

Industrial Facility















1090 Joey Zorn Blvd.
Barnwell, SC

+242,824 SF IMMEDIATELY AVAILABLE FOR OCCUPANCY!



Property Details

CBRE is pleased to present for sublease or assignment 1090 Joey Zorn Blvd. Barnwell, SC. The ±242,824 SF former manufacturing and distribution facility is immediately available for occupancy with lease term until September 30, 2026.

| | | | | | |
|--|-----------------------|--|---|-----------------------|-----------------------------------|
|  | Building Size | ±242,824 SF |  | Drive-In Doors | 4 |
|  | Office Space | ±17,650 SF |  | Clear Height | 21' - 24' |
|  | Laydown Yard | ±4.25 Acres |  | Sprinkler | 100% Wet |
|  | Acreage | ±54.67 Acres |  | Lighting | 60% LED 40% T-5 |
|  | Column Spacing | Varies |  | Power | 1,500 KVA 7,000 amps |
|  | Parking | 600 Spaces |  | HVAC | 100% heated 70% cooled |
|  | Dock Doors | 24 1 Canopy Crane Door 1 Interior Dock Well |  | Truck Court | 120' |

\$3.50

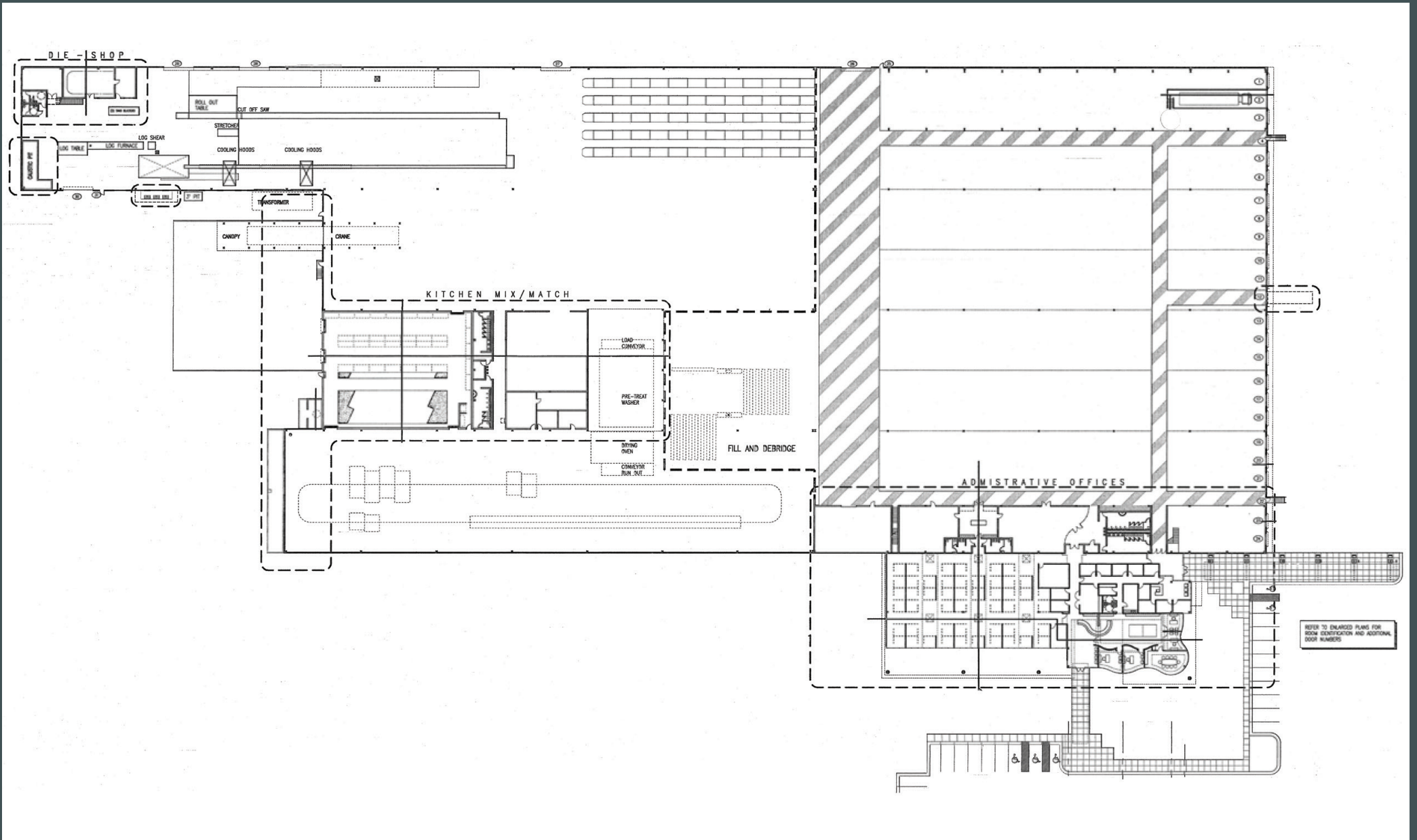
Lease Rate PSF NNN

9/30/26

Lease Termination



Floorplan



Location Highlights

1090 Joey Zorn Blvd is centrally located in the Southeast between the Atlanta and Columbia markets with easy access to Ports of Savannah and Charleston

