

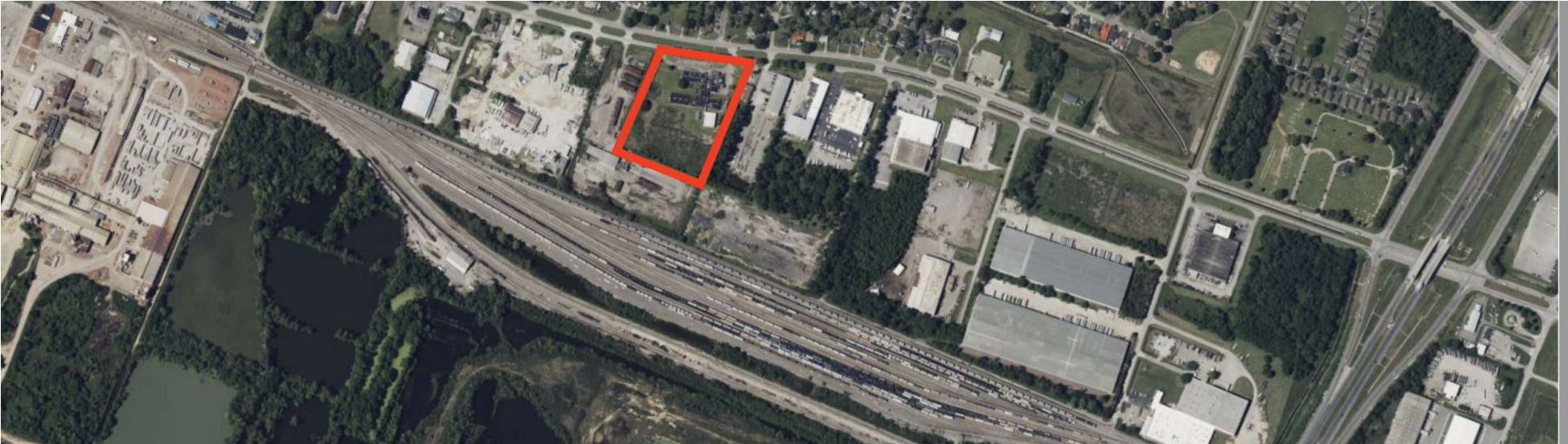


FOR LEASE

INDUSTRIAL LAY DOWN YARD

415 Laney Walker Boulevard Ext, Augusta, GA
30901

Property Summary



PROPERTY DESCRIPTION

Industrial lay down yard for lease. Site features 8 acres which are fenced and graded. A 5,312 square foot building is also available. Currently the site is being cleared and graded. Availability is immediate for 3 of the 8 acres with the remaining being available December 1, 2024. Lot can be subdivided and has multiple curb cuts.

LOCATION DESCRIPTION

Property is less than 1 mile from Interstate 520 on ramp at Laney Walker and Sand Bar Ferry Road. Site is located in a heavy industrial part of town near a major railroad junction. Property is only 1 mile from the Savannah River and state line. There is easy ingress/egress to the property and all major roads as well as South Carolina.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	8 Acres



