



±19,292 SF AUTOMOTIVE BUIL SF
AVAILABLE FOR SALE OR LEASE

- Sale Price: \$1,280,000 | Lease Rate: \$7.25/SF NNN
- 19 Grade-Level Doors | Supports Drive-In Operations
- Clear Heights 14' - 16'
- Paint Booths, Automotive Lifts, Floor Drains

OFFERING MEMORANDUM
2702 Mike Padgett Hwy
Augusta, GA, 30906



TABLE OF CONTENTS



2702 MIKE PADGETT HWY

- Executive Summary
- Property Photos
- Area Overview



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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



±19,292 SQUARE FEET INDUSTRIAL BUILDING

 **\$1,280,000**
Sale Price

ADDRESS

2702 Mike Padgett Hwy
Augusta, GA, 30906

DOORS | HEIGHT

19 Grade Level Doors
14' - 16' Clear Height

AUTO FEATURES

Paint Booths
Floor Drains
Automotive Lifts

SIZE

19,292 Square Feet
1.76 Acre Lot

STRUCTURE

Heavy Steel Frame
Metal Roof

CONDITION

Year Built: 1995
Good Condition

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is proud to exclusively present this industrial property located at 2702 Mike Padgett Hwy. This facility, ideal for automotive or manufacturing use, was originally utilized as a paint and body shop, and encompasses a versatile 19,292 square feet of office and warehouse space. The building is situated on a 1.76-acre site located near the corner of Mike Padgett Highway and Lumpkin Rd. (The property located at the corner is currently listed for sale via a separate listing). The warehouse is well-equipped with 19 grade-level doors, mostly configured to support a drive-through operation, facilitating smooth logistics and operations flow. With clear heights ranging from 16 to 14 feet, the space is ideal for a variety of industrial uses.



PROPERTY DESCRIPTION/ LOCATION DESCRIPTION

PROPERTY DESCRIPTION

The property is outfitted with essential industrial infrastructure including 3-phase power and is enhanced with specialized features such as two paint booths, a paint preparation area with downdraft ventilation, and a designated blowout room for safely storing combustibles. The office component is comprised of three offices, a welcoming reception area, a training room, a conference room, a full kitchen, and four bathrooms, one of which includes a full shower setup. Additional office space is cleverly integrated within the warehouse itself, adding to the functional versatility of the property.

Beyond these core features, the facility is designed for efficiency with gas heaters, pre-wiring for automotive lifts, and floor drains throughout. For operations requiring precise metal work, the property's machine shop includes welders, metal lathes, and cutters. Although not included in this offering, there are two additional buildings, each 2,500 square feet, that add potential for further operational expansion or separate project space.

