13,120 SF FLEX SPACE SHOWROOM | STUDIO

10352 ATOMIC ROAD, NORTH AUGUSTA, SC, 29841



PROPERTY DETAILS

Square Feet:	±13,120 SF	Atomic Road Traffic:	±5,000 VPD
Lease Rate:	$11.00 NNN	Min Warehouse Height:	12' 6"
Sale Price:	$1,250,000 | $95.27/SF	Max Warehouse Height:	18'
Land Size:	±0.98 Acres	Drive-In | Dock Doors:	1 | 1
Zoning:	TC - Thoroughfare Commercial	Features:	Showroom, Office, & Warehouse

OFFERING MEMORANDUM

±13,120 SF | ±0.98 ACRES | 18' CEILINGS
LEASE RATE: $11.00/SF | LEASE TYPE: NNN
5,000 VPD ON ATOMIC ROAD | 2 MILES TO I-520

FINEM INDUSTRIAL
MEYBOHM COMMERCIAL

OFFERING MEMORANDUM

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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

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EXECUTIVE SUMMARY



VERSATILE INDUSTRIAL OPPORTUNITY

WHY THIS PROPERTY?

13,120 SQUARE FEET
Building Size

PREMIUM CONDITION
Renovated Office

2 MILES TO I-520
Strong Connectivity

LOCATION
Regional Connectivity

LOW MARKET INVENTORY
High Demand / Low Supply

DOCK DOORS
1 Dock Level | 1 Grade Level

HIGH CEILINGS
12' 6" - 18' Ceiling Height

DEAL SUMMARY	
Lease Rate:	$11.00/SF NNN
Sale Price:	$1,250,000 | $95.27/SF
Square Feet:	±13,120 SF
Clear Height:	12' 6" - 18'
Industrial Doors:	1 Dock Level | 1 Grade Level

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 10352 Atomic Road in North Augusta, South Carolina for lease and sale. This industrial/flex building totals approximately 13,120 square feet across two connected warehouse structures.

The primary building, facing Atomic Road, includes ±5,000 SF of space with offices, showroom, kitchen, and storage rooms. The front building also has ±4,600 SF of warehouse space, making it ideal for businesses that require both customer-facing and back-of-house functions. The secondary building, attached to the warehouse, offers ±3,360 square feet of warehouse space suitable for equipment storage, vehicle parking, or overflow inventory.

The site spans ±0.98 acres and is zoned TC - Thoroughfare Commercial, allowing a wide range of commercial and light industrial uses. The property is accessible via Atomic Road, which sees an average of 5,000 vehicles per day, providing visibility and steady drive-by exposure. A loading ramp supports freight movement, accommodating users with mid-sized logistics or operational needs.

