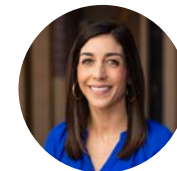




FOR LEASE

Flex/Industrial Buildings in Augusta, GA



Lindsey Twining

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3313 Perkins Road

Augusta, GA

Property Highlights

- Richmond County TMS: 134-0-001-06-0
- Surrounded by Industrial headquarters including Textron Campus, Cardinalhealth, Keebler Co., and Prayon
- Ample Parking
- Signage available
- Each unit has a drive-in door
- Each unit has a bathroom

Location Highlights

- ± 5 minutes to Augusta Regional Airport
- ± 10 minutes to I-520
- ± 12 minutes to Mike Padgett Highway
- ± 20 minutes to I-20

Offering Summary

Unit	Sq Ft Rate
<u>A-1/A-2</u>	<u>± 3,000 Sq Ft \$12/psf (MG)</u>
<u>A-4</u>	<u>± 1,500 Sq Ft \$12/psf (MG)</u>
<u>A-8</u>	<u>± 1,500 Sq Ft \$12/psf (MG)</u>
<u>C-1</u>	<u>± 1,800 Sq Ft \$12/psf (MG)</u>
<u>D-5</u>	<u>± 1,800 Sq Ft \$12/psf (MG)</u>



3313 Perkins Road | Unit A-1, A-2, A-4, & A-8

A-1/A-2 | $\pm 3,000$ Sq Ft | \$12/psf (MG)

A-4 | $\pm 1,500$ Sq Ft | \$12/psf (MG)

A-8 | $\pm 1,500$ Sq Ft | \$12/psf (MG)

Ceiling Heights: ± 12 ft

Available October 15th, 2024



3313 Perkins Road | Unit C-1

±1,800 Sq Ft | \$12/psf (MG)

Ceiling Heights: ±18 ft



3313 Perkins Road | Unit D-5

±1,800 Sq Ft | \$12/psf (MG)