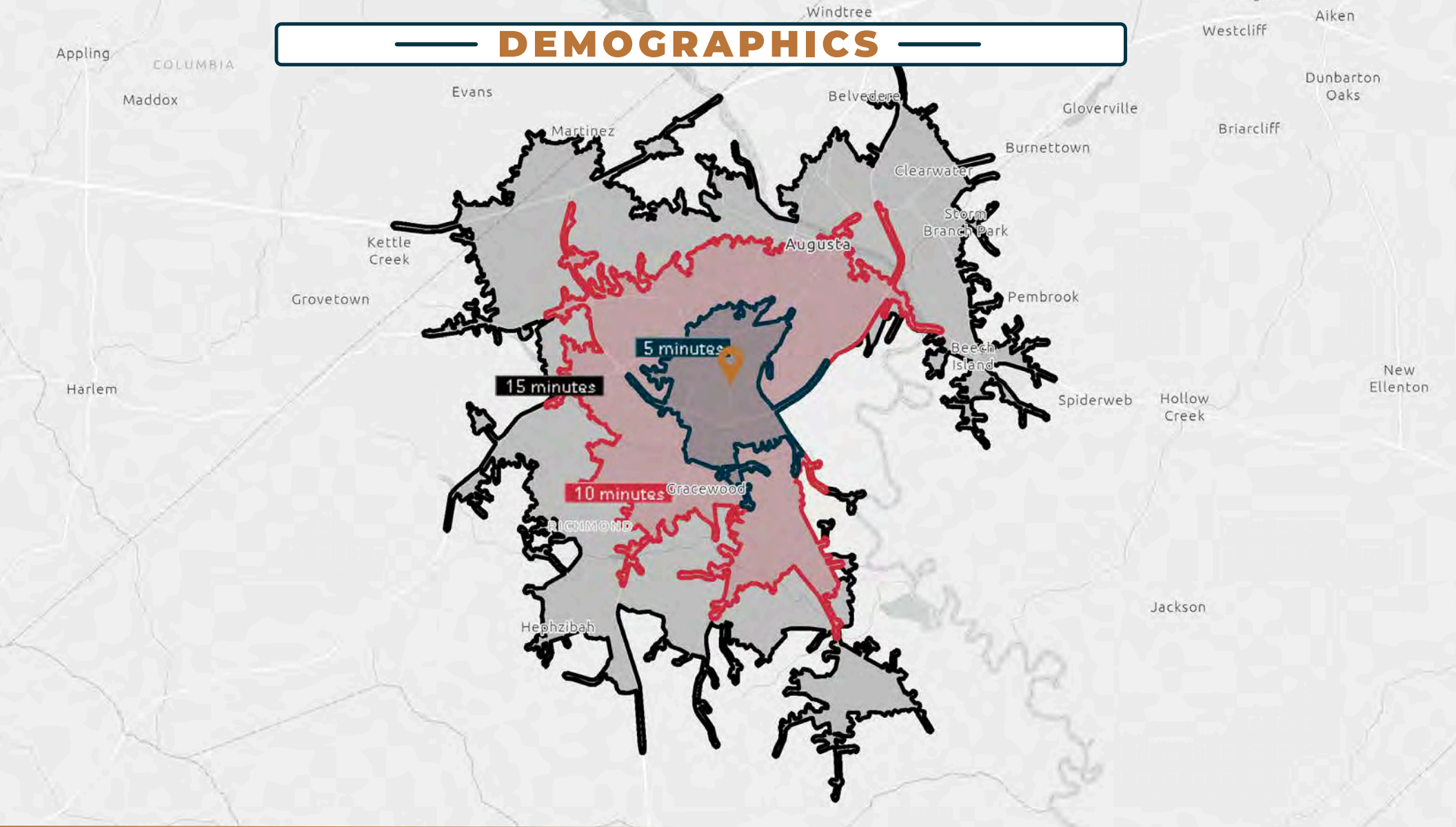
The building features a metal roof in good condition. Additionally, the building has six security cameras in place.

LOCATION DESCRIPTION

Located near the intersection of Lumpkin Road on Mike Padgett Highway in Augusta, GA.. This property offers great frontage and access to the greater Augusta, GA MSA. This location is just 1.5 miles from I-520, allowing for quick access to the region. The Augusta, GA MSA continues to grow, and inventory in the area of similar buildings is at a near-record low.



