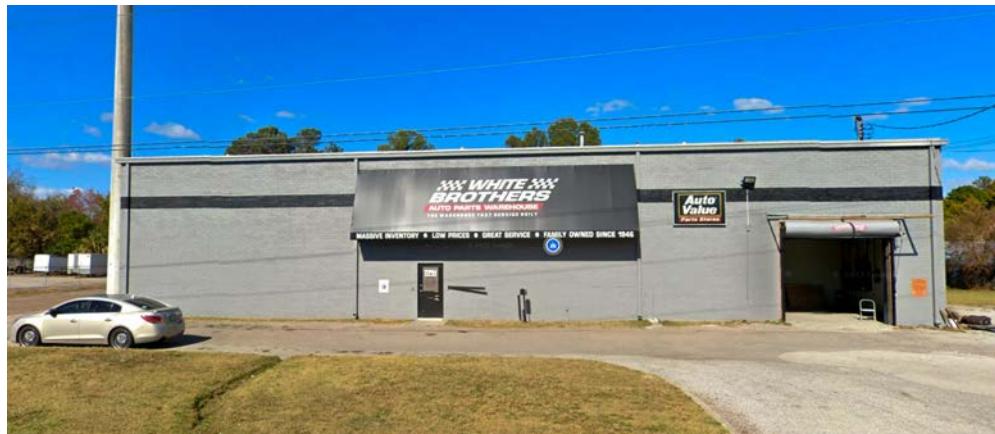
PRICING?

AVAILABLE FOR SALE at \$850,000 (\$41/SF)

Available as part of a 6 location GA Industrial portfolio. (See Page 13)



Property Overview



BUILDING STATS

Building Size ± 20,297 SF

Site Size ± 0.97 Acres

Year Built 1982

Loading 1 Bay

Clear Height 18'