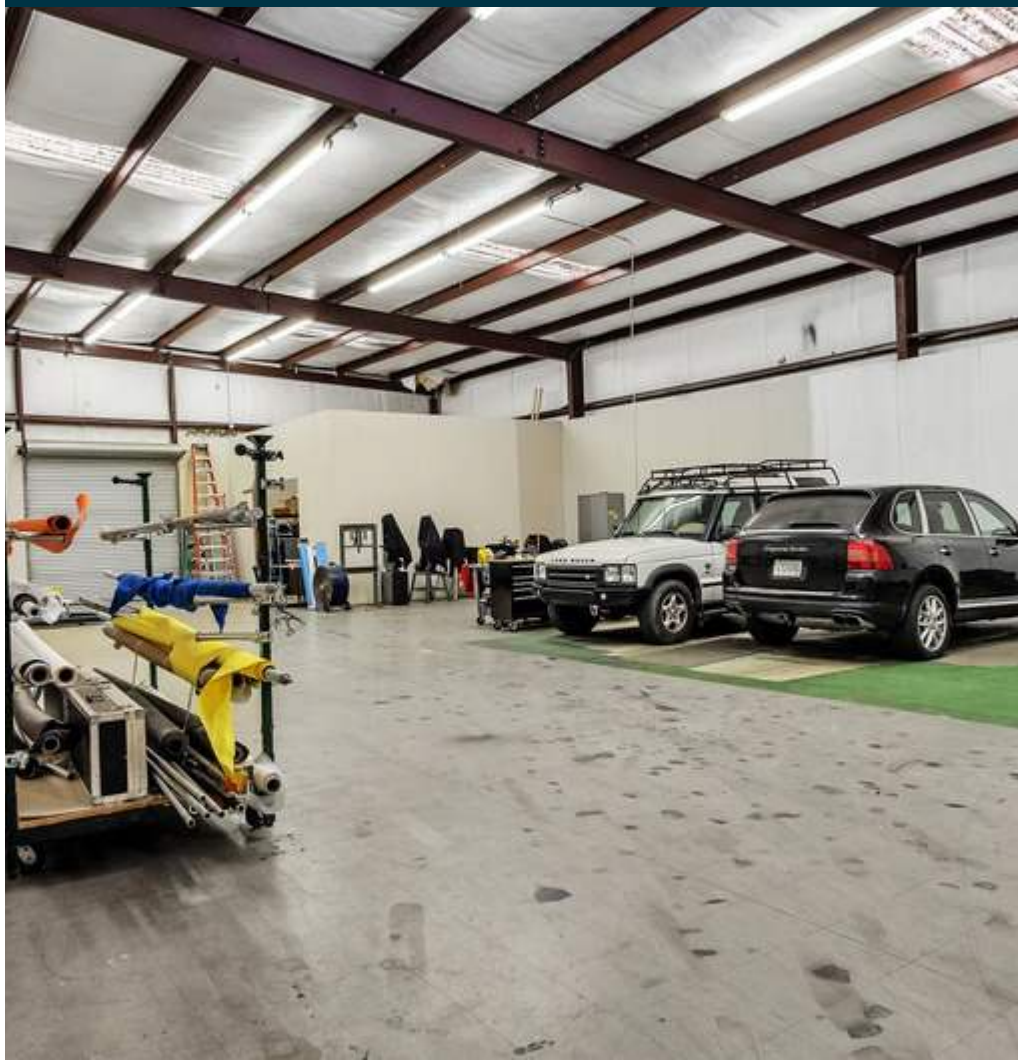
Located just two miles from I-520, the property connects directly to the Augusta, GA metro area and the broader Central Savannah River Area (CSRA). This prime positioning offers strategic access to regional transportation infrastructure, including proximity to the Augusta Regional Airport and multiple industrial corridors serving Eastern Georgia and Western South Carolina.

The building's layout, paired with its strategic location, makes it an excellent option for service contractors, light manufacturing users, or small distributors seeking to establish or expand their presence in a growing market.