DEMOGRAPHICS



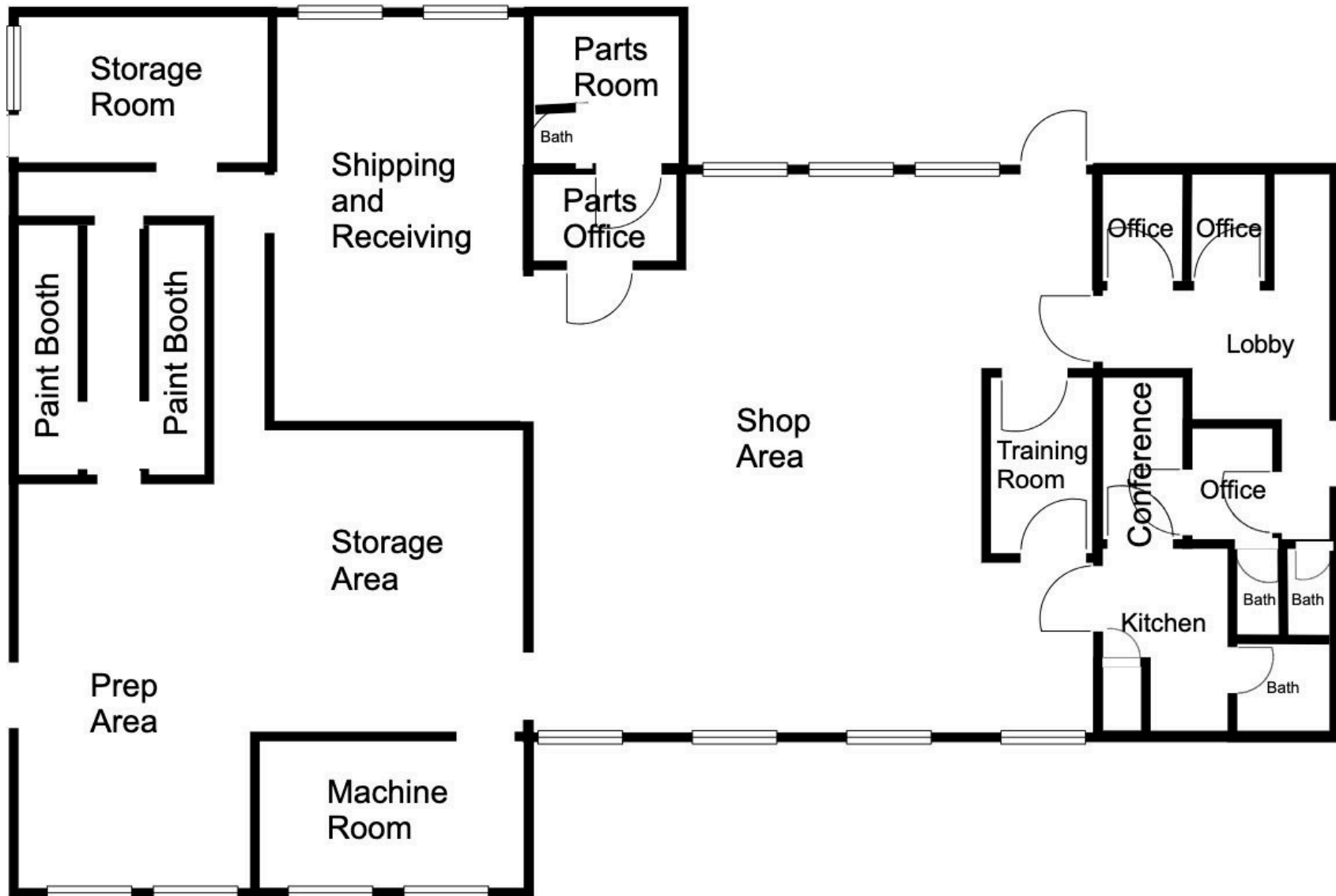
Drive Time Radii

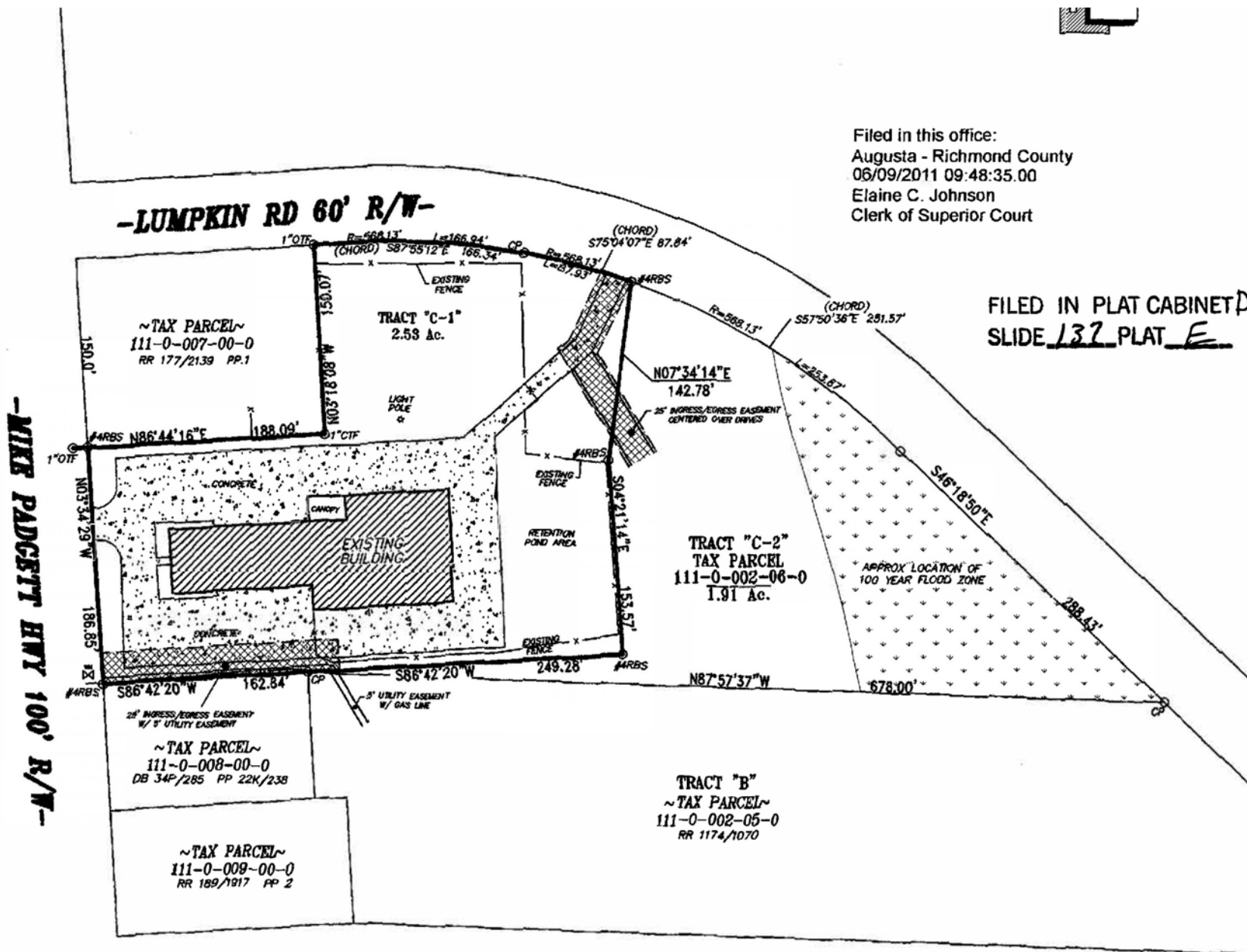
	5 Min	10 Min	15 Min
Population	18,166	76,309	174,334
Median HH Income	\$29,237	\$36,487	\$45,819
Median Age	35.8 Yrs	37.0 Yrs	37.2 Yrs

