



UNITED RENTALS NN-LEASED INDUSTRIAL INVESTMENT

1242 NOWELL DRIVE, AUGUSTA, GA



INVESTMENT DETAILS

Total Square Feet:	±22,800 SF	Tenant:	United Rentals
Laydown Yard:	±1.6 Acres	Lease Expiration:	60 Months
Lot Size:	±4.10 Acres	Lease Type:	NN
Clear Height:	19'	Tenant Responsibilities:	Taxes, Ins. Utilities, Maint.
Drive-In Doors:	11 Drive-In Doors	LL Responsibilities:	Roof, Structure

OFFERING MEMORANDUM

SALE PRICE: \$3,654,545 | NOI: \$201,000
BRAND NEW, 5-YEAR, NN LEASE
CORPORATELY GUARANTEED





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

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations



EXECUTIVE SUMMARY



A RARE INVESTMENT OPPORTUNITY

WHY THIS DEAL?



BRAND NEW LEASE

5-Year Initial Term



CORPORATE GUARANTEE

Lease Guarantee



NATIONAL TENANT

Tenant Type



3% ANNUAL INCREASES

Inflation Hedge



LOW MARKET INVENTORY

High Demand / Low Supply



TWO (2), FIVE (5) YEAR

Renewal Options



AMPLE LAYDOWN YARD

1.6 Acres of Laydown Yard

INVESTMENT SUMMARY

Purchase Price:	\$3,654,545
Net Operating Income:	\$201,000
Cap Rate:	5.50%
Price/SF:	\$160/SF
Rent/SF:	\$8.81/SF NN

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 1242 Nowell Drive, what will be a newly NN-leased industrial investment opportunity. This ±22,800 SF facility is set to be leased to United Rentals, a national leader in equipment rentals, under a secure 5-year double net (NN) lease beginning in the new year. The lease features a corporate guarantee, 3% annual rental increases, and two (2), five (5)-year renewal options, offering long-term stability and growth potential for investors.

In a highly competitive Augusta industrial market with limited inventory, this property provides a rare chance to secure a high-quality tenant with a strong financial track record. United Rentals, with over 1600 locations across the U.S., is a financially well-positioned tenant whose corporate guarantee ensures a secure income stream.

The property's 1.6-acre fenced laydown yard is particularly well-suited to United Rentals' operational needs, enhancing tenant retention prospects. Additionally, the combination of enclosed and partially enclosed spaces allows for potential value-add opportunities by converting covered areas (3,290 SF) into fully enclosed warehouse space (rental rates of these spaces were reduced relative to the other areas), further increasing the property's appeal. Key features of the property include office space (with 8 private offices and 10 additional rooms), 3-phase power and 11 drive-in doors.

United Rentals Financial Performance (2019-2023): Over the past four years, United Rentals (URI) has demonstrated steady financial growth, driven by its strong position in the equipment rental industry. From 2019 to 2023, URI saw consistent revenue increases, with a notable jump in operating income. In 2023, United Rentals generated \$13.2 billion in revenue, up from \$11.6 billion in 2022, reflecting strong demand for construction and industrial equipment.

