

SCAN THE
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THIS LISTING
ONLINE



20,000 SF FOR LEASE

1059 Superior Way | Thomson, GA 30824

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ZONE | I-2

5 AC

LEASE | \$10/SF/YR



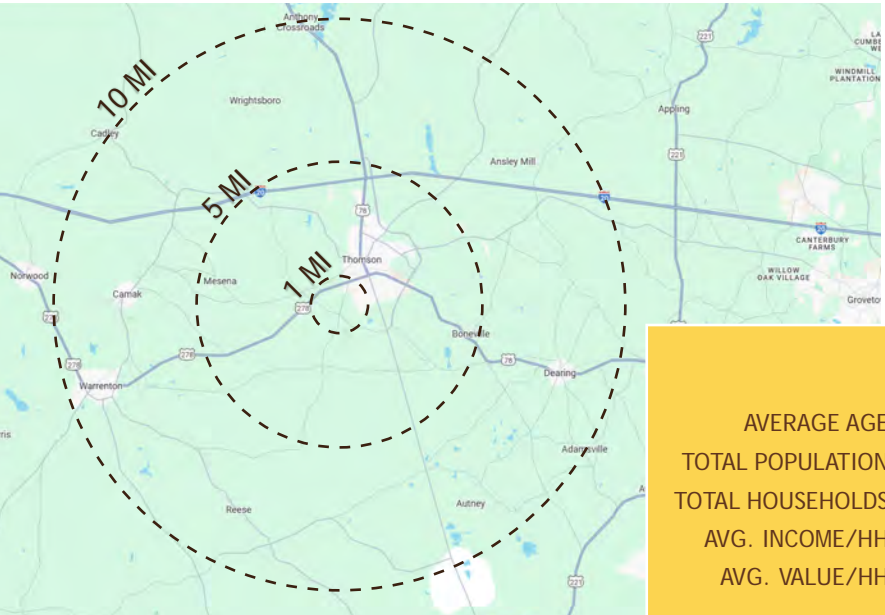
JORDAN TROTTER

COMMERCIAL REAL ESTATE

This industrial warehouse is located in Thomson, Georgia on 5 AC. This property includes a 20,000 SF industrial warehouse building on 5 acres in Thomson, GA. It offers 20 foot ceilings, 13,500 SF of warehouse space, 3,000 SF of cold storage, and 3,500 SF of office space. Other features include 1 dock height door, 3 roll-up doors, 2,400 amp 480v/3phase power, and 46 parks. The space is a 100 foot free-span building built in 2010.

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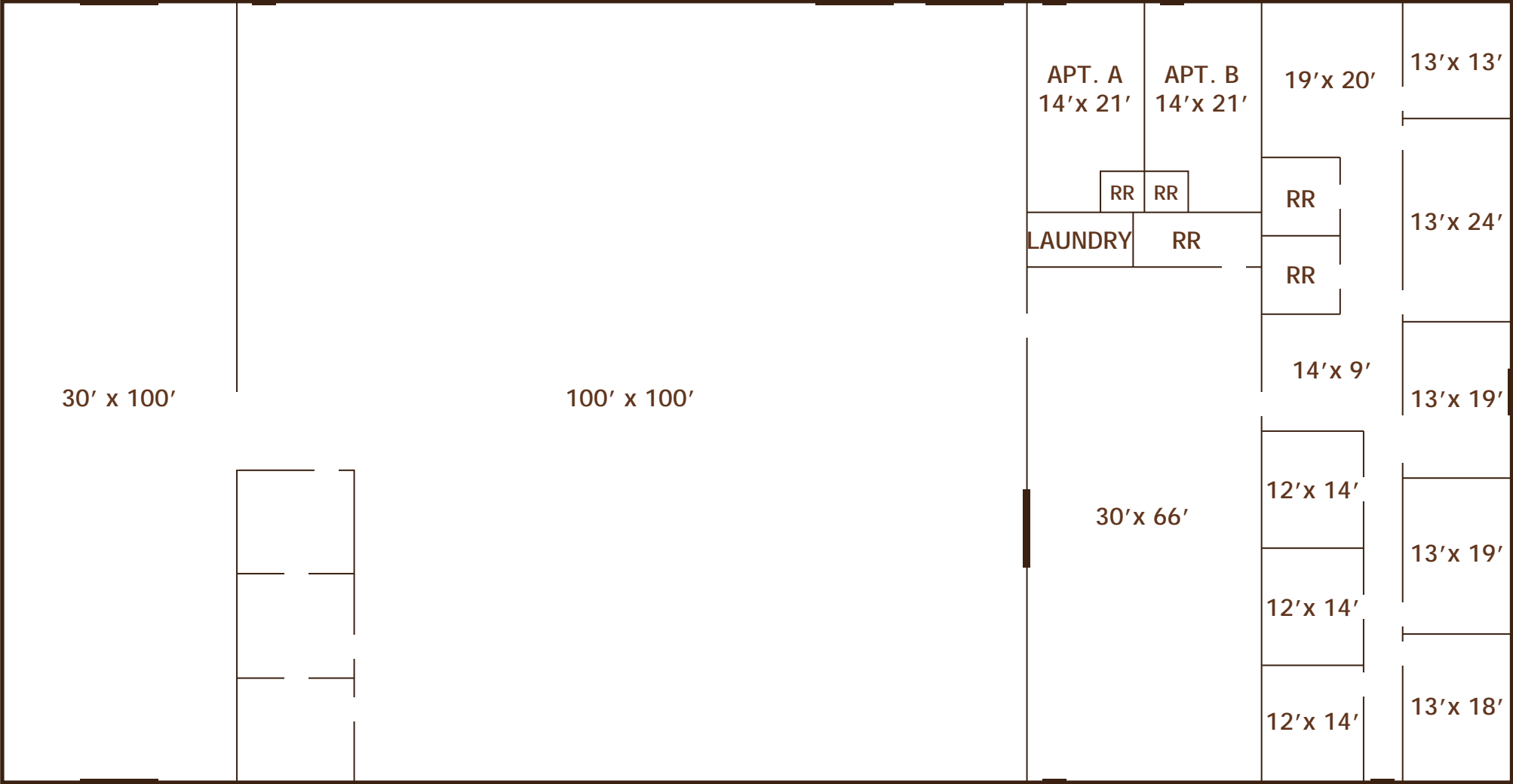
- Free-span 100 foot building
- 2 private entry office/guestroom
- conference room
- 6 offices
- training area
- 3,000 square feet cold storage
- approximately 13,500 square feet of warehouse space
- 1 dock
- 3 roll-up doors
- 46 parking spaces
- vac/air/water system ready for machinery
- 2,400 amp 480v/3phase power
- 5 acre property