Office Finish Level % 9.25%

DEMOGRAPHICS

Population

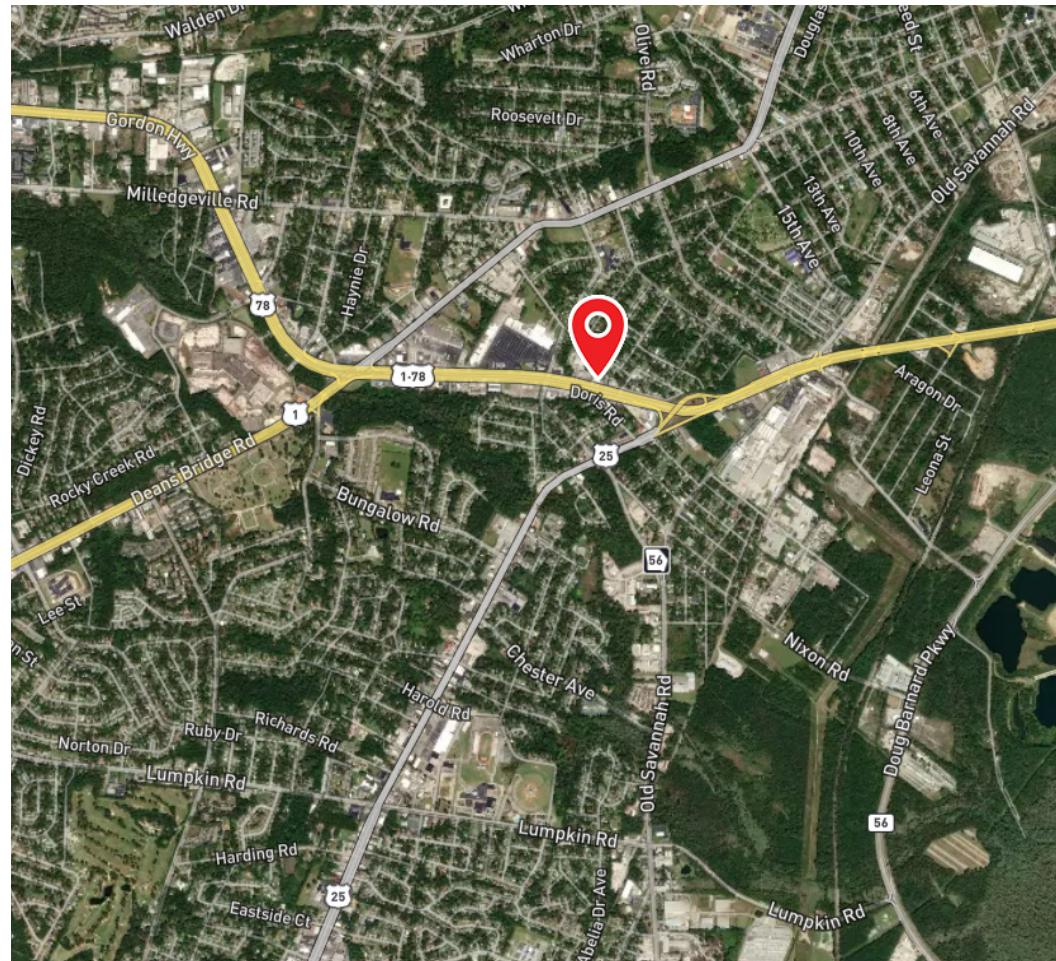
Avg. HH Income

1 Mile 7,012 \$35,440

3 Mile 49,208 \$61,252

5 Mile 117,447 \$74,171

Traffic Counts 22,200 VPD



Average Submarket Rent/SF \$6.41

RENT SURVEY

Submarket

Address

Class

Size

Rent/SF

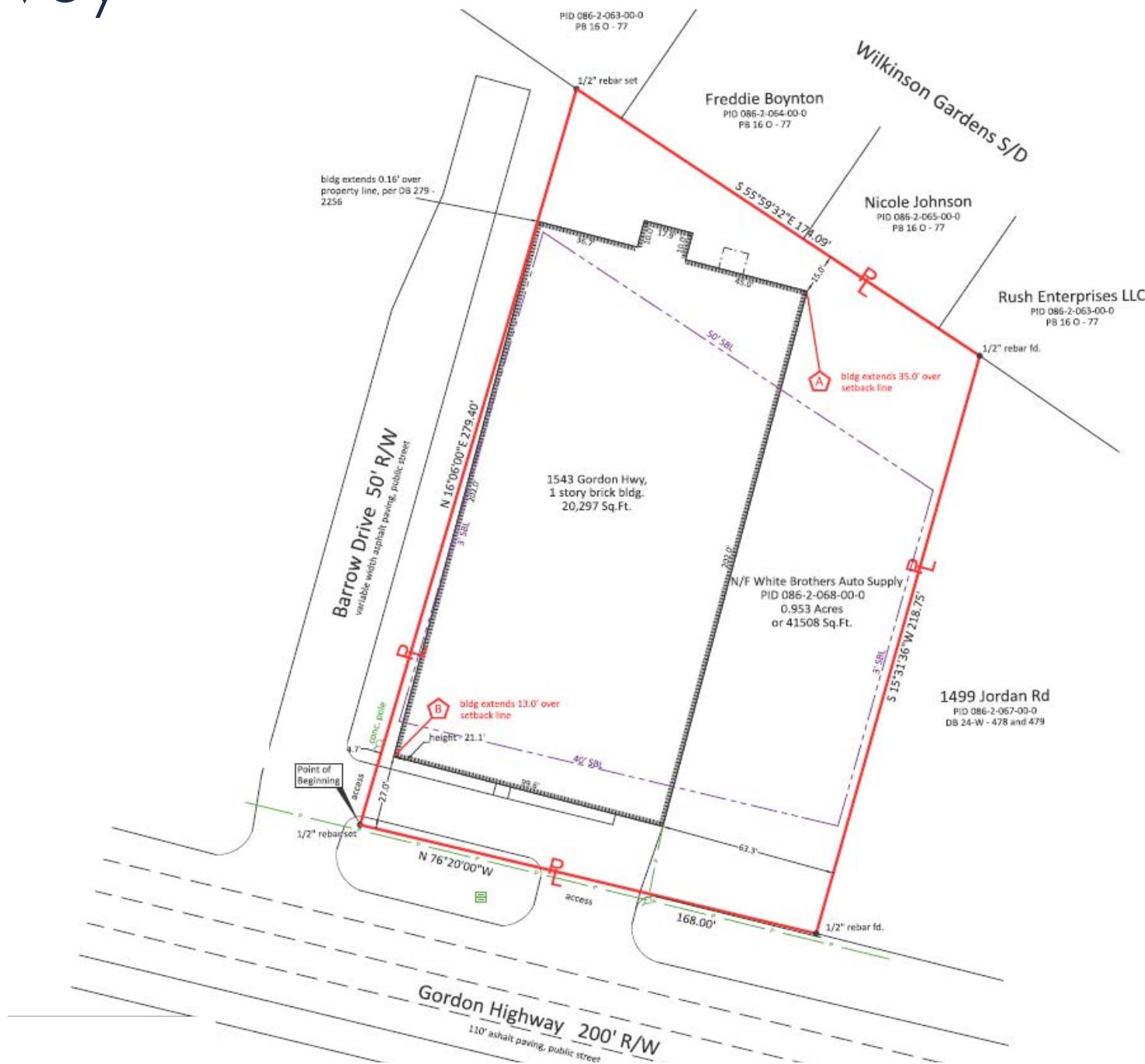
Augusta 4282 Belair Frontage Rd B ±25,000 SF \$11.00/SF NNN