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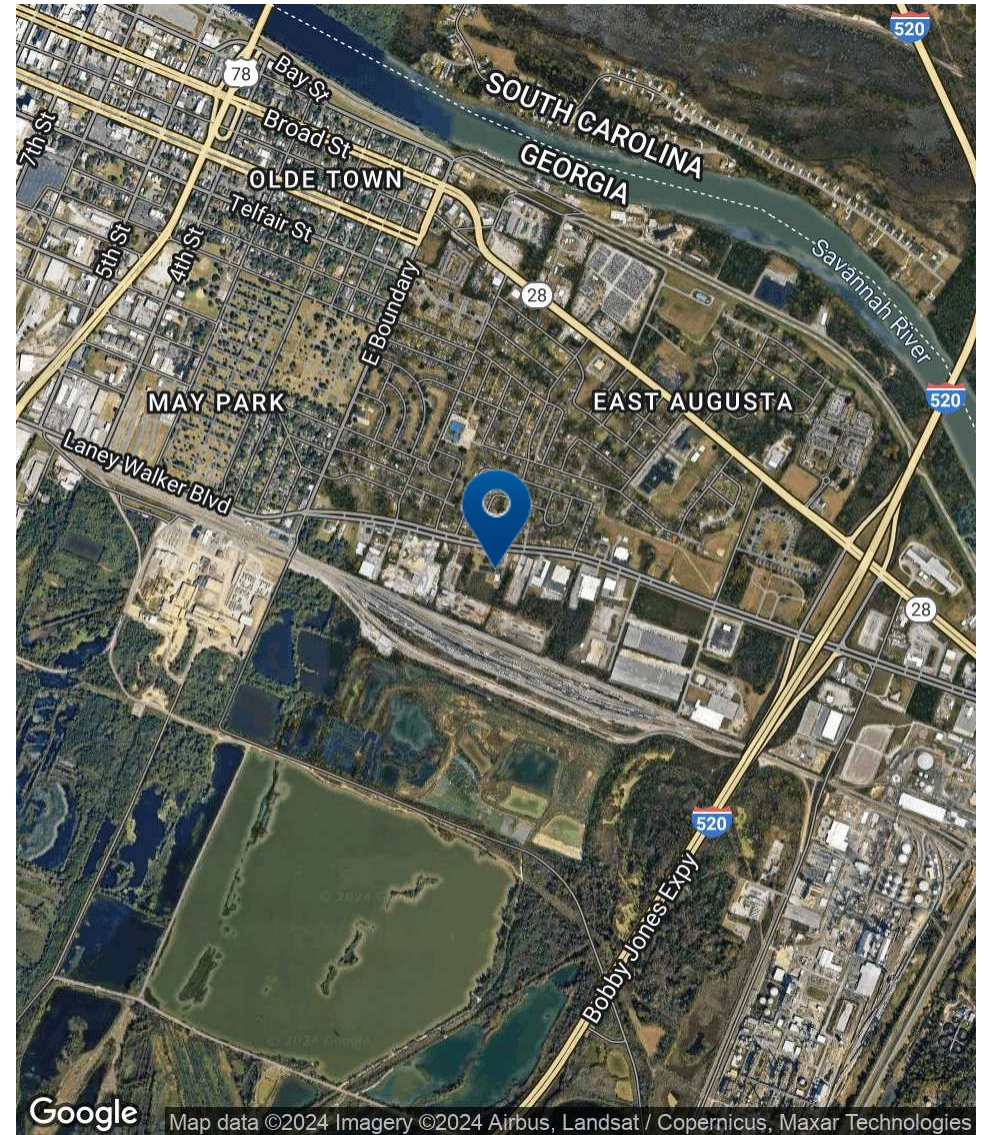
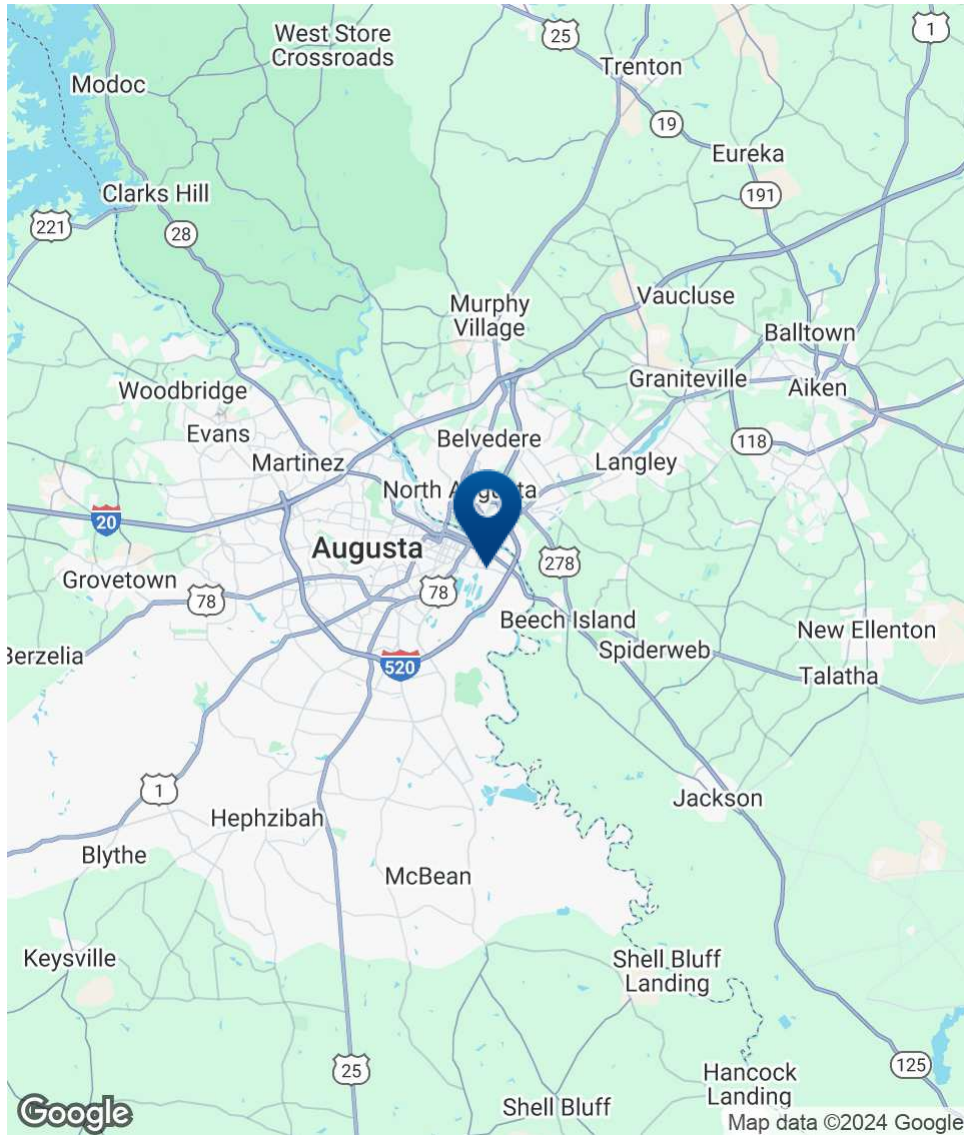
Additional Photos