STNL INDUSTRIAL INVESTMENT

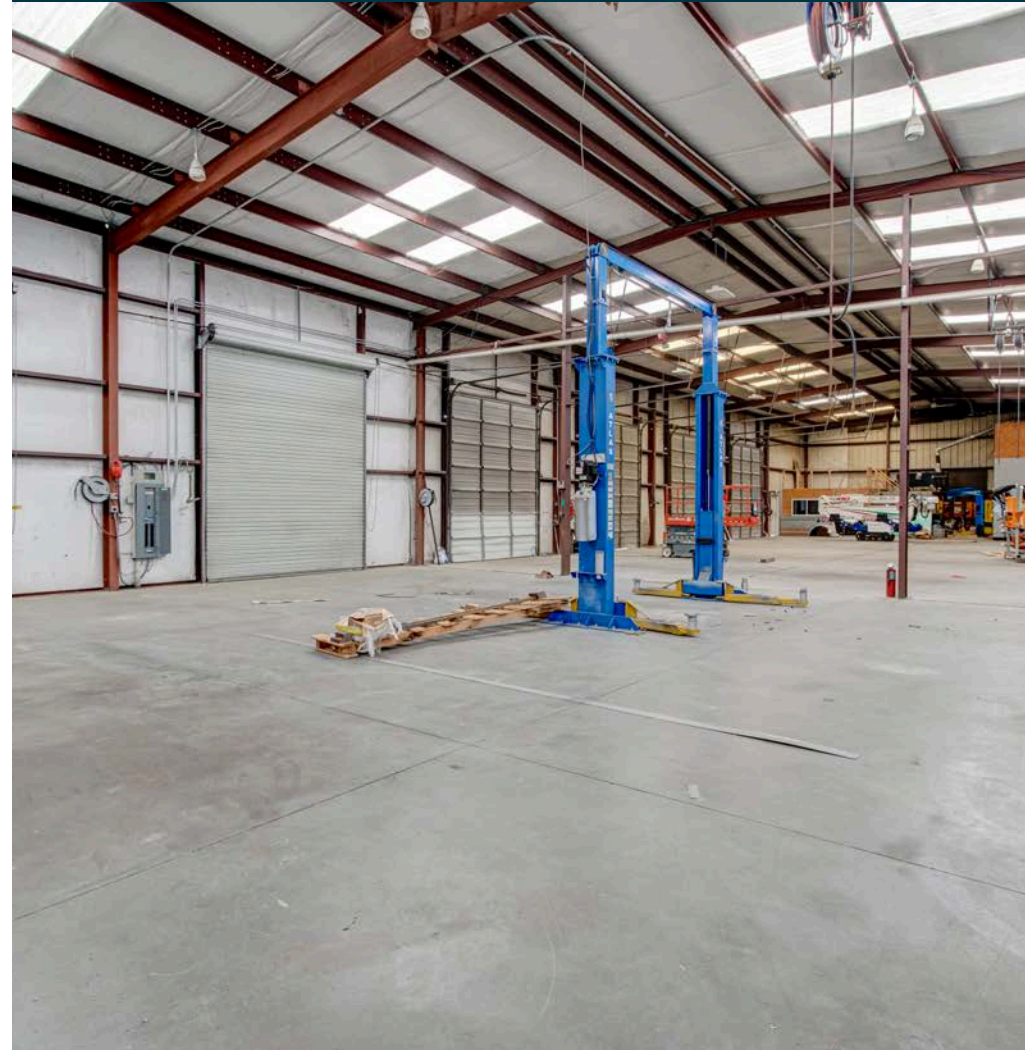
BUILDING DETAILS



BUILDING DETAILS

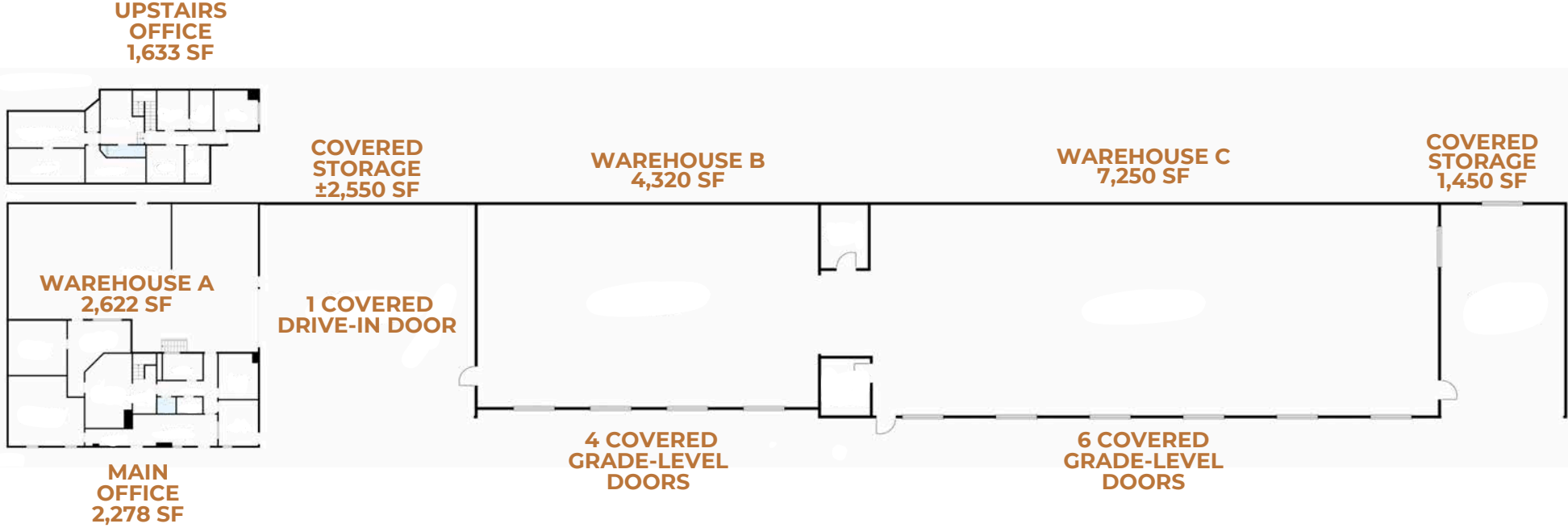
Building Size	±22,800 SF
Lot Size	±4.10 Acres
Zoning	Heavy Industrial
Office Square Feet	5,040 SF
Warehouse Square Feet	17,760 SF
Year Built	1989-2018
Clear Height (Center)	19'
Clear Height (Eaves)	17'
Environmental	Clean Phase I
Lighting	Overhead Lighting
Floors	Concrete Slab 6" Thickness
Structure	Steel Beam w/ Steel Walls
Roof	Sheet Metal Steel Trusses & Purlins
Security	Amarock Fence Electric Guard Dog
Drive-In Doors	11
HVAC	Less than 10 Years Old
Power	3 Phase Power 110/240 V
Lighting	Overhead Lighting
Gas	Yes
Water	Yes
Sewer	Yes
Covered Outdoor Space	±4,000 SF
Laydown Yard	±1.60 Acres
2024 RE Taxes	\$12,427

INTERIOR



STNL INDUSTRIAL INVESTMENT

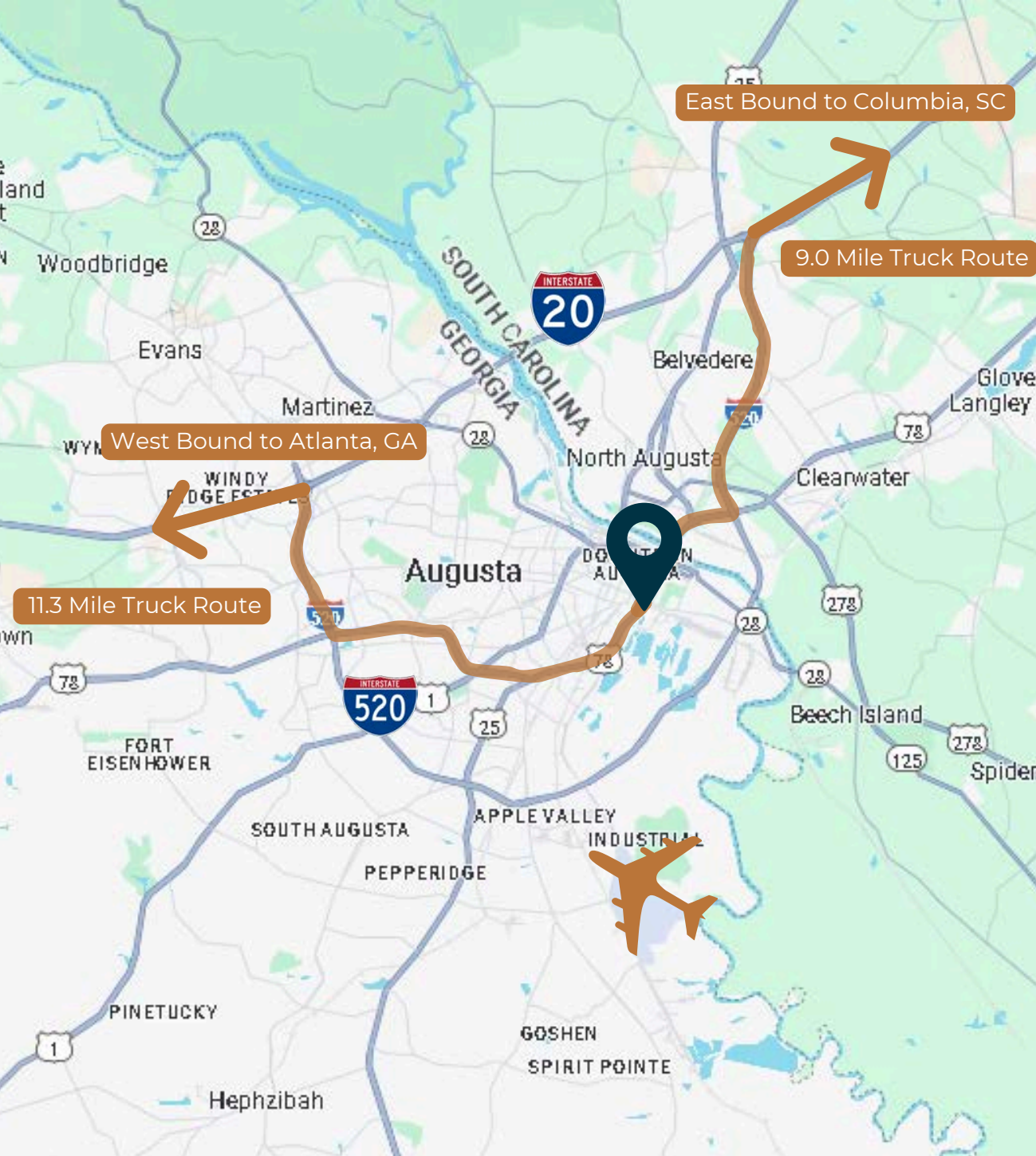
FLOOR PLAN



STNL INDUSTRIAL INVESTMENT




PROPERTY OUTLINE





CONVENIENTLY LOCATED TO MAJOR CITIES

LOGISTIC ROUTES

-  9.0 Miles To Interstate-20 East Bound
-  11.3 Miles To Interstate-20 West Bound
-  2.2 Miles To Interstate-520