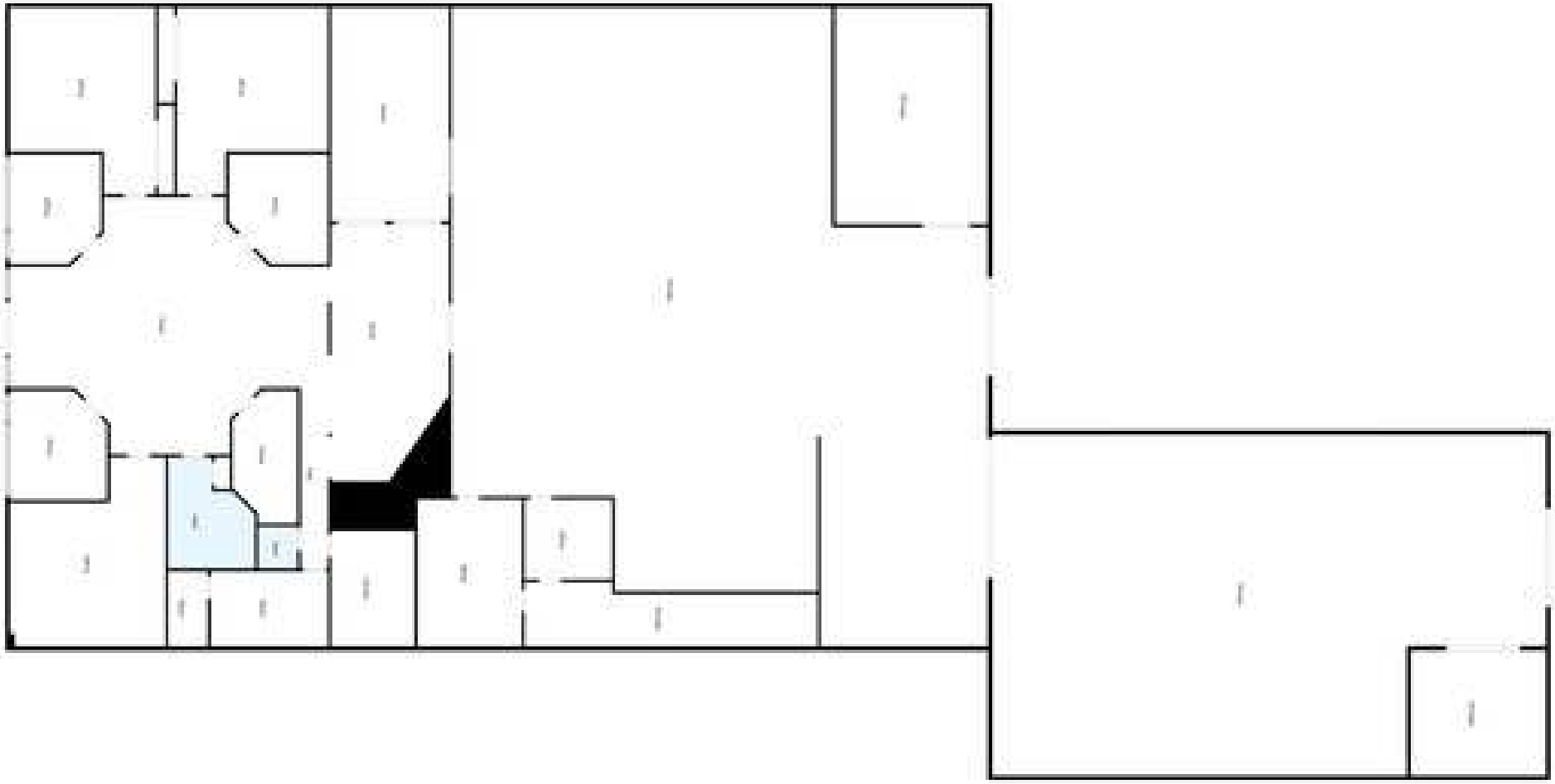
±13,120 FLEX SPACE
BUILDING DETAILS

BUILDING DETAILS	
Building Size:	±13,120 SF
Lot Size:	±0.98 Acres
Zoning:	TC | Thoroughfare Commercial
Office/Showroom Square Feet:	±5,000 SF
Warehouse & Showroom Square Feet:	±8,000 SF
Year Built:	1977
Rear Warehouse Clear Height:	16' - 18'
Front Warehouse Clear Height:	12' 6" - 14' 6"
Lighting:	Overhead Fluorescent Lighting
Floors:	Concrete Slab
Structure:	Steel Beam w/ Steel Walls
Roof:	Sheet Metal | Steel Trusses & Purlins
Drive-In Doors:	1
Dock Height Doors:	1

