



## DOWNTOWN AUGUSTA WAREHOUSE

±9,042 SQUARE FEET | EXCESS ACREAGE

- \$475,000 Sale Price | \$6.00/SF NNN Lease Rate
- 12' Clear Heights | 8 Grade Level Doors
- Excess Land with Expansion Potential
- Strategic Access Close to Major Thoroughfares

OFFERING MEMORANDUM  
2218 & 2242 M.L.K. Jr Blvd,  
Augusta, GA, 30904



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## OFFER SUBMISSION

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

- Purchase Price
- Earnest Money
- Due Diligence Timeline
- Financing Method



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# EXECUTIVE SUMMARY



# ±9,042 SQUARE FEET INDUSTRIAL/FLEX SPACE

 **\$475,000**  
Sale Price

## ADDRESS

2218 & 2242 M L K Jr  
Blvd, Augusta, GA

## TAX ID

072-1-136-02-0

## FEATURES

8 Grade-Level Doors  
12' Clear Heights

## SIZE

±9,042 Square Feet  
±10 Acres

## DRIVE TIMES

Gordon Highway: 4 min  
Interstate-520: 7 min

## ZONING

B-1/R1-A  
Commercial/Residential

## OFFERING OVERVIEW

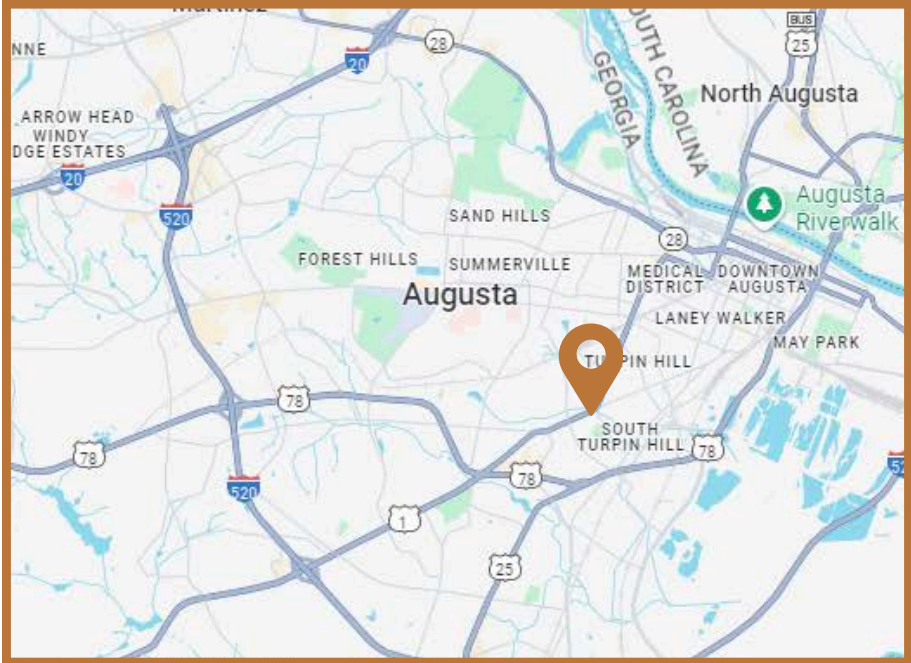
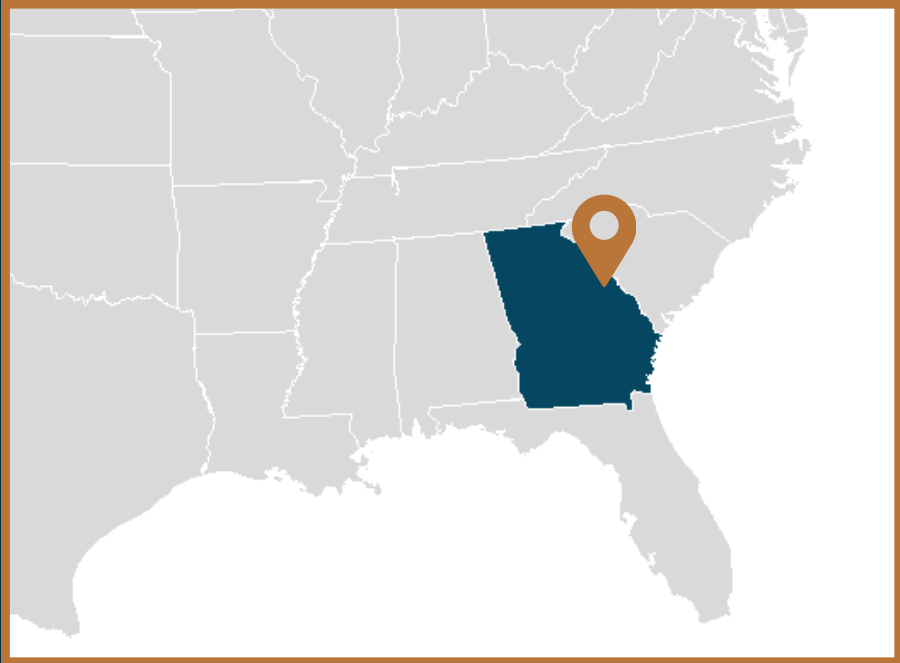
The Finem Group at Meybohm Commercial is proud to exclusively present this industrial/flex opportunity located in downtown Augusta. Currently operated as a car salvage yard, this property features a ±9,042 SF warehouse and additional excess land, offering expansion potential. With several grade-level doors and easy access to major thoroughfares, this property is well-suited for light industrial or small-scale distribution operations. The property's strategic location provides direct access to key transportation routes, making it highly convenient for logistics and operational efficiency.