Augusta 2917 Riverwest Dr C ±20,283 SF \$12.00/SF NNN

Augusta 1 Kuhlke Dr C ±14,000 SF \$12.00/SF NNN

Averages **\$11.67/SF**

Survey



Photos



Vacant Sold Comps

PROPERTY SUBJECT	ADDRESS	BLDG SIZE	YEAR BUILT	SITE SIZE	BLDG CLASS	BLDG MATERIAL	# LOADING BAYS	PRICE	PRICE/SF	REMARKS
Augusta (South Richmond County)	1543 Gordon Highway Augusta, GA 30906	±20,297 SF	1962	±0.97 Acres	C	Brick	1	--	--	1 story brick building High traffic counts 22,200 VPD
VACANT SOLD COMPS	ADDRESS	BLDG SIZE	YEAR BUILT	SITE SIZE	BLDG CLASS	BLDG MATERIAL	# LOADING BAYS	PRICE	PRICE/SF	REMARKS
South Richmond County	1211 New Savannah Road Augusta, GA 30901	±15,100 SF	--	±1.62 Acres	C	Masonry	4	\$1,160,000	\$76.82	Sold 9/5/2024
South Richmond County	1547 15th Street Augusta, GA 30901	±21,400 SF	1957	±1.19 Acres	C	Reinforced	2	\$920,000	\$42.99	Sold 3/8/2024
South Richmond County	3682 Washington Road Augusta, GA 30907	±19,200 SF	1985	±5.74 Acres	C	Metal	9	\$2,500,000	\$130.21	Sold 12/13/2023
Overall Average		±18,567 SF	1971	±2.85 Acres	C	--	5.00	\$1,526,667	\$83.34	



Priced at: \$850,000 or \$41/SF

Also available as part of a 6 Metro GA industrial property portfolio including 4 with newly extended leases, annual rent increase and options (See Page 13).

Augusta

Situated in Georgia's 2nd largest (and growing) metro area, Augusta is an economic hub for the military, healthcare and manufacturing as well as home to The Masters. Other major industry in the area includes the Savannah River Plant, Augusta University, the University of Georgia Medical School, the Charlie Norwood VA Medical Center, Bridgestone, John Deere, Ft. Gordon, and more. As the center of the CSRA (Central Savannah River area), Augusta is located within 150 miles of the 2 busiest ports in the Southeastern United States, the Port of Savannah and the Port of Charleston. Easy highway access and proximity to shipping hubs makes this an ideal location for companies in distribution, manufacturing and logistics.