INTERIOR

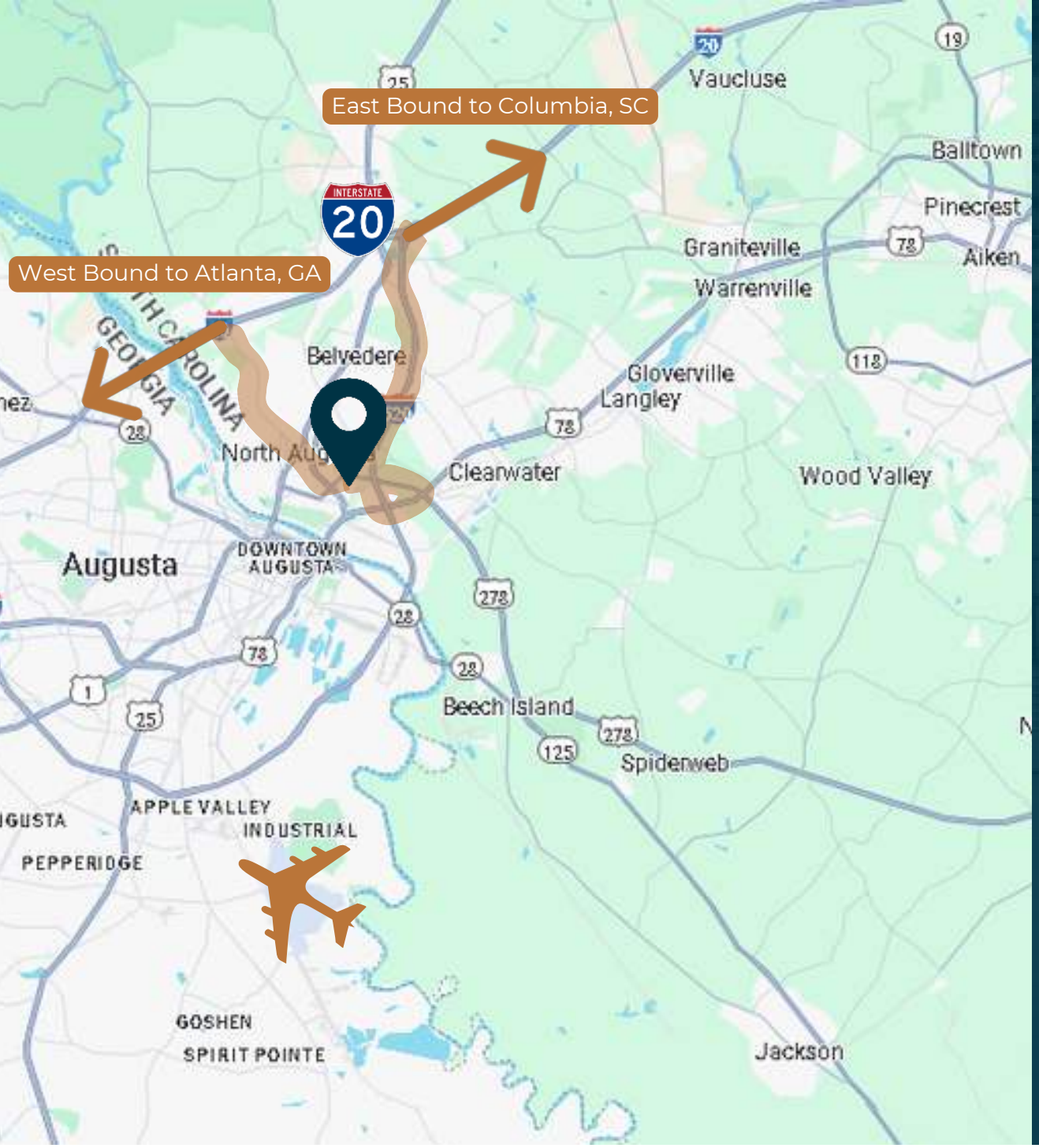


±13,120 FLEX SPACE
FLOOR PLAN



±13,120 FLEX SPACE
PROPERTY OUTLINE





CONVENIENTLY LOCATED TO MAJOR CITIES

LOGISTIC ROUTES

8.3 Miles To Interstate-20 East Bound

5.3 Miles To Interstate-20 West Bound

1.7 Miles To Interstate-520

TRUCKING DISTANCES

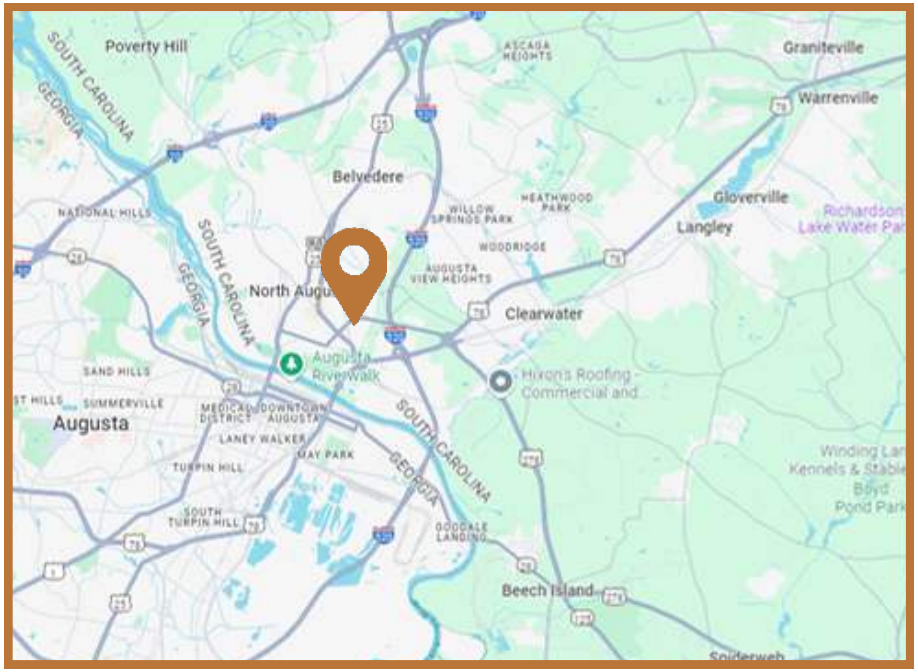
To Important Cities & Ports

Augusta, GA	7.3 Miles
Aiken, SC	15.3 Miles
Columbia, SC	72.2 Miles
Greenville, SC	121.0 Miles
Port of Charleston	130.0 Miles
Atlanta, GA	151.0 Miles
Charlotte, NC	161.0 Miles
Port of Savannah	165.0 Miles