Ceiling Heights: ±18 ft



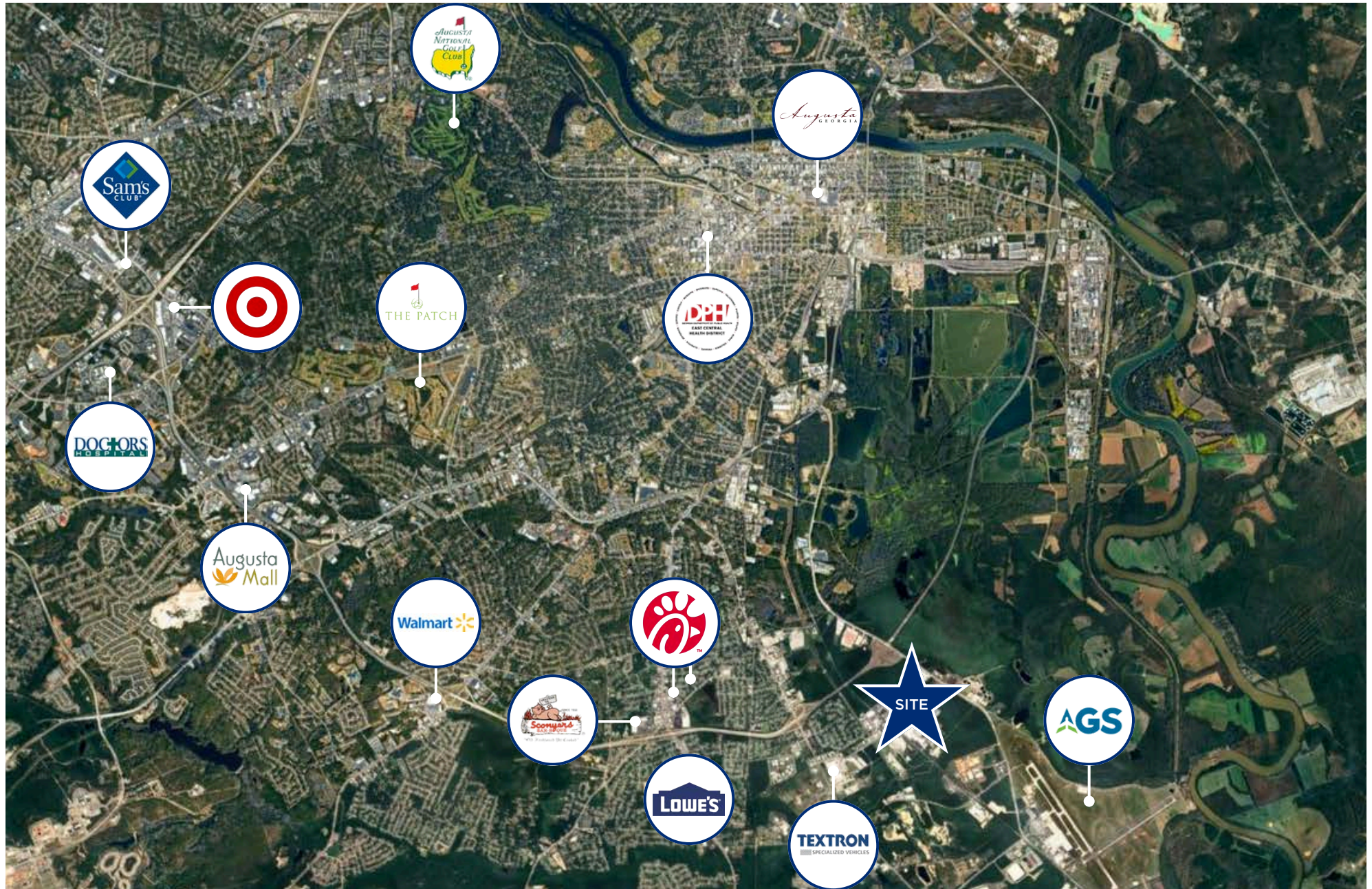
3313 Perkins Road

Parcel Overview



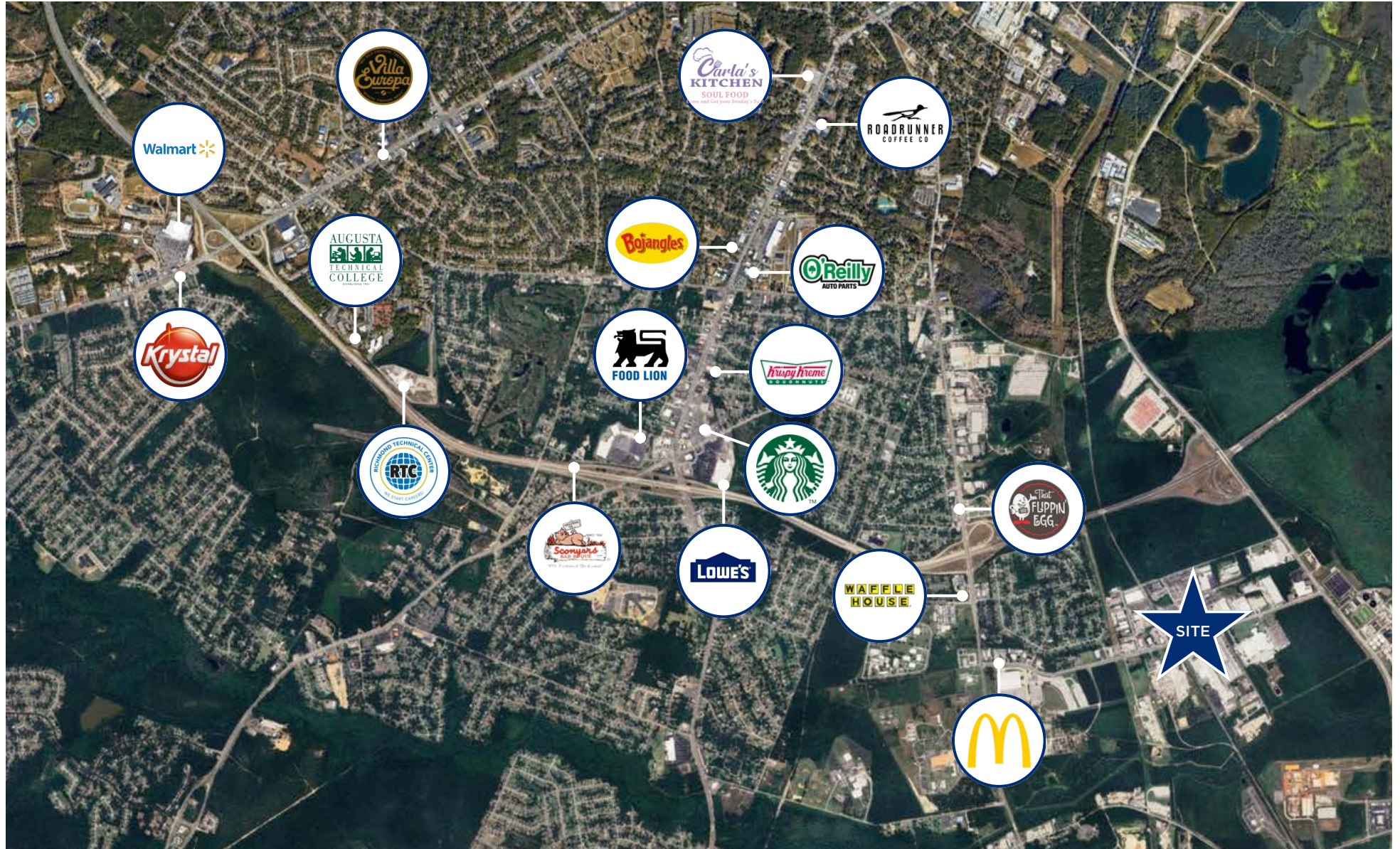
Local Amenities

Augusta, GA



Local Amenities

Augusta, GA



Augusta Market Overview

US Census, Data USA

REEDY



±607,673
2021 Population



±0.43%
Annual Growth Rate



\$58,093
2021 Median Income



4
Total Colleges



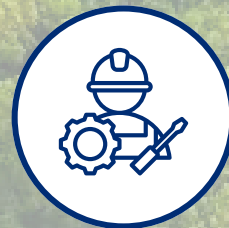
\$160,000
2021 Median Home Value



±9,921
College Students



±3.7%
Unemployment Rate



±262,997
2021 Labor Force

Top Employers

Augusta, GA

“While Augusta is home to a great many startups as well as small and medium enterprises, it’s also a place where a lot of big companies have chosen to get down to business. Augusta-Richmond County hosts, among others, Textron Specialized Vehicles (parent company of E-Z-GO), Graphic Packaging, Cardinal Health, Ferrara, Nutrien, Solvay Advanced Polymers, Starbucks, Unisys, Union Agent, US Battery, and Automatic Data Processing.” - AEDA



U.S. Army Cyber Center of Excellence & Fort Gordon

±29,252



Richmond County School System

±4,398



Augusta University

±6,775



Augusta-Richmond County

±2,840



NSA Augusta

±6,000



VA Medical Centers

±2,082



Augusta University Hospitals

±5,341



EZGO Textron

±1,350

Market Overview

Augusta, GA

Georgia Cyber Center

The U.S. Army Cyber Command, stationed at Fort Gordon, manages and secures Army networks while conducting cyber operations against adversaries. With around 16,500 personnel globally, it relocated from Fort Meade in 2013, contributing significantly to Fort Gordon's transformation into a joint forces hub and bolstering Augusta's economy. Augusta's appeal to tech companies is further enhanced by the presence of the U.S. Cyber Command, the Georgia Cyber Center, a \$100 million facility representing a groundbreaking partnership among various sectors. This investment underscores the momentum of public/private collaborations in driving innovation and growth in cybersecurity.