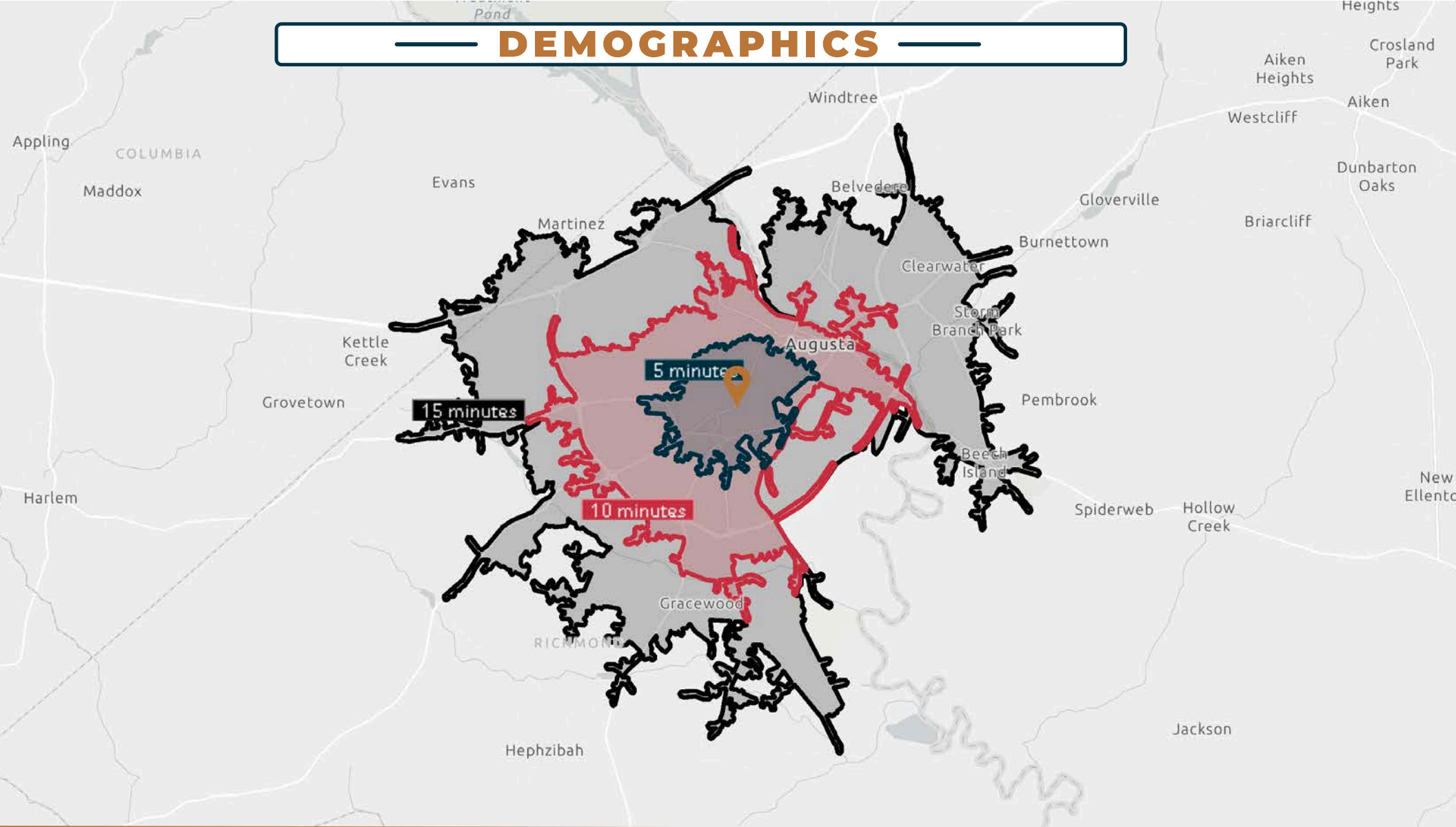
# LOCATION DESCRIPTION

Located on M L King Jr Blvd just outside of Downtown Augusta, GA, this property benefits from high visibility with over 22,000 vehicles passing daily (VPD). The site offers direct connectivity to Interstate 520, which provides seamless access to I-20, making it ideal for logistical and industrial users. Positioned within one of Augusta's primary industrial corridors, the property is surrounded by similar industrial users located just south along Gordon Highway.

The location also benefits from Augusta's strategic assets, including proximity to major landmarks like Augusta National Golf Club, Fort Eisenhower, the Georgia Cyber Center, and the area's extensive medical presence. These nearby institutions add value through steady regional traffic and economic activity, further enhancing the site's appeal for industrial or distribution operations.



# DEMOGRAPHICS



## Drive Time Radii

	<b>5 Min</b>	<b>10 Min</b>	<b>15 Min</b>
Population	19,474	72,107	170,073
Median HH Income	\$31,404	\$35,082	\$51,557
Median Age	36.6 Yrs	37.2 Yrs	37.2 Yrs