10352 ATOMIC ROAD
LOCATION SUMMARY

10352 Atomic Road is strategically located in Beech Island, SC, just two miles from I-520, providing immediate connectivity to the greater Augusta MSA and surrounding industrial corridors. Positioned along a key arterial route with a traffic count of 5,000 VPD, the site offers strong visibility and access to the Central Savannah River Area. The property's location supports distribution and light manufacturing uses, with proximity to the Augusta Regional Airport, Fort Gordon, and major employers throughout Aiken County and the Augusta industrial basin.






LOWE'S
Walmart
North Augusta Middle School
Innovative Renal Care
Save Stop
Sunshine House
McCall's Supply Inc
Compucar
Steelwater Gun Safes
SITE
Atomic Road Self Storage
BBQ Barn
La Jalisciense Taqueria


Steelwater Gun Safes
Breckenridge Villas Apartments
Compucar
Atomic Road Self Storage
SITE
McCall's Supply Inc
Sunshine House
Save Stop
BBQ Barn
La Jalisciense Taqueria


Downtown Augusta
Publix.
CHIPOTLE MEXICAN GRILL
La Jalisciense Taqueria
BBQ Barn
Save Stop
Sunshine House
McCall's Supply Inc
Atomic Road Self Storage
SITE
Compucar
Breckenridge Villas Apartments
Steelwater Gun Safes

