15,400 SF INDUSTRIAL FACILITY

Meybohm COMMERCIAL

- 4,400 SF Office Space | 11,000 SF Warehouse Space
- 20-foot Clear Ceiling Height
- Light Industrial (LI) Zoning



OFFERING MEMORANDUM | 1703 MARVIN GRIFFIN DR, AUGUSTA, GA

3D Tour

OFFERING MEMORANDUM

TABLE OF CONTENTS

01 PROPERTY OVERVIEW 3

02 AERIAL IMAGES 8

03 PROPERTY PHOTOS 10

04 AREA OVERVIEW 16

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

- Lease Rate
- Lease Period
- Lease Guarantor
- Intended Use

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SECTION 01
PROPERTY OVERVIEW

OFFERING MEMORANDUM

DEAL HIGHLIGHTS

LEASE RATE
$10.35/SF NNN

SPACE SIZE
15,400 SF

CLEAR HEIGHT
20’ Center Clear

INDUSTRIAL DOORS
2 dock-high doors, 1 drive-in door

ZONING
Light Industrial (LI) zoning

LAND SIZE
2.0 acres

DISTANCE FROM INTERSTATE
1 mile from I-520

OFFERING OVERVIEW

1703 Marvin Griffin Drive is a 15,400 SF flex/industrial facility situated on approximately 2.0 acres in Augusta, Richmond County, Georgia. Originally built-to-suit for WESCO Distribution in 1998, the building offers a layout of approximately 4,400 SF of office space and 11,000 SF of warehouse space, with 20-foot clear ceiling height, two dock-high doors, one drive-in door, and ample maneuvering area on site.

The property is zoned Light Industrial (LI) and supports a broad range of uses including warehouse, distribution, service, contractor, and light industrial operations. This building presents an opportunity to secure a well-located, move-in-ready industrial facility in one of Augusta's most established industrial corridors.

1703 Marvin Griffin Drive sits approximately 1 mile from I-520 via Mike Padgett Highway, placing it within an active industrial node anchored by recognized operators including Textron, Prayon, Ferrero, Uniparts USA, and Occidental Chemical. The Mike Padgett Highway/I-520 corridor represents the primary concentration of light and mid-bay industrial product in the Augusta MSA.

OFFERING MEMORANDUM

PROPERTY DETAILS

KEY DETAILS

Building Size	15,400
Lot Size	2.0 acres
Zoning	LI | Light Industrial
Space Size	15,400 SF
Office Space	4,400 SF
Warehouse Space	11,000 SF
Clear Heights	20'
Floors	Concrete Slab
Structure	Steel | Sheet Metal Siding
Dock Doors	2 Dock Doors
Drive-In Doors	1 Drive-In Door
Parking	±32 Parking Spots

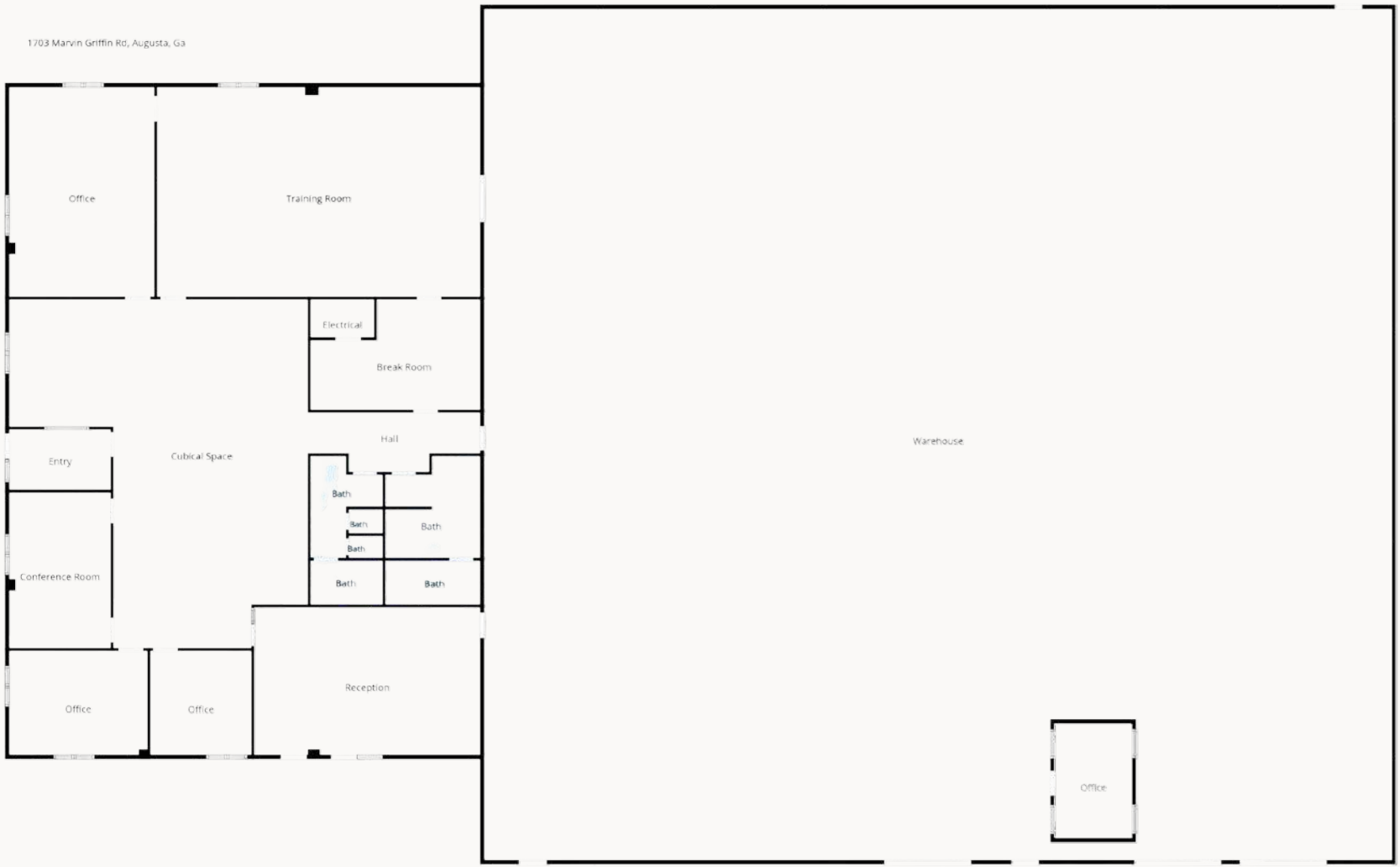
INTERIOR PHOTOS