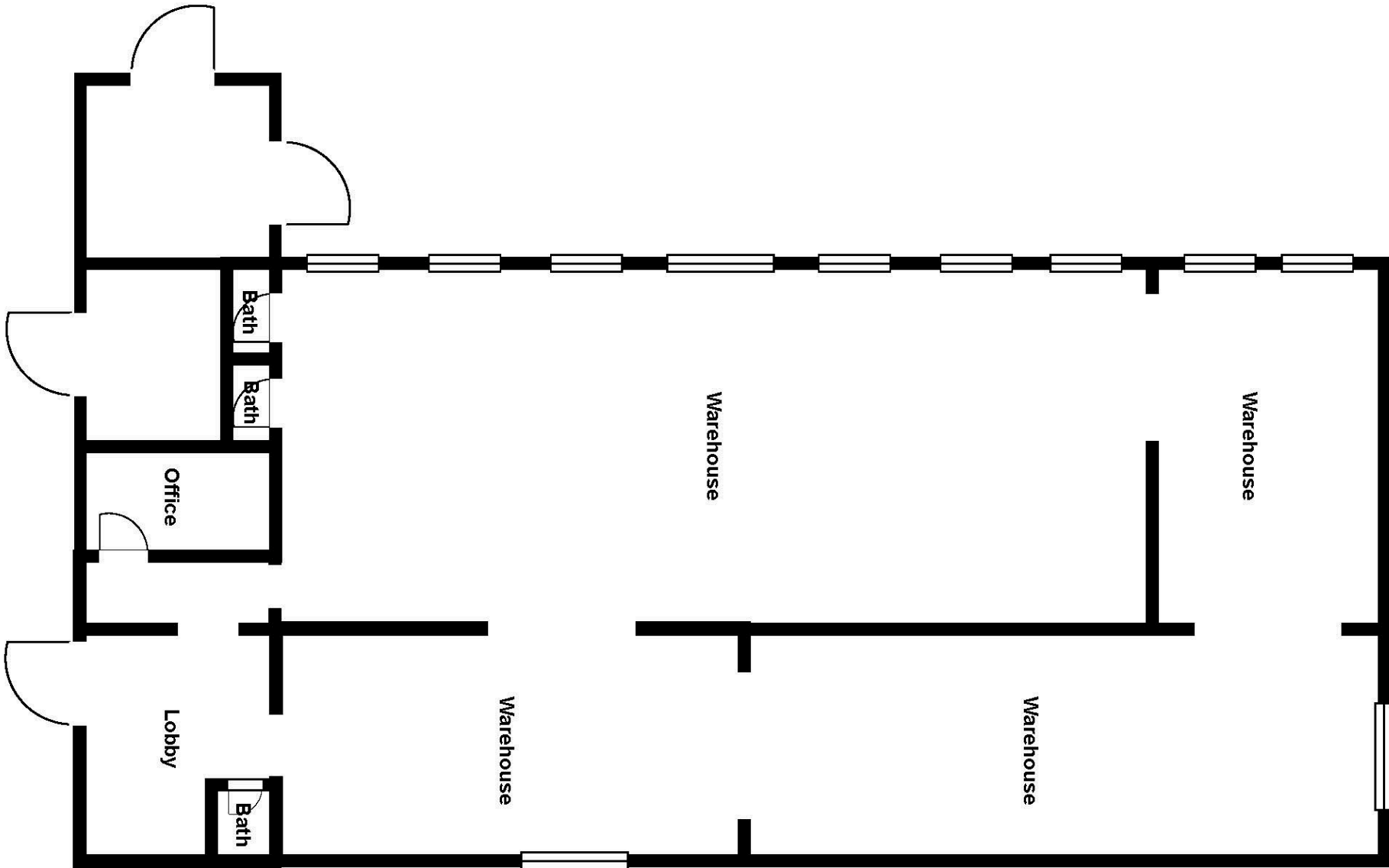




# 2218 MARTIN LUTHER KING JR BLVD

## INDUSTRIAL/FLEX SPACE

- ±9,042 SF









# 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: GA#4
- Best States for Manufacturing: GA#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, complimenting the low cost of living and doing business in Augusta.**