2702 MIKE PADGETT HIGHWAY

FLOOR PLAN

- ±19,292 TOTAL SF
- FRONT OFFICE: 2,000 SF
- MAIN WAREHOUSE SPACE: 12,292 SF
- 2 - 2,500 SF WAREHOUSES





Filed in this office:
 Augusta - Richmond County
 06/09/2011 09:48:35.00
 Elaine C. Johnson
 Clerk of Superior Court

FILED IN PLAT CABINET D
 SLIDE 137 PLAT E

WAREHOUSE SPACE



14' - 16'
Clear
Height



48'
Space
Width

16'

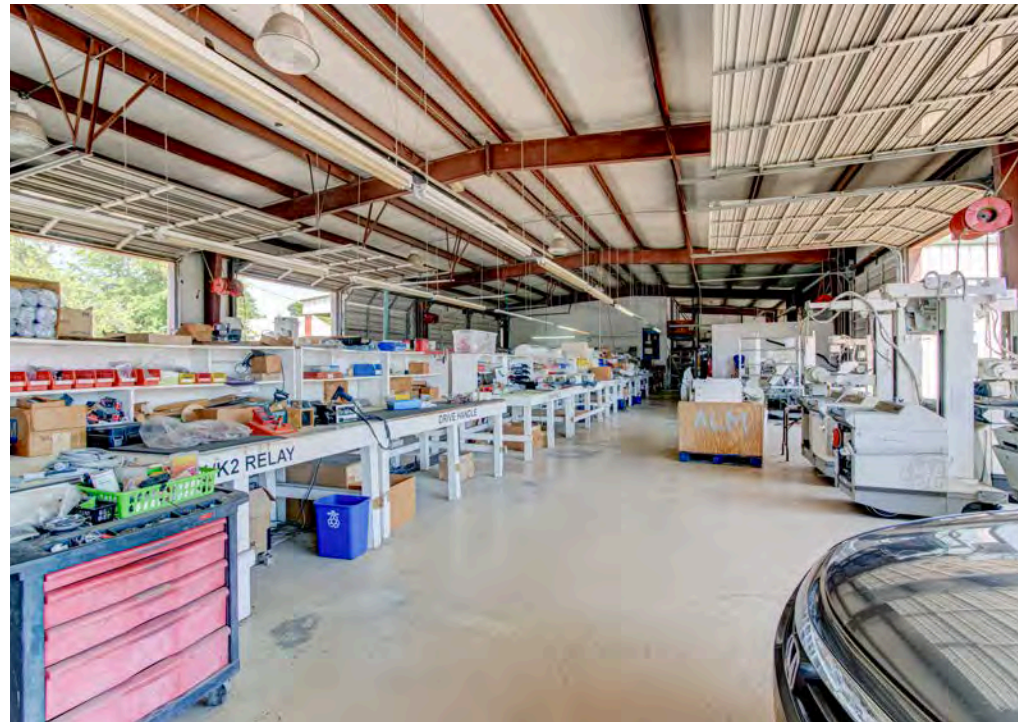
48'