PROPERTY PHOTOS



























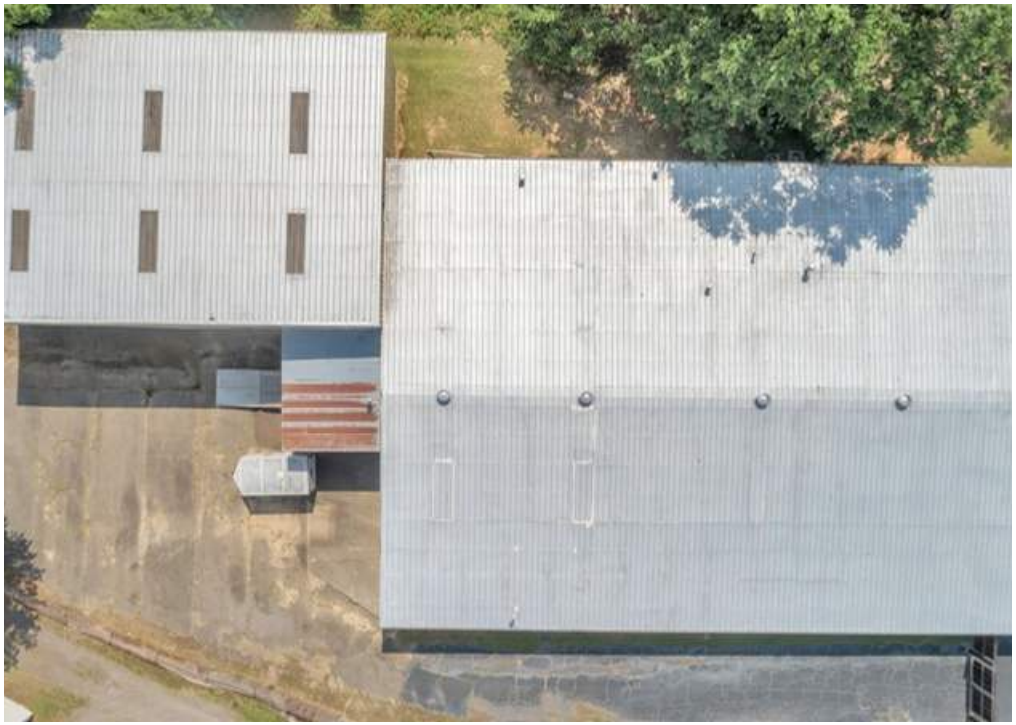

























FINANCING


LEWIS
DOYLE





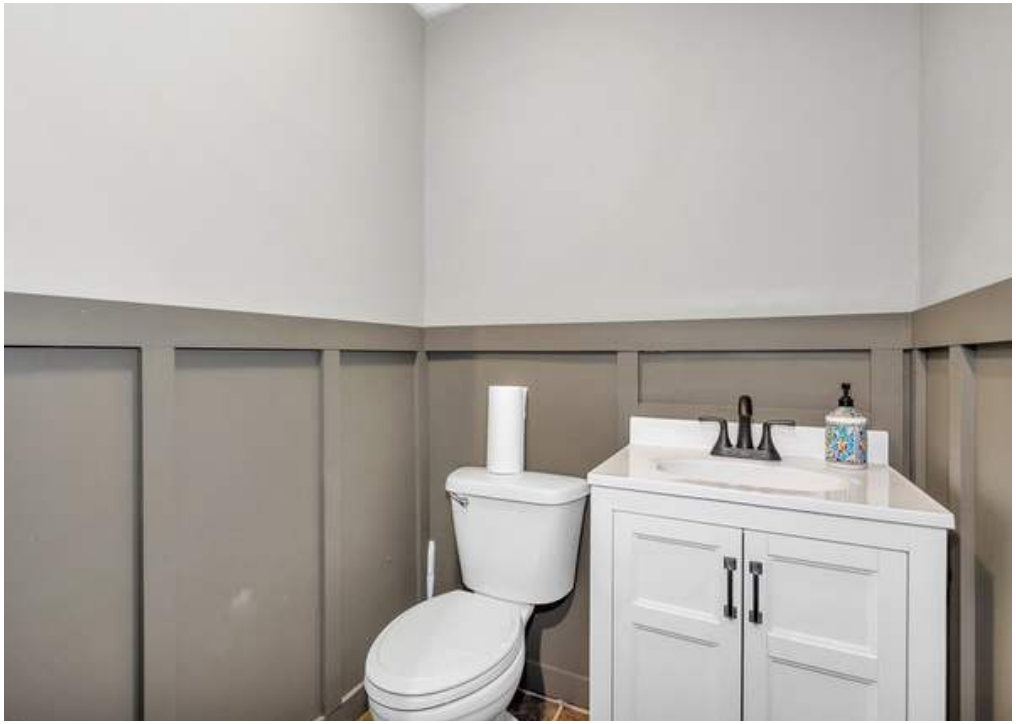

ATOMIC
STUDIOS












EXIT
BLUE HIGHWAY











LOCATION OVERVIEW



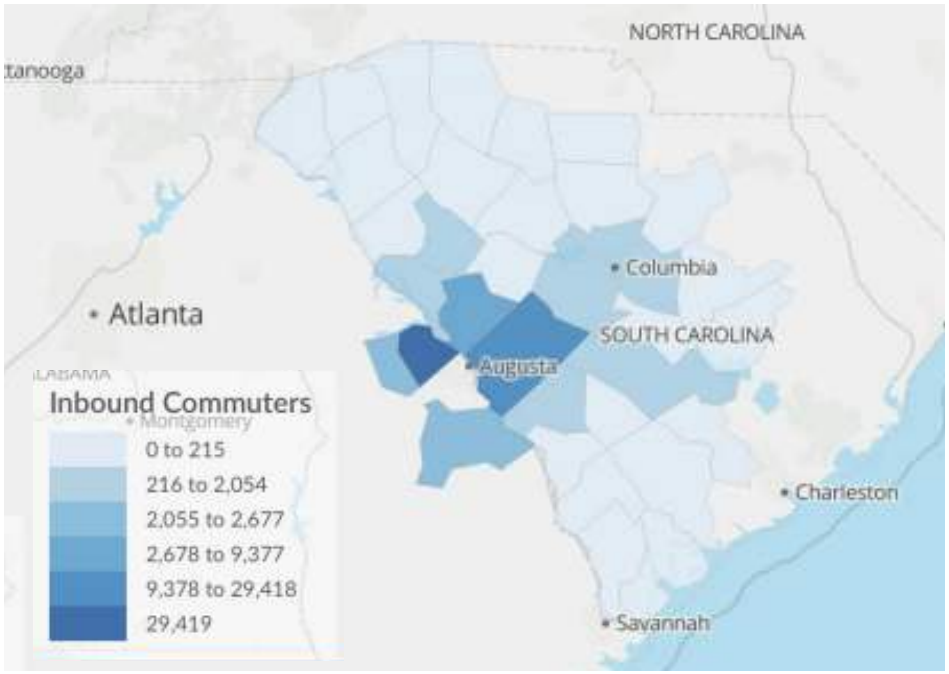
WORKFORCE

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 include, but are not 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 Gordon	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? CSRA

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 (westbound) and Columbia (eastbound), 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.