	1 MI	5 MI	10 MI
AVERAGE AGE	29.4	33.3	36.2
TOTAL POPULATION	411	11,482	24,968
TOTAL HOUSEHOLDS	144	4,236	9,406
AVG. INCOME/HH	\$41,691	\$42,271	\$43,185
AVG. VALUE/HH	---	\$124,475	\$115,912



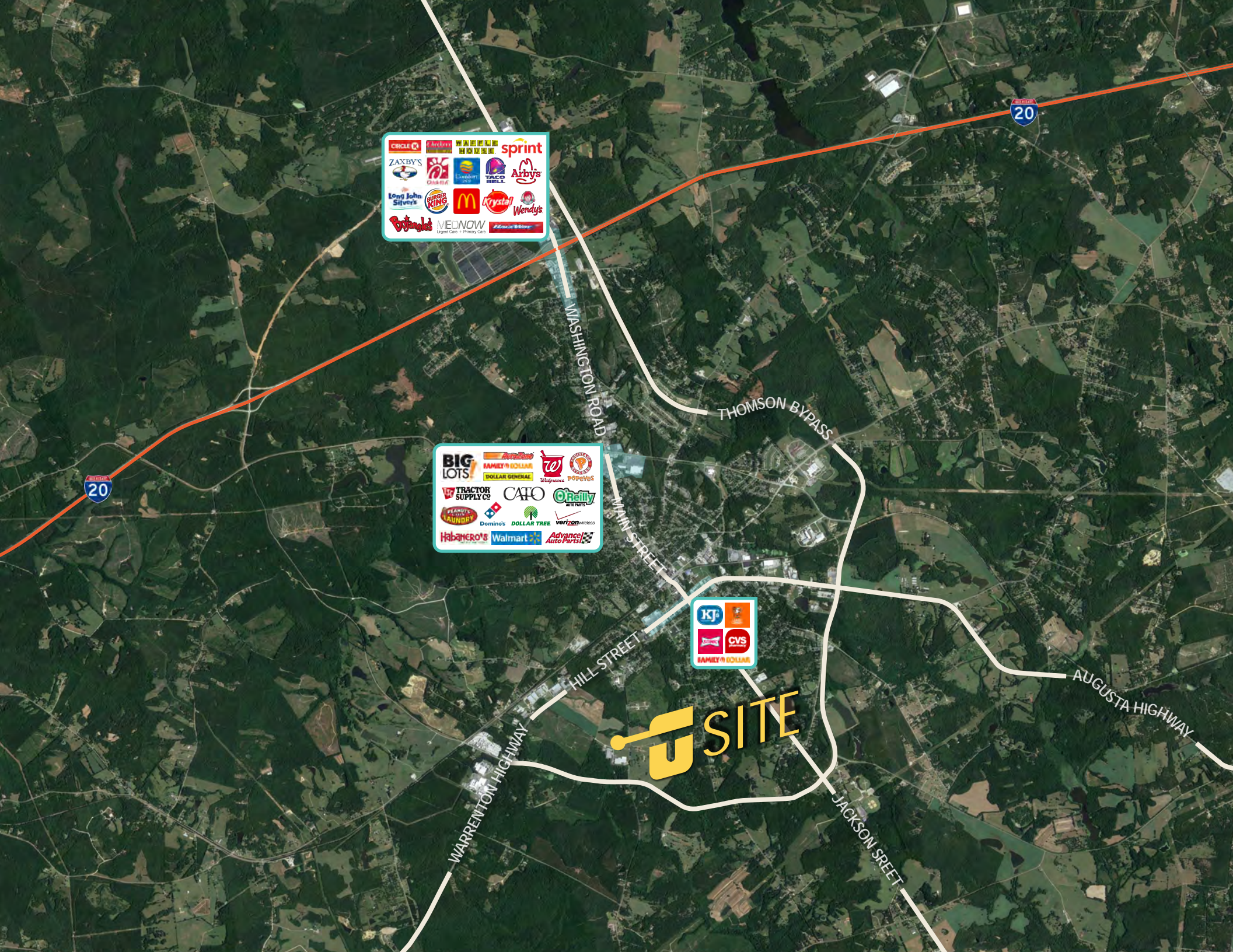
FLOOR PLAN











Commercial overlay containing logos for Sprint, Arby's, McDonald's, Wendy's, and others.

Commercial overlay containing logos for Big Lots, Tractor Supply Co, and others.

Commercial overlay containing logos for KJ, CVS, and Family Dollar.

 SITE

RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



Unemployment Rate:
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Eisenhower

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Cyber & Innovation: Georgia Cyber & Innovation Training Center

Major Industry: Fort Eisenhower, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