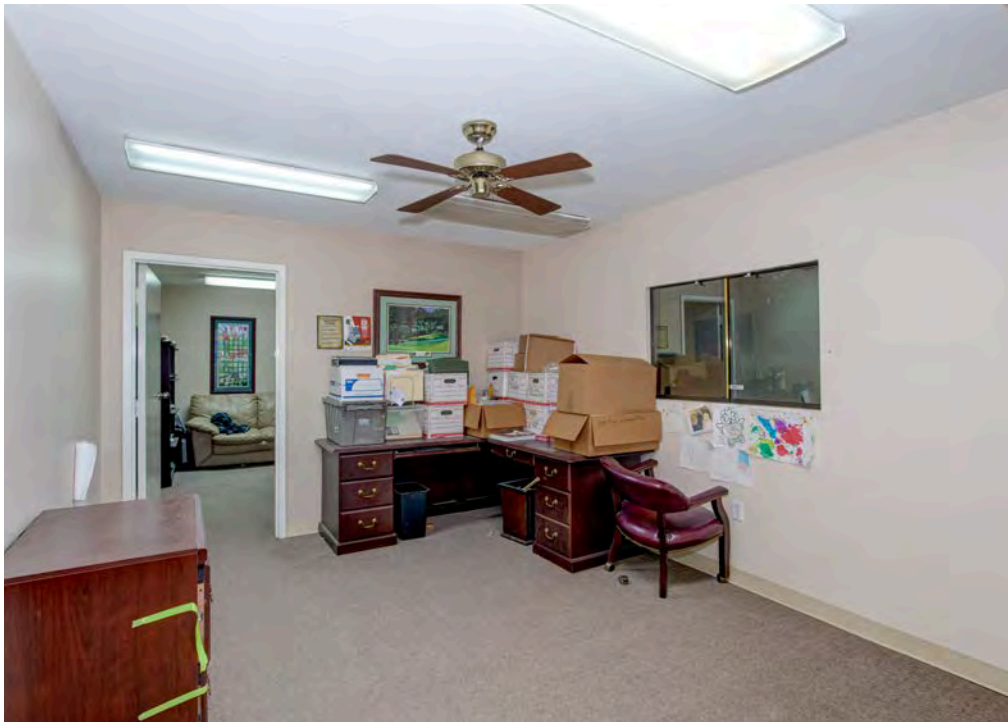


















THE CSRA OVERVIEW



622,275

CSRA Population



\$61,473

CSRA Med. Income



\$198,719

Med. Home Value



0.43%

Ann. Growth Rate



4

Total Colleges



9,921

College Studets



269,031

Labor Force



3.7%

Unemployment Rate

MSA BUSINESS OVERVIEW

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
CYBER CENTER



JOHN DEERE



U.S. Department
of Veterans Affairs



RICHMOND COUNTY, GA

Augusta, GA is in the midst of a renaissance of sorts fueled by a few different major drivers. One is the influx of all things cyber with the relocation of the U.S. Army's Cyber Command Headquarters to nearby Fort Gordon. This fairly recent development has and continues to fuel growth in the area, but has only served to accelerate a trend that was already underway. The city's downtown was already fastly developing, but now many more projects are set to break ground. The greater MSA, including surrounding Columbia and Richmond Counties on the GA side, and Aiken and Edgefield counties on the SC side, seem to all be seeing impacts in this already very affordable place to live.

Traditionally, Healthcare, Military, Manufacturing, Energy, and Customer Service have represented the primary nodes of the Augusta Economy. Cyber has recently taken its place at the table next to the others and has fueled much of the recent change. Amazon has plans for two separate distribution warehouses off of I-20 in Columbia County. Over 51,000 jobs are provided by healthcare alone in the Augusta MSA. Manufacturing entities in the area include EZ GO Textron, Kimberly-Clark, John Deere, Starbucks, Graphic Packaging, Cardinal Health, Kellogs and more. Entities like Sitel, ADP, Unisys and Taxslayer specialize in customer-service-based work. The economy is greatly supported by a couple of different large energy projects: Savannah River Site and Plant Vogle providing 12,000 and 6,000 jobs respectively.