TRUCKING DISTANCES

To Important Cities & Ports

Aiken, SC	17.7 Miles
Columbia, SC	73.7 Miles
Charleston (Port)	148 Miles
Savannah (Port)	118 Miles
Atlanta, GA	150 Miles
Greenville, SC	114 Miles
Charlotte, NC	166 Miles
Birmingham, AL	296 Miles



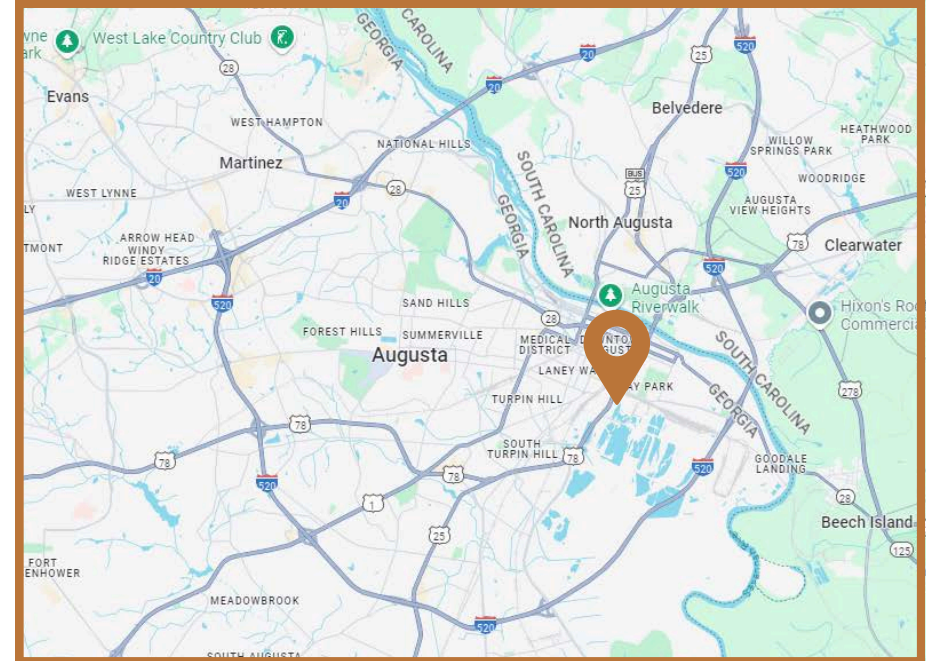
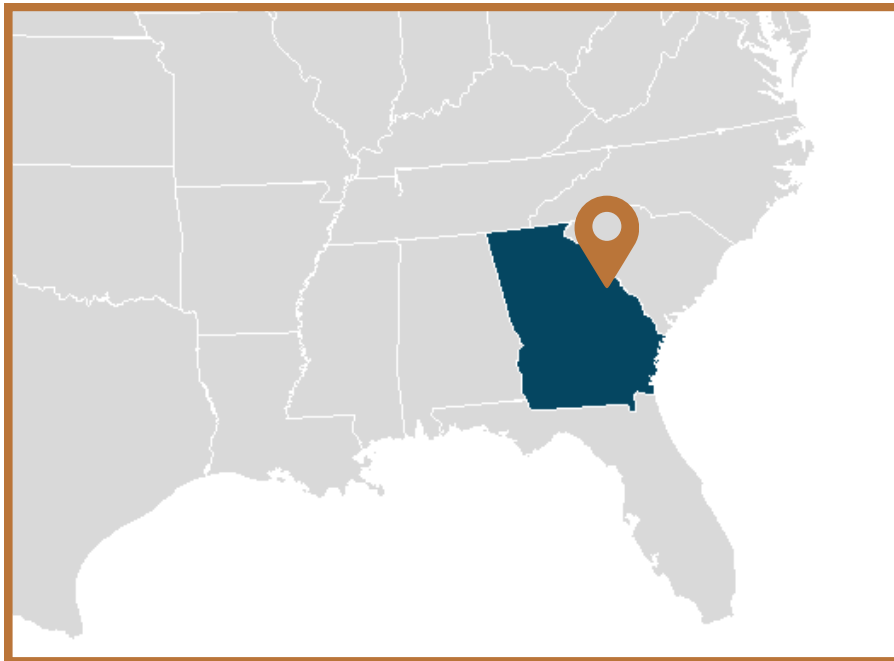
STNL INDUSTRIAL INVESTMENT

LOCATION SUMMARY

Located at 1242 Nowell Drive in Augusta, GA, this industrial property offers exceptional logistical advantages. Positioned just off Gordon Highway, the site provides quick access to I-520 and I-20, facilitating efficient transit across the Augusta market.

The property is located 9.0 miles from I-20 Eastbound, providing direct access to Columbia, SC, and 11.3 miles from I-20 Westbound, connecting to Atlanta, making it an ideal location for regional distribution. Additionally, it sits 2.2 miles from I-520 (Bobby Jones Expressway), further enhancing connectivity within Augusta and offering direct routes to major interstate systems.

Strategically located within 150 miles of the Port of Charleston and Port of Savannah, two of the busiest ports in the Southeast, this proximity provides significant benefits for import/export operations. The easy highway access combined with proximity to major maritime hubs makes this property ideal for companies in logistics, distribution, and manufacturing, seeking to optimize supply chain efficiency and access national and international markets.