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Location Map



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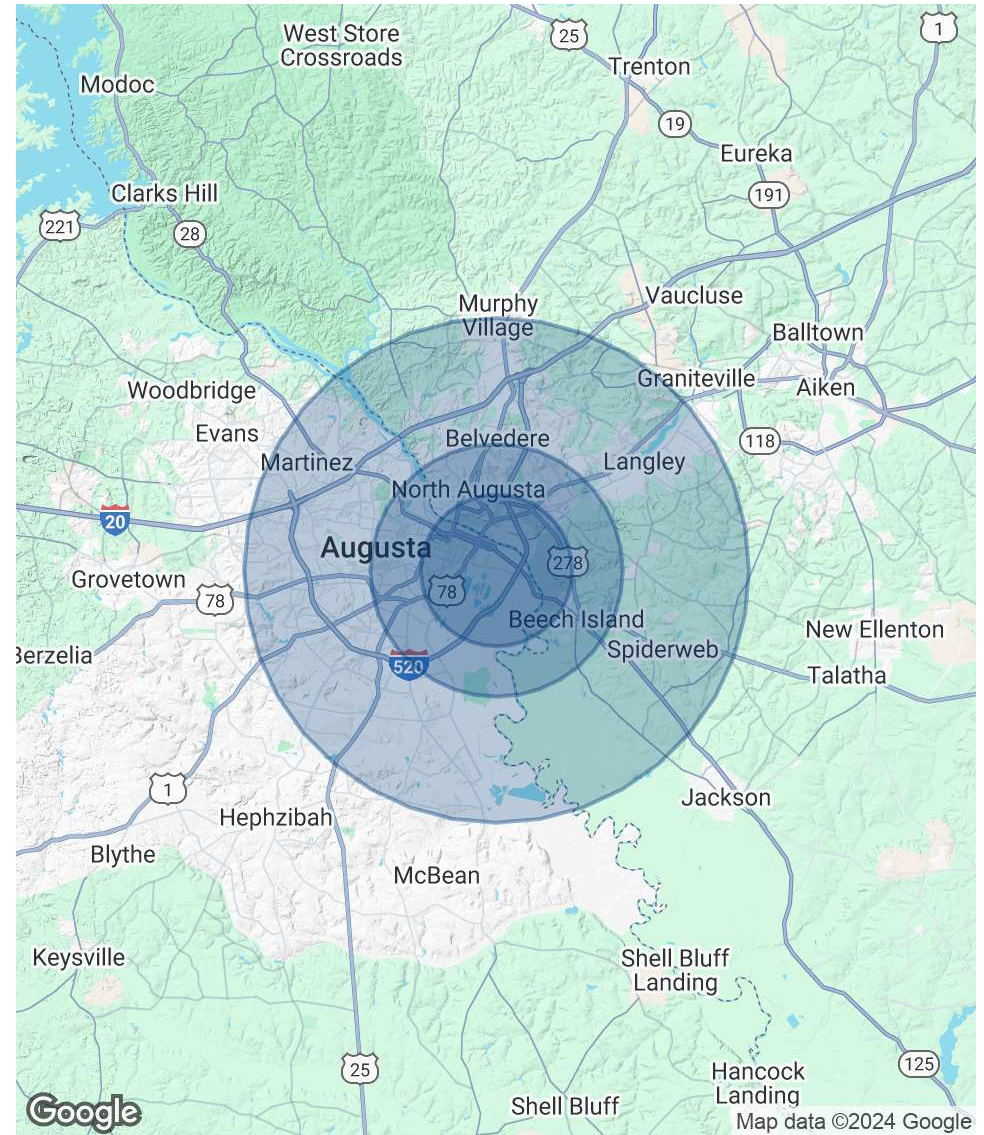
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Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	19,413	61,456	231,419
Average Age	41	41	40
Average Age (Male)	39	39	38
Average Age (Female)	42	42	41

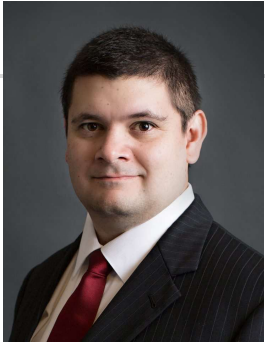
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,738	26,812	95,374
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$50,172	\$60,475	\$78,716
Average House Value	\$163,183	\$191,628	\$215,977

Demographics data derived from AlphaMap



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Advisor Bio 1



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PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for sixteen years. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States. In addition to the Augusta, GA region, Joe is licensed and personally handles all transactions in Georgia, Alabama, South Carolina, and North Carolina.

Joe has also grown S&H into one of the nation's leading property management firms. Currently managing over 6,500 units consisting of apartments, single family rentals, and manufacturing housing communities. S&H also acts as an asset manager for over ten million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to www.ccim.com or www.sior.com.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

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