Augusta National Golf Club

Every April, Augusta becomes a magnet for golf aficionados, attracting over 200,000 attendees and infusing the local economy with vitality. This fervor for golf radiates from Augusta National Golf Club, a prestigious institution operating as a for-profit corporation and shrouded in secrecy regarding its operations. Founded in 1932 by Bobby Jones and Clifford Roberts, the club hosts the revered Masters Tournament annually since 1934, distinguishing itself as a pinnacle of golfing excellence, as recognized by Golf Digest and Golfweek Magazine.

Market Overview

Augusta, GA

REEDY

Fort Gordon

Fort Gordon, situated in Augusta, Georgia, has become a cornerstone of the local economy, catalyzing growth and employment opportunities. With the relocation of the U.S. Army Cyber Command in 2013, the installation has evolved into a hub for joint forces activities, training, and operations, significantly impacting east Georgia's economic landscape. Its workforce of over 31,000 personnel, coupled with its annual economic contribution of nearly \$2.4 billion, fuels various sectors, including retail, real estate, and banking, making Fort Gordon a vital economic engine for the region.

Augusta University

With locations throughout Augusta and at satellite campuses in Athens, Albany, Rome, and Savannah, the university's ten colleges and schools have a truly statewide impact in Georgia. Home to the Medical College of Georgia, the university's Health Science Campus is at the forefront of health care innovation. Located in beautiful downtown Augusta and housing the state's largest College of Nursing, the comprehensive College of Allied Health Sciences, The Graduate School and the state's only dental school, the Dental College of Georgia, the Health Sciences Campus is also home to the state's only public academic medical center.