TENANT OVERVIEW



1242
SUITE A



STNL INDUSTRIAL INVESTMENT LEASE OVERVIEW

LEASE ABSTRACT

Tenant	Untied Rentals
Guarantor	Corporate
Square Feet Leased	±22,800 SF
Original Lease Term	5 Years
Start Date	TBD
Expiration Date	60 Months
Lease Term Remaining	5 Years
Lease Type	NN
Lease Rate	\$8.81/SF
Monthly Rent	\$16,750
Annual Rent	\$201,000
Rental Increases	3% Annually
Renewal Options	Two (2), Five (5) Year Options
Termination Clause	None
Tenant Responsibilities	Taxes, Ins. Utilities, Maint.
LL Responsibilities	Roof, Structure

INVESTMENT SUMMARY

Purchase Price	\$3,654,545
Net Operating Income	\$201,000
Cap Rate	5.50%
Rent/SF	\$8.81/SF NN
Price/SF	\$160/SF

RENT SCHEDULE

Period	Rent/SF	Monthly Rent	Annual Rent	Rent Escalation
Months 1	Free Rent	-	-	-
Months 2-12	\$8.81/SF	\$16,750.00	\$184,250.00	3%
Months 13-24	\$9.08/SF	\$17,252.50	\$207,030.00	3%
Months 25-36	\$9.35/SF	\$17,770.08	\$213,240.90	3%
Months 37-48	\$9.63/SF	\$18,303.18	\$219,638.13	3%
Months 49-60	\$9.92/SF	\$18,852.27	\$226,227.27	3%
OPTION ONE FIVE (5) YEARS				
Months 61-72	\$10.22/SF	\$19,417.84	\$233,014.09	3%
Months 73-84	\$10.53/SF	\$20,000.38	\$240,004.51	3%
Months 85-96	\$10.84/SF	\$20,600.39	\$247,204.65	3%
Months 97-108	\$11.17/SF	\$21,218.40	\$254,620.79	3%
Months 109-120	\$11.50/SF	\$21,854.95	\$262,259.41	3%
OPTION TWO FIVE (5) YEARS				
Months 121-132	\$11.85/SF	\$22,510.60	\$270,127.19	3%
Months 133-144	\$12.20/SF	\$23,185.92	\$278,231.01	3%
Months 145-156	\$12.57/SF	\$23,881.49	\$286,577.94	3%
Months 157-168	\$12.95/SF	\$24,597.94	\$295,175.28	3%
Months 169-180	\$13.33/SF	\$25,335.88	\$304,030.53	3%

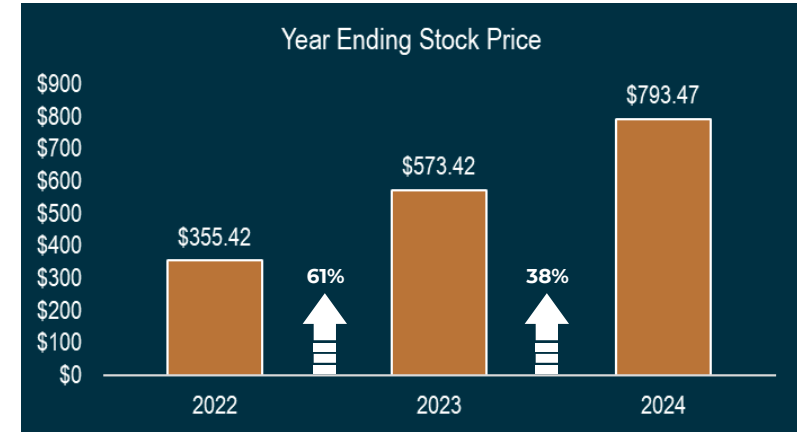
UNITED RENTALS

TENANT SUMMARY

United Rentals is a leading provider of equipment rental solutions, offering an extensive range of products and services tailored to meet the needs of construction, industrial, and residential customers. By leveraging its robust network of rental locations and industry-leading fleet, United Rentals provides efficient and cost-effective solutions that help customers maximize productivity while minimizing capital expenditure.

United Rentals serves a broad spectrum of industries, including construction, infrastructure, utilities, and manufacturing, offering equipment such as aerial work platforms, earthmoving machinery, power and HVAC systems, and more. With a focus on safety, reliability, and sustainability, United Rentals also provides comprehensive support services, including maintenance, technical expertise, and project management solutions to ensure equipment is always in optimal working condition.

United Rentals stands out as a full-service provider by integrating advanced fleet management technologies, and offering critical data on equipment utilization, performance, and maintenance, which enables customers to reduce downtime and improve operational efficiency. Through its commitment to innovation and sustainability, United Rentals helps customers meet project demands while lowering environmental impact, making it a trusted partner for businesses worldwide.



Matthew Flannery
CEO



Located on 3 Continents
Global Reach



Stamford, CT
Head Quarters



1,600 Locations
Total Facilities



Equipment Rental
Primary Industry



BB+
Credit Rating



Publicly Traded
Ownership Status



#424
Fortune 500 Rank

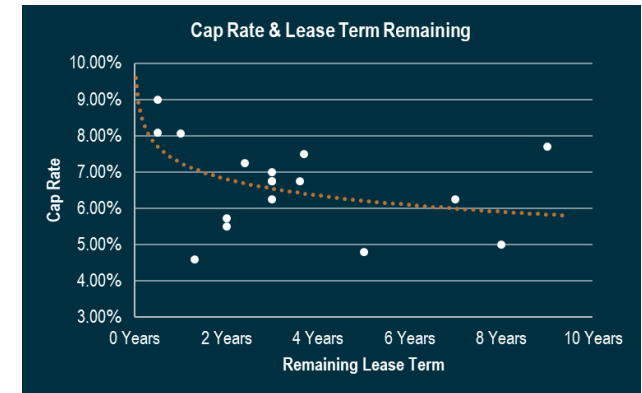
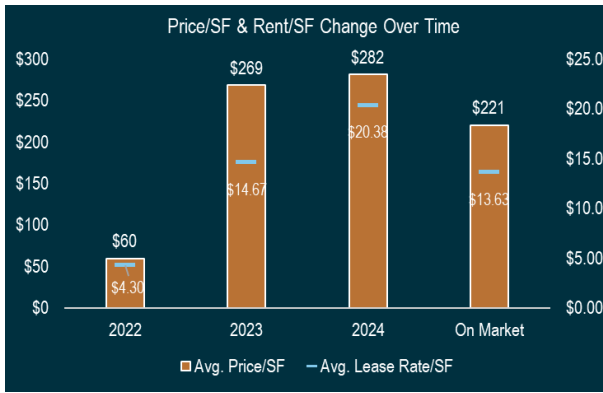