\$46,237

MHI



205,673

Population



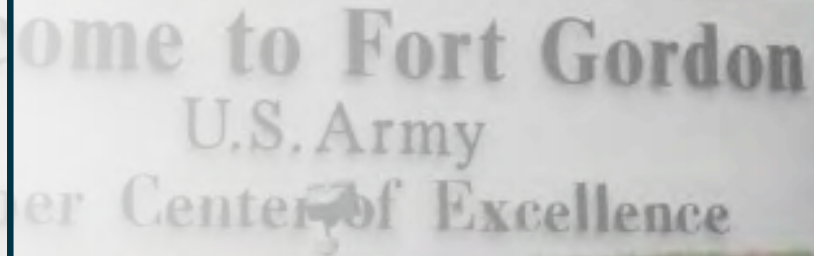
3.5%

Unemployment

CYBER CITY

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command. The Army Cyber Command Headquarters located at Fort Gordon operates and defends Army networks and delivers cyberspace effects against adversaries to defend the nation. ARCYBER, led by Fort Gordon, conducts global operations 24/7 with approximately 16,500 Soldiers, civilian employees, and contractors worldwide. The Pentagon's 2013 announcement led to the relocation of the U.S. Army Cyber Command from Fort Meade in Maryland to Fort Gordon in Augusta. Fort Gordon is fast becoming a center for joint forces activities, training, and operations and is a huge employer in east Georgia. With a workforce of 31,155, much of the installation's annual economic impact of nearly \$2.4 billion goes directly into area shops, real estate, banks, and other businesses.

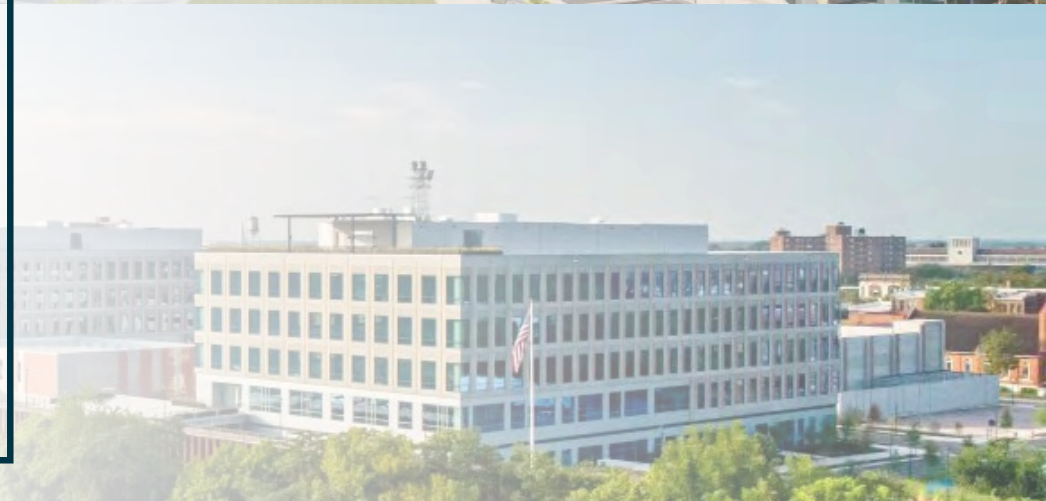
The Augusta Region has long been a hotbed for the tech- and cyber-related companies such as Unisys, ADP, and Raytheon. Now, Augusta is home to the US Cyber Command at Fort Gordon and the newly completed Georgia Cyber Center, a \$100 million investment and the largest government cybersecurity facility in the United States. Located on the Nathan Deal Campus for Innovation, the center is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S Army, and the private sector. Other cyber-focused businesses are paying attention and taking advantage of the expanding field by moving their headquarters and establishing branches in the Augusta Region. The \$100 million Georgia Cyber Center, the single largest investment in a cybersecurity facility by a state government to date, is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S. Army and the private sector.



Welcome to Fort Gordon
U.S. Army
Cyber Center of Excellence



**GEORGIA
CYBER CENTER**



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.

Augusta National Golf Club sometimes referred to as Augusta or the National, is a golf club in Augusta, Georgia, United States. Unlike most private clubs which operate as non-profits, Augusta National is a for-profit corporation, and it does not disclose its income, holdings, membership list, or ticket sales. Founded by Bobby Jones and Clifford Roberts, the course was designed by Jones and Alister MacKenzie[3] and opened for play in 1932. Since 1934, the club has played host to the annual Master's Tournament, one of the four men's major championships in professional golf, and the only major played each year at the same course. It was the top-ranked course in Golf Digest's 2009 list of America's 100 greatest courses and was the number ten-ranked course based on course architecture on Golfweek Magazine's 2011 list of best classic courses in the United States.



MASTERS

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**For inquiries,
contact us.**



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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 warehouse space, we 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