Destinations

| | |
|----------------|-----------|
| Augusta, GA | 44 Miles |
| Columbia, SC | 62 Miles |
| Savannah, GA | 91 Miles |
| Charleston, SC | 105 Miles |
| Charlotte, NC | 158 Miles |
| Greenville, SC | 162 Miles |
| Atlanta, GA | 194 Miles |



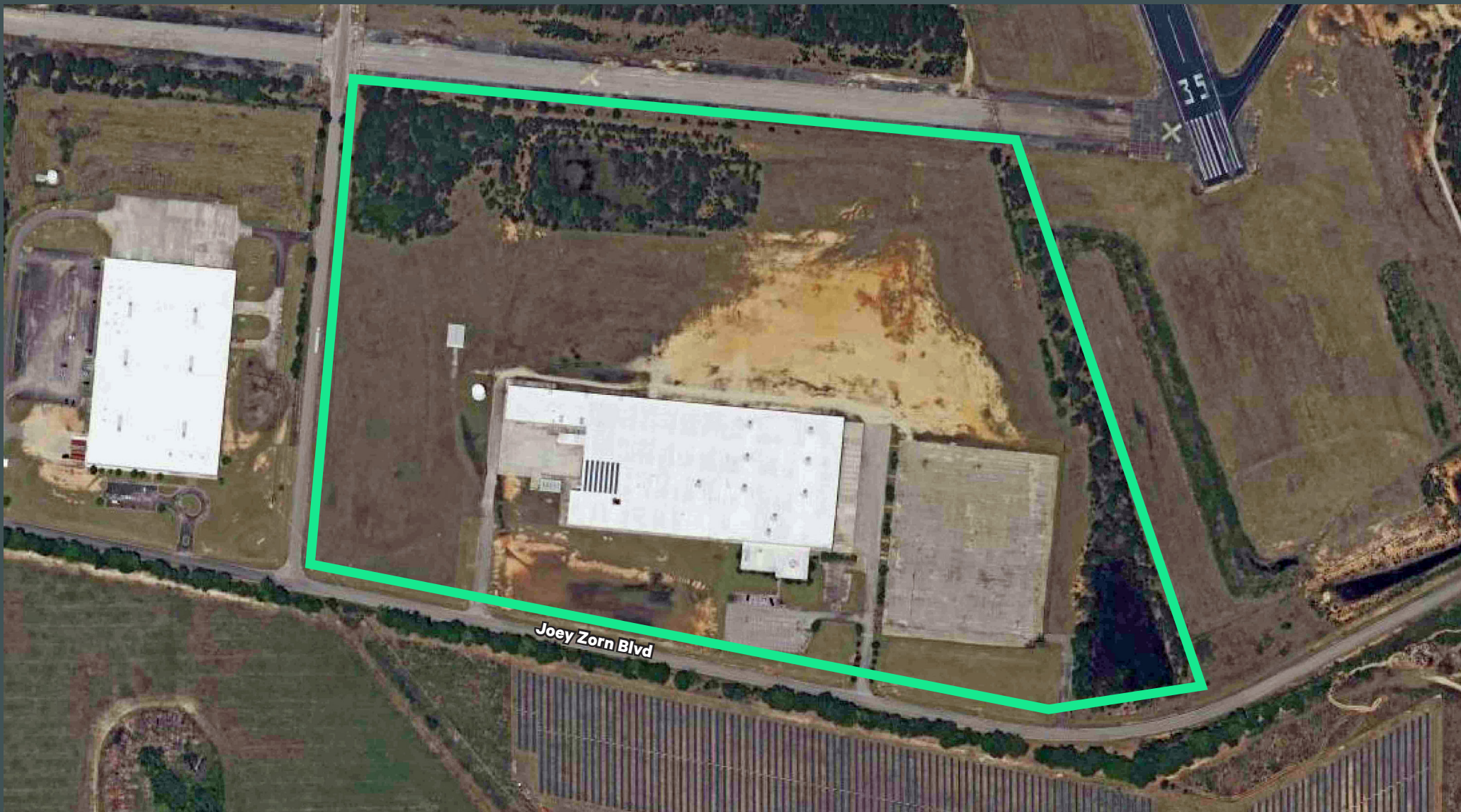
Market Overview

1090 Joey Zorn Boulevard is located in Barnwell County, South Carolina and is part of the Central Savannah River Area (CSRA) MSA. The MSA has a population of 744,000 and with a labor force of over 594,000 within a one-hour drive time. The property is located approximately 45 miles from Augusta, Georgia, the second largest and oldest city in Georgia. The region is home to several major manufacturing companies including EZGO Textron, Graphic Packaging, Swiss Krono and Kontrolmatik Pomega.

| Demographics | | | |
|----------------|------------|--------------------------|------------|
| | Population | Average Household Income | Businesses |
| 5 Miles | 8,728 | \$62,993 | 404 |
| 10 Miles | 14,797 | \$64,352 | 540 |
| 15 Miles | 24,655 | \$61,171 | 829 |
| CSRA MSA | 744,835 | \$85,611 | 21,698 |
| South Carolina | 5,311,184 | \$88,424 | 167,833 |



Augusta, Georgia



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