STNL INDUSTRIAL INVESTMENT UNITED RENTALS COMPS

Address	City	State	Tenant	Guarantee	Building SF	Acreage	Sale Date	Sale Price	Cap Rate	Price/SF	NOI	Rent/SF	Rem. Term (At Sale)	Days on Market	Sale Year
11 Southwood Drive	Bloomfield	CT	United Rentals	Corporate	27,440	7.00	5/1/2022	\$2,250,000	8.05%	\$82	\$181,125	\$6.60	1.0 Years		2022
22 17th NW	Hickory	NC	United Rentals	Corporate	13,968	1.00	9/6/2022	\$660,000	4.60%	\$47	\$30,346	\$2.17	1.3 Years		2022
5809 HWY 8 W	Rhineland	VA	United Rentals	Corporate	12,336	1.61	12/22/2022	\$630,000	8.08%	\$51	\$50,904	\$4.13	0.5 Years	73	2022
1935 Preisker Lane	Santa Maria	CA	United Rentals	Corporate	10,549	3.20	9/22/2023	\$4,394,000	5.00%	\$417	\$219,700	\$20.83	8.0 Years	129	2023
1105 S Blosser Road	Santa Maria	CA	United Rentals	Corporate	15,400	2.16	9/29/2023	\$3,150,000	7.00%	\$205	\$220,500	\$14.32	3.0 Years		2023
3719 Rose Lake Drive	Charlotte	NC	United Rentals	Corporate	10,000	6.13	10/13/2023	\$1,850,000	4.80%	\$185	\$88,800	\$8.88	5.0 Years	480	2023
376 Dan Tibbs Road	Huntsville	AL	United Rentals	Corporate	7,529	3.10	1/3/2024	\$2,400,000	9.00%	\$319	\$183,175	\$24.33	0.5 Years	303	2024
7901 Old Granger Road	Garfield Heights	OH	United Rentals	Corporate	8,882	4.62	7/18/2024	\$2,400,000	7.70%	\$270	\$184,800	\$20.81	9.0 Years	136	2024
9656 Jackson Rd	Sacramento	CA	United Rentals	Corporate	12,100	2.72	8/28/2024	\$3,100,000	6.25%	\$256	\$193,750	\$16.01	3.0 Years	399	2024
1016 Santa Fe Avenue	Clovis	NM	United Rentals	Corporate	8,500	1.67	On Market	\$742,000	7.50%	\$87	\$55,650	\$6.55	3.7 Years	60	On Market
1105 S Blosser Road	Santa Maria	CA	United Rentals	Corporate	15,400	2.16	On Market	\$4,800,000	5.50%	\$312	\$264,000	\$17.14	2.0 Years	232	On Market
4027 S Wells Street	Chicago	IL	United Rentals	Corporate	12,000	2.48	On Market	\$4,239,000	6.75%	\$353	\$286,133	\$23.84	3.0 Years	270	On Market
1300 N Broadway Avenue	Ada	OK	United Rentals	Corporate	12,000	3.09	On Market	\$1,245,000	7.25%	\$104	\$90,263	\$7.52	2.4 Years	148	On Market
376 Dan Tibbs Road	Huntsville	AL	United Rentals	Corporate	7,529	3.10	On Market	\$3,145,000	6.25%	\$418	\$196,563	\$26.11	7.0 Years	113	On Market
2353 FM 1960	Houston	TX	United Rentals	Corporate	10,500	3.29	On Market	\$3,200,000	5.72%	\$305	\$183,175	\$17.45	2.0 Years	149	On Market
4000 NE Columbia Blvd	Portland	OR	United Rentals	Corporate	32,200	4.41	On Market	\$4,783,000	6.75%	\$149	\$322,853	\$10.03	3.0 Years	61	On Market
11 Southwood Drive	Bloomfield	CT	United Rentals	Corporate	27,440	7.00	On Market	\$3,209,955	6.75%	\$117	\$216,672	\$7.90	3.6 Years	334	On Market
6331 Liberty Road	Houston	TX	United Rentals	Corporate	47,500	7.54	On Market	\$6,750,000	4.29%	\$142	\$289,575	\$6.10	5.0 Years	844	On Market

KEY FINDINGS:

- Lease Rates and Sale Prices:** Lease rates and sale prices surged from \$4.30/sf and \$60/sf in 2022 to \$14/sf and \$269/sf in 2023, stabilizing in 2024 with lease rates around \$20/sf and sale prices at \$282/sf. On-market listings now average \$221/sf for sale prices and \$13/sf for lease rates, indicating a consistent range of \$220-\$280/sf for sale prices and \$13-\$20/sf for lease rates.
- Low Price/SF & Low Rent/SF:** Compared to other United Rentals, this property features a low price/sf and low rent/sf.
- Lease Term and Cap Rate Correlation:** Cap rates tend to increase as lease terms shorten, with properties under one-year remaining seeing cap rates over 8%, whereas 3-5-year leases fall in the 6.00%-6.50% range.
- Stock Performance:** United Rentals' stock rose over 220%, from \$355 in 2022 to \$793 in November 2024, indicating robust investor confidence.



STNL INDUSTRIAL INVESTMENT

AREA LEASE COMPS

Area Lease Comps									
Address	City	State	Status	Lease Date	Square Feet	Laydown Yard?	Lease Rate	Lease Type	Year Leased
3317 Perkins Rd	Augusta	GA	Leased	1/1/2023	11,940	No	6.68	NNN	2023
1031 Franke Industrial Dr	Augusta	GA	Leased	3/2/2023	12,000	No	\$6.04	NNN	2023
1621 15th St	Augusta	GA	Leased	5/12/2023	30,000	No	\$4.50	NNN	2023
2902 Gun Club Rd	Augusta	GA	Leased	8/11/2023	59,000	No	\$6.00	NNN	2023
902 Sharton Dr	Augusta	GA	Leased	9/23/2023	7,500	No	\$12.00	NNN	2023
1020 Franke Industrial Dr	Augusta	GA	Leased	11/20/2023	10,501	Yes	\$9.71	NNN	2023
3900 Wrightsboro Rd	Augusta	GA	Leased	4/8/2024	9,000	No	\$9.50	NNN	2024
930 Molly Pond Rd	Augusta	GA	Leased	5/22/2024	44,000	Yes	\$6.50	NNN	2024
4193 Crosstowne Ct	Evans	GA	Leased	6/13/2024	7,500	Yes	\$10.00	NNN	2024
2006 Westside Dr	Augusta	GA	Leased	6/21/2024	11,000	Yes	\$9.85	NNN	2024
1676 Nixon Rd	Augusta	GA	Leased	10/23/2024	19,000	No	\$5.00	NNN	2024
2009 Westside Dr	Augusta	GA	Leased	10/31/2024	5,000	No	\$12.00	NNN	2024
1920 N Leg Rd	Augusta	GA	On Market	On Market	11,200	Yes	\$12.00	NNN	On Market
2058 Gordon Hwy	Augusta	GA	On Market	On Market	7,845	Yes	\$10.00	NNN	On Market
2702 Mike Padgett Hwy	Augusta	GA	On Market	On Market	19,292	No	\$7.25	NNN	On Market
3708 Benchmark Dr	Augusta	GA	On Market	On Market	12,000	No	\$8.50	NNN	On Market