NOTABLE AREA EMPLOYERS



U.S. ARMY
CYBER COMMAND



JOHN DEERE

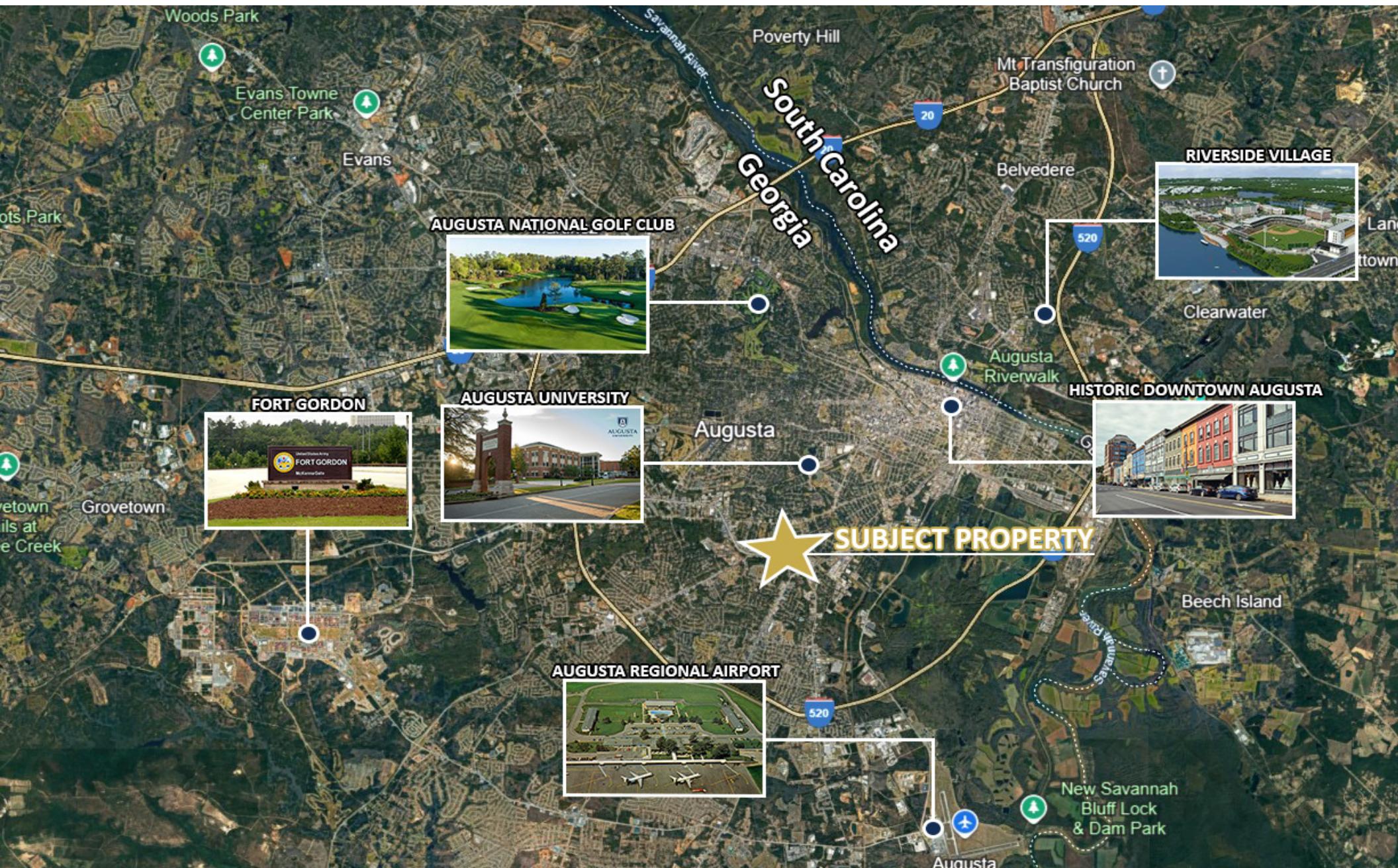


AUGUSTA UNIVERSITY
MEDICAL COLLEGE
OF GEORGIA



BULL REALTY
Asset & Occupancy Solutions

Key Area Locations



Broker Profiles



NANCY MILLER, CCIM, MBA

President, Net Lease Investment Group
NMiller@BullRealty.com
404-876-1640 x118

Nancy Miller joined Bull Realty in 2001. Her brokerage practice focuses on single tenant net lease and multi-tenant retail investment properties. Nancy is a partner with the firm and heads the National Net Lease Investment Group. Her focus includes working with investors, 1031 exchange transactions and developers throughout the US. She is an industry recognized savvy and knowledgeable investment expert. In the last 5+ years, she has brokered over 125 single tenant transactions. Nancy also publishes an electronic investor newsletter, and participates in a quarterly national retail industry survey done by Morgan Stanley. Periodically, Nancy contributes to Bull Realty's retail blogs and appears on the [Commercial Real Estate Show](#), a national weekly commercial real estate radio show hosted and produced in Atlanta by Michael Bull, Bull Realty's founder and President.