**2<sup>nd</sup>**

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



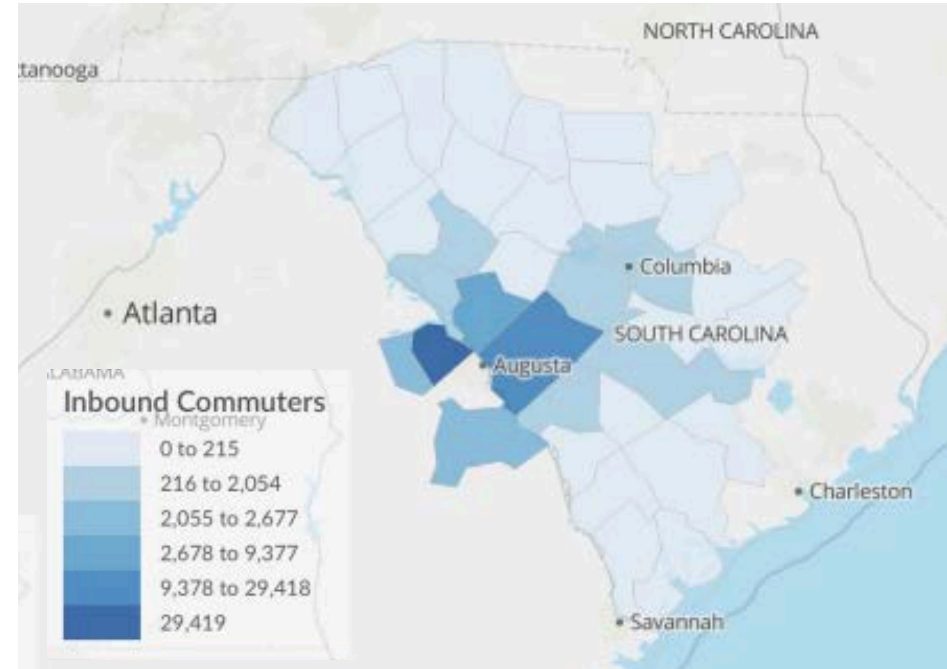
# WORKFORCE

Augusta is a regional center of medicine, biotechnology, and cyber security. Augusta University, the state's only public health sciences graduate university, employs over 7,000 people. Along with University Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over \$1.8 billion. Within the next few years, the city is expected to have rapid population growth of 10,000+ residents due to the announcement of the United States Army Cyber Command that will be located in Fort Gordon.

The city's three largest employers are Augusta University, the Savannah River Site (a Department of Energy nuclear facility), and the U.S. Army Cyber Center of Excellence at Fort Gordon, which oversees training for Cyber, Signal Corps, and Electronic Warfare. Other Companies with headquarters or distribution centers in the CSRA are but limited to, EZ-Go, Bridgestone, Tax Slayer, John Deere, Amazon, Kellogg's Kimberly Clark, Graphic Packaging International, and more.

**“Georgia earned a No. 1 ranking for the 14th year in a row for its nationally recognized workforce development program -- Georgia Quick Start -- in addition to a No. 1 ranking for competitive labor market.”**

48,779 individuals commute into Richmond County on a daily basis with an outbound total of 18,225 individuals, meaning there is substantial potential for capturing quality labor currently leaving the county.



Inbound Commuters	Outbound Commuters	Net Commuters
48,779	18,225	30,554

NON-INDUSTRIAL TOP 10 EMPLOYERS	
1. Fort Eisenhower	29,252
2. Savannah River Site	11,200
3. Augusta University	6,775
4. NSA Augusta	6,000
5. AU Hospitals	5,341
6. RCBOE	4,398
7. CCBOE	4,070
8. Piedmont Hospital	3,000
9. City of Augusta	2,840
10. VA Medical Center	2,082

INDUSTRIAL TOP 10 EMPLOYERS	
1. Amazon	4,500
2. Bridgestone	1,900
3. John Deere	1,400
4. EZGO Textron	1,350
5. Graphic Packaging	963
6. Ferrara USA	900
7. FPL Food LLC	660
8. UPS	600
9. GIW Industries	500
10. Morgan Thermal Ceramics	400

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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 Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.

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## HOW WE HELP OUR CLIENTS

### REGIONAL EXPERTISE MEETS ADVANCED DATA & MARKETING



#### REGIONAL EXPERTISE & KNOWLEDGE

By way of our particular regional focus on industrial properties, we are track space availabilities, tenant needs, off-market properties and more.



#### TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



#### EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We negotiated on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



#### SEGMENTED, DETERMINED MARKETING

Our proprietary database of regional businesses, tenants and buyers affords us the ability target and market our listings directly to those most likely to be in need.



#### BUSINESS-MINDED EXPERTISE

We are a team of SIOR & CCIM-educated brokers with MBAs and with experience running our own businesses



#### DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR, so you can know the best course given the data