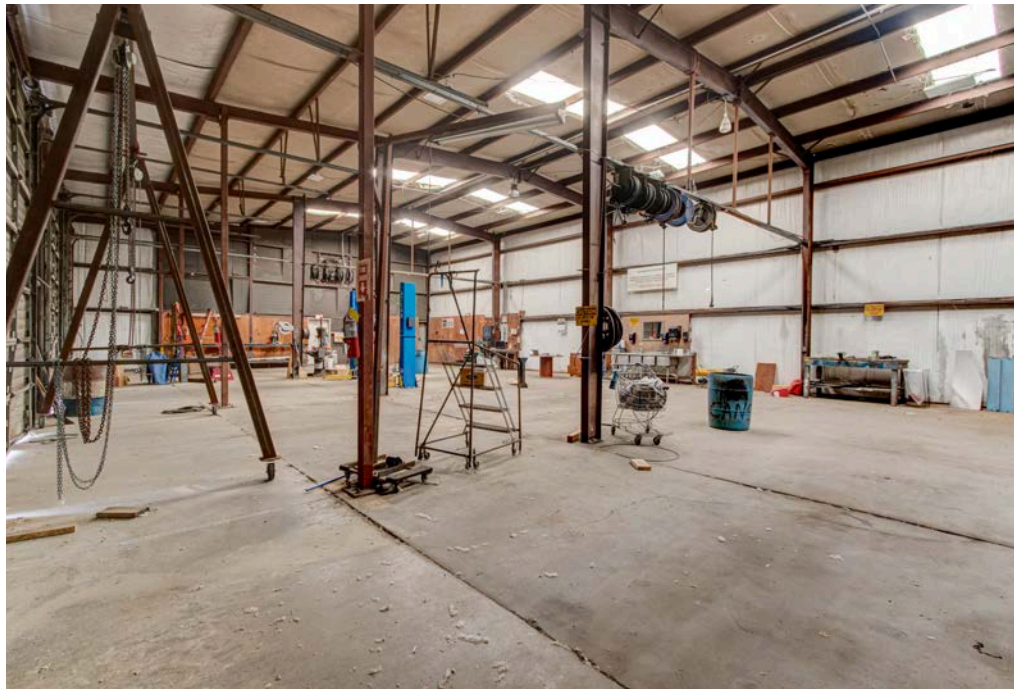
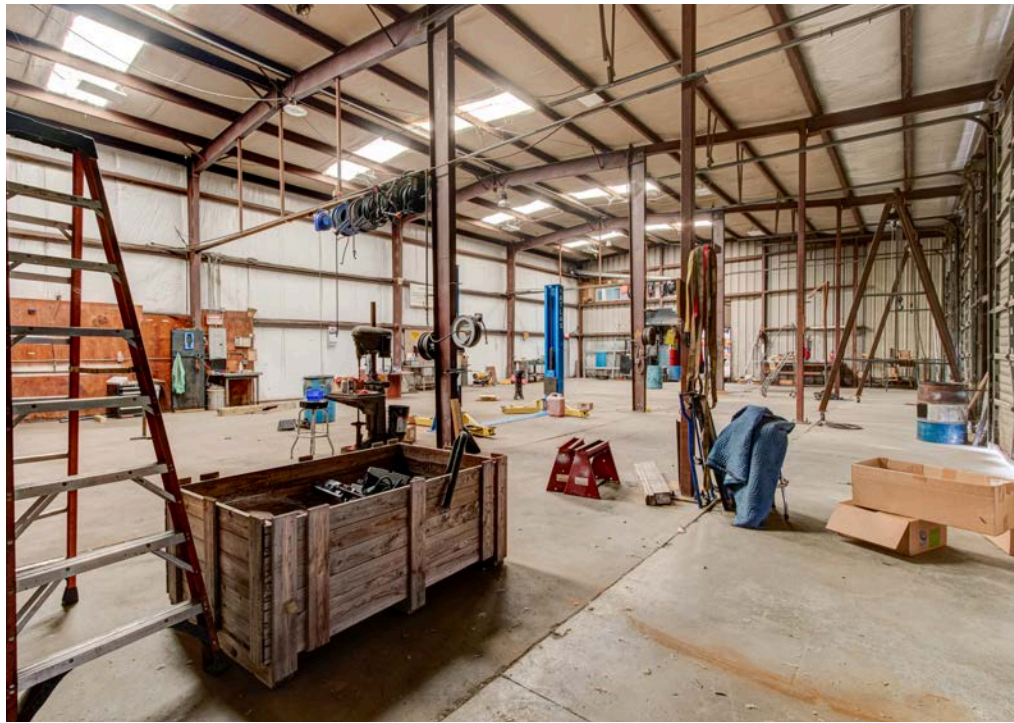
















LOCATION OVERVIEW



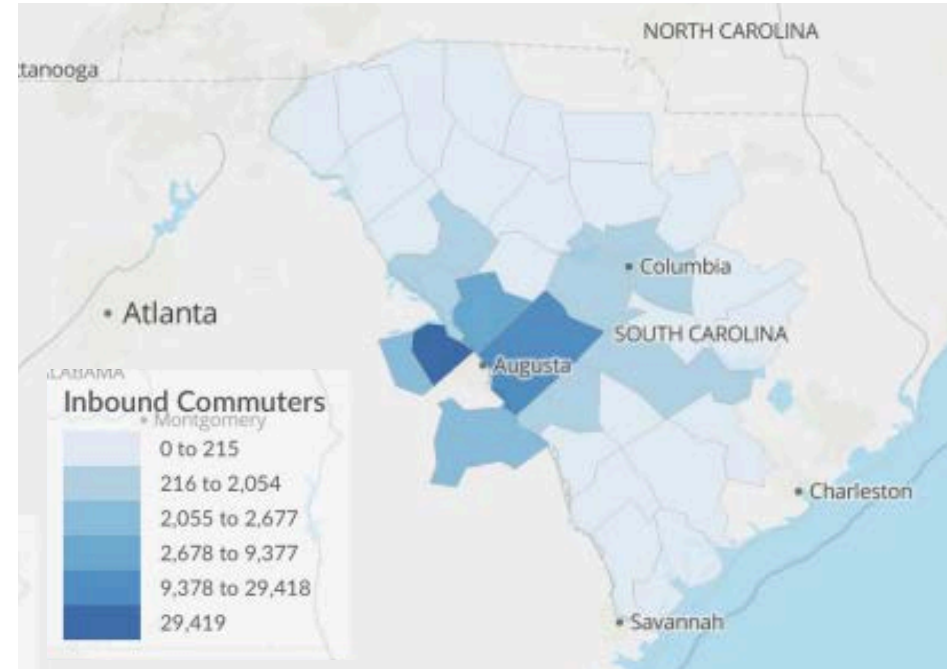
WORKFORCE

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



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: SC#4
- Best States for Manufacturing: SC#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.



MASTERS



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.

2nd

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

THE PORT OF SAVANNAH

PORT OF SAVANNAH OVERVIEW

The Port of Savannah is one of the most critical logistics hubs on the U.S. East Coast, offering direct access to major transportation networks, including railways and interstates. Over the past decade, the Port has grown over 90% with layers of continued expansion capability. Its strategic location and status as the largest single-terminal container port in North America make it a key asset for industrial users, particularly those involved in manufacturing, distribution, and e-commerce. The port's capacity to handle high volumes of cargo efficiently helps industrial businesses reduce shipping costs and improve supply chain reliability, making it an attractive area for warehouses, distribution centers, and manufacturing facilities.