Nancy has held a real estate license for over 25 years and is licensed in several states. She is a Life Member of the Atlanta Commercial Board of Realtors and a member of the International Council of Shopping Centers (ICSC). She also holds the prestigious CCIM designation and has a Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School, where she is a guest lecturer.



ADAM WILLHITE

V.P. Net Lease Investment Group
Adam@BullRealty.com
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Adam has been a commercial real estate investor and decided to make a mid-career change to follow his passion. Formerly an Executive Recruiter specializing in physician recruitment, he brought his interest in commercial real estate and client focused talents to Bull Realty. He specializes in single tenant investment sales, and his expertise is readily seen in his work with acquisitions, dispositions, 1031 exchanges, and strategy consultation.

As an Atlanta resident since the age of 5, Adam has enjoyed giving back to the community by volunteering his time with animal rescue and preservation of historic Atlanta landmarks. Adam has a bachelor's degree from Kennesaw State University and is a member of the Atlanta Commercial Board of Realtors and soon to be a CCIM candidate.

CONNECT WITH US:

[www.BullRealty.com](#)



ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 27 years in business.

CONNECT WITH US:

https://www.bullrealty.com/



27

YEARS IN
BUSINESS

ATL
HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES



Confidentiality Agreement

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 1543 Gordon Hwy, Augusta, GA. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

.....

Accepted and agreed to this _____ day _____ of, 20___.
Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

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BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com
Bull Realty NC License #: C17910

GA Metro 6 Property Portfolio For Sale



5530 E. Ponce de Leon Avenue
Stone Mountain, GA



1231 Green Street
Conyers, GA



1543 Gordon Highway
Augusta, GA



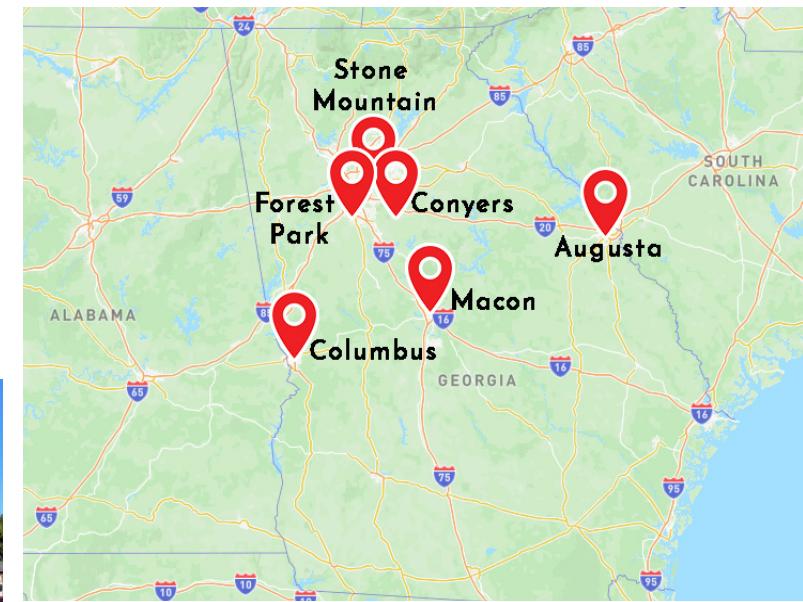
4100 14th Avenue
Columbus, GA



356 Walnut Street
Macon, GA



931 Main Street
Forest Park, GA



Also available as part of a 6 industrial property portfolio located in GA's Top 5 MSA's.

- 130K+ SF
- 5 of 6 properties occupied by same tenant backed with investment grade credit, as TPH is a wholly owned subsidiary of The Marubeni Corporation (S&P: BBB)
- 4 of 6 properties just renewed for 6+ years
- Augusta location soon to be vacant with upside potential

(\$) Offered at \$11,336,500 or \$86.67/SF

Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner or the exclusive listing broker by executing a Confidentiality Agreement. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.