GEORGIA CYBER CENTER

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, complementing 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 the Next 5 Years

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)

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

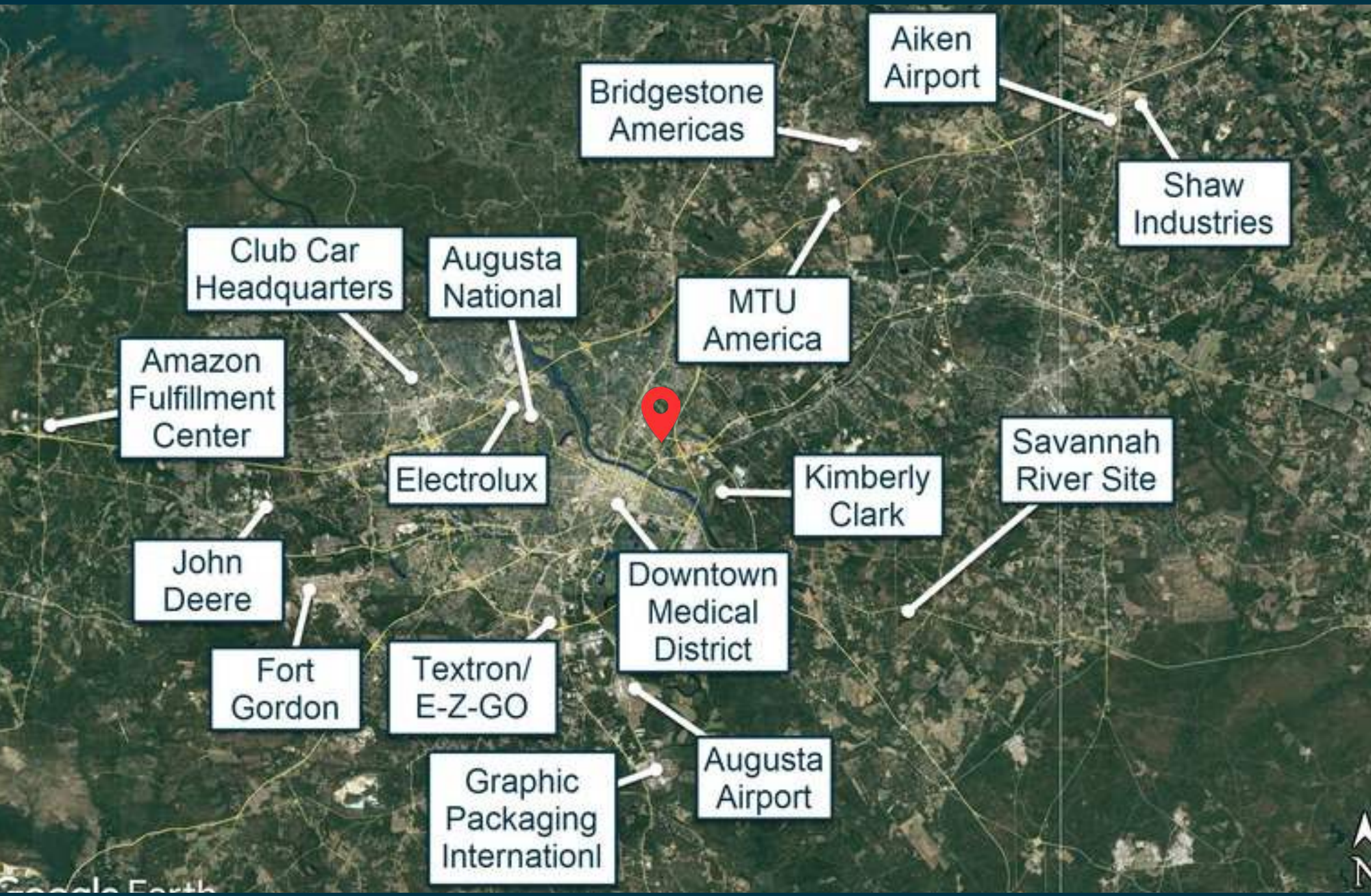
The Largest Concentration of Retail Imports on the East Coast

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

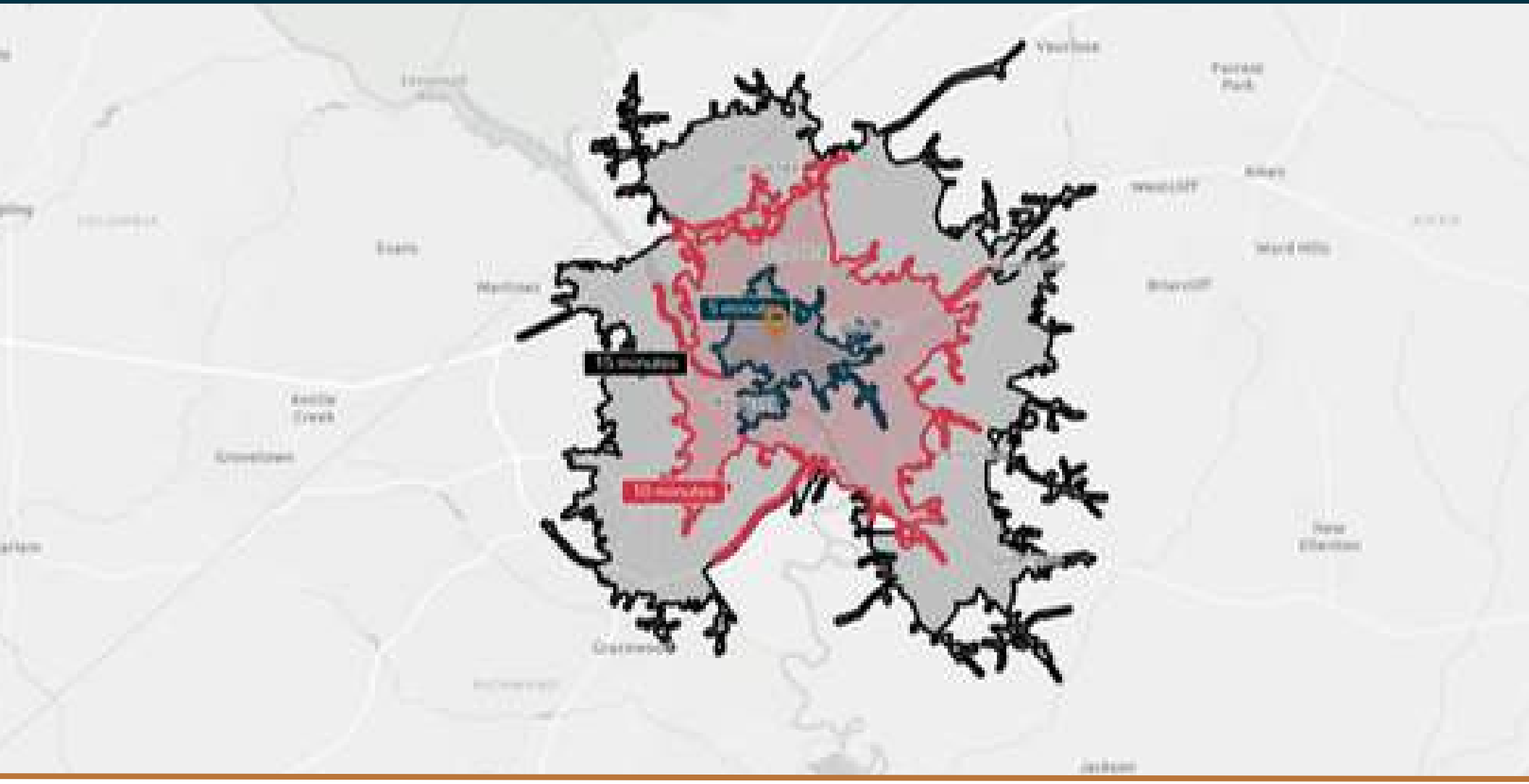
20% of the US Population and Industry is best served by the Port of Savannah

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

ECONOMIC DRIVERS



AREA DEMOGRAPHICS



Drive Time Radii	5 Min	10 Min	15 Min
Population	10,221	50,045	122,318
Median HH Income	$51,164	$46,779	$52,964
Median Age	39.0 Yrs	39.3 Yrs	38.8 Yrs

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.

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