TOP 5 US CONTAINER PORT

1. Los Angeles, CA
2. Long Beach, CA
3. New York/Jersey
4. Savannah, GA
5. Seattle, WA



4 Hour Drive to Major Markets: Atlanta, Orlando, and Charlotte



The Largest Concentration of Retail Imports on the East Coast



Georgia Has One of the Highest Over the Road Weight Allowances (80K Lbs)

20% of the US Population and Industry is best served by the Port of Savannah

44% Fast and Easy Access to 44% of US Consumers & Manufacturers

THE PORT OF CHARLESTON

PORT OF CHARLESTON OVERVIEW

The Port of Charleston, SC is one of the fastest-growing ports in the United States and it now has the deepest harbor on the East Coast which allows it to handle the largest ships in the world. This port alone supports about 10% of the jobs in the state and has an economic impact of over \$33 Billion on the Upstate economies.

South Carolina is a manufacturing and exporting state and one of the main reasons for this is the Port of Charleston. Not only is there a high demand for industrial and warehouse space in Charleston, SC but industrial buildings all over the state are positively affected by the Port of Charleston.

TOP 10 US CONTAINER PORT

6. Houston, TX
7. Charleston, SC
8. Oakland, CA
9. Norfolk, VA
10. Miami, FL



Top 10 Fastest Growing Container Port in the US For the Last 10 Years

52

52' Draft Deepest in the Southeast & Handles Post-Panamax Ships



100 Foreign Ports Served Directly From the Port of Charleston

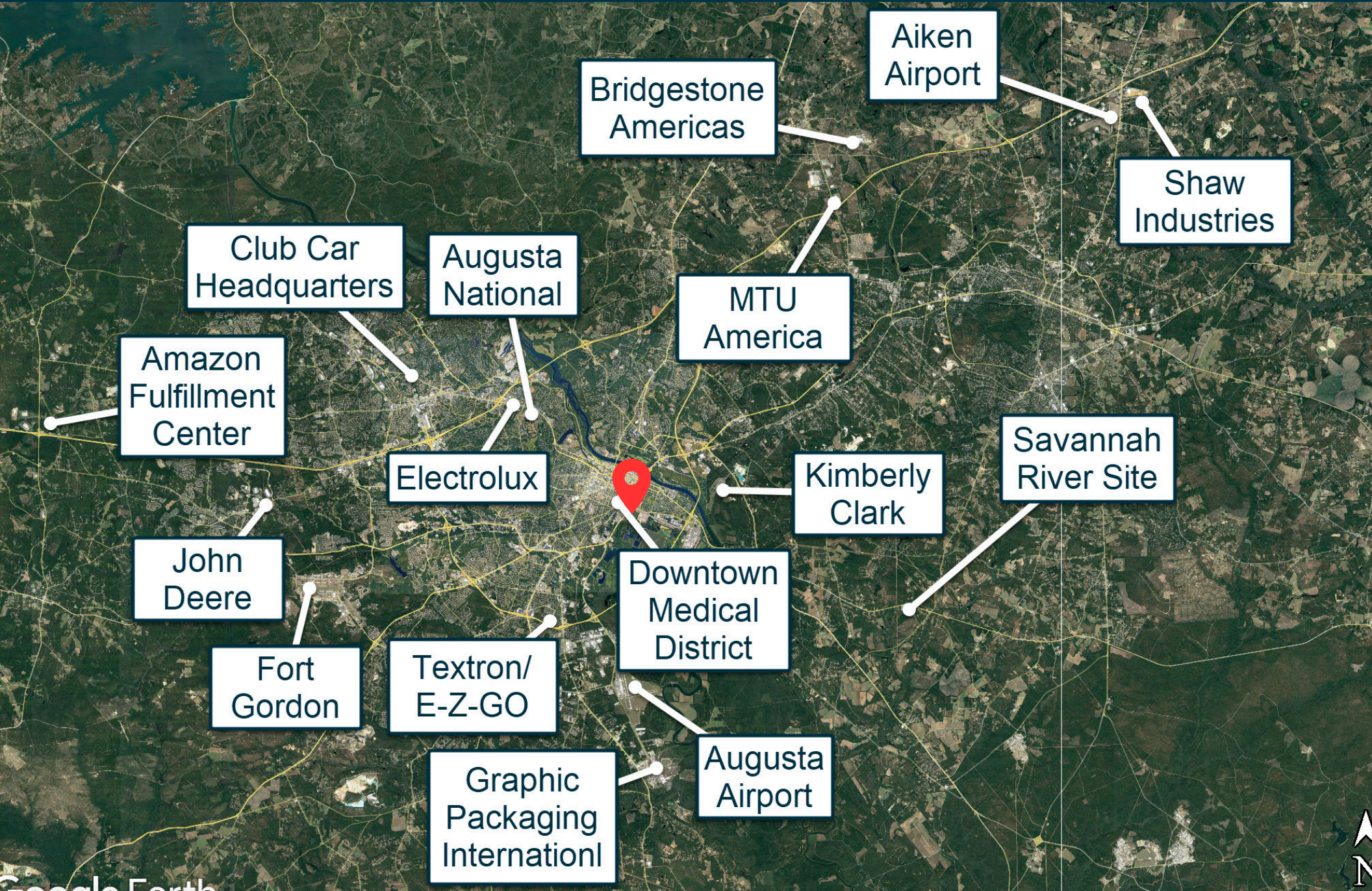
11%

of all jobs in South Carolina are Connected to the Port of Charleston

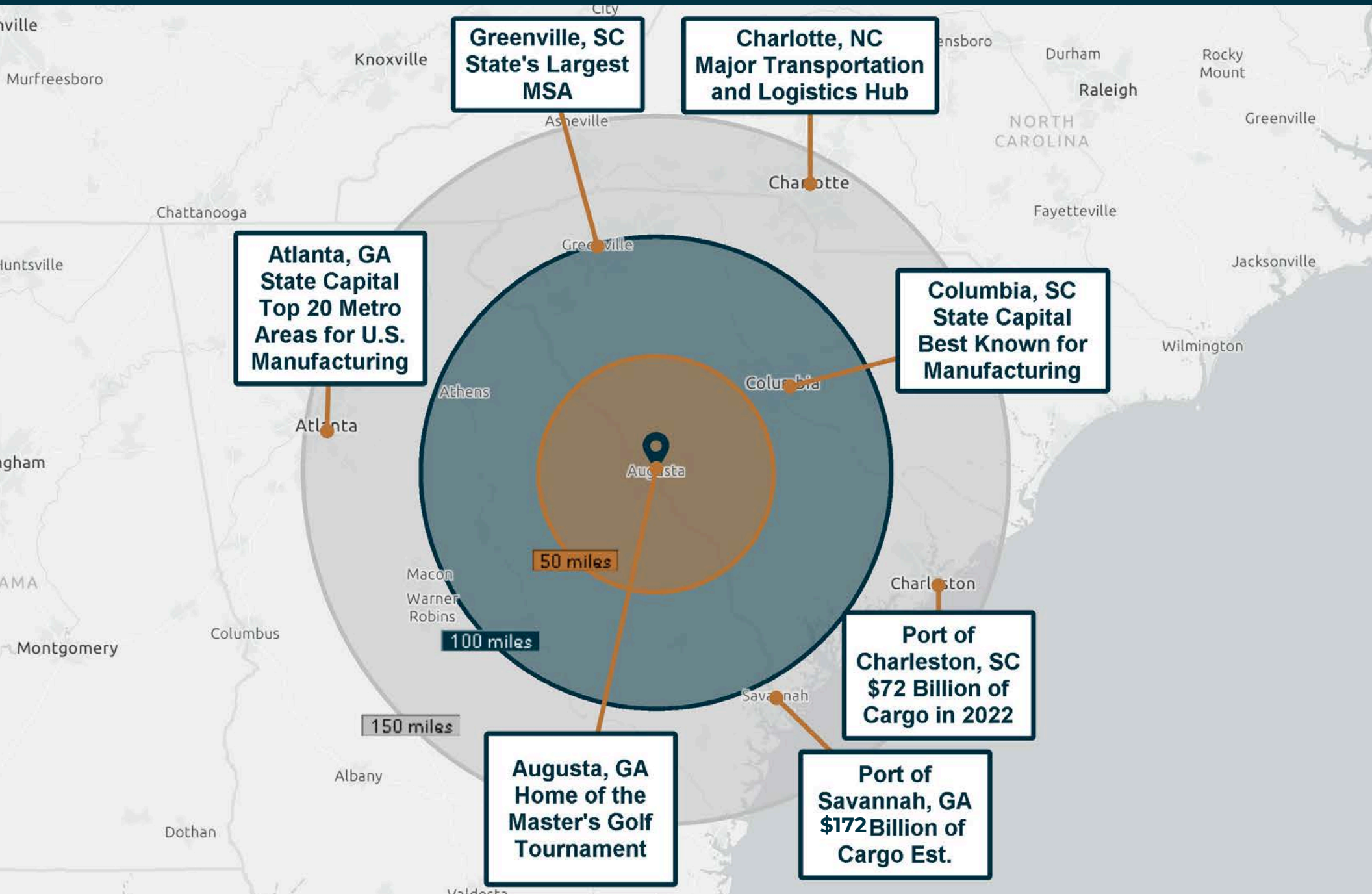
8th

largest Maritime Hub in the US (2022)

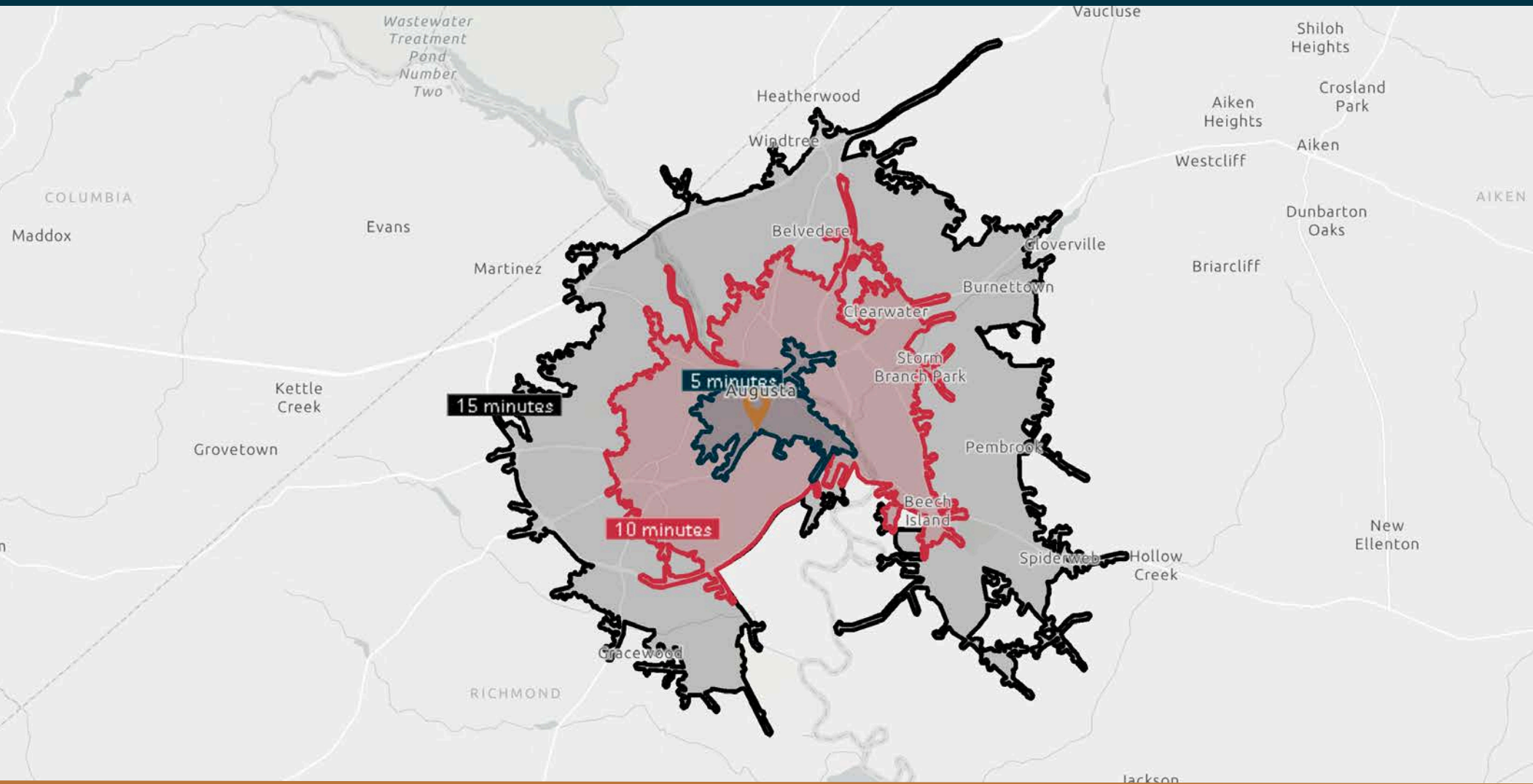
ECONOMIC DRIVERS



SURROUNDING MARKETS



AREA DEMOGRAPHICS



Drive Time Radii

	5 Min	10 Min	15 Min
Population	12,263	51,697	133,033
Median HH Income	\$23,982	\$37,150	\$47,617
Median Age	37.5 Yrs	37.7 Yrs	38.2 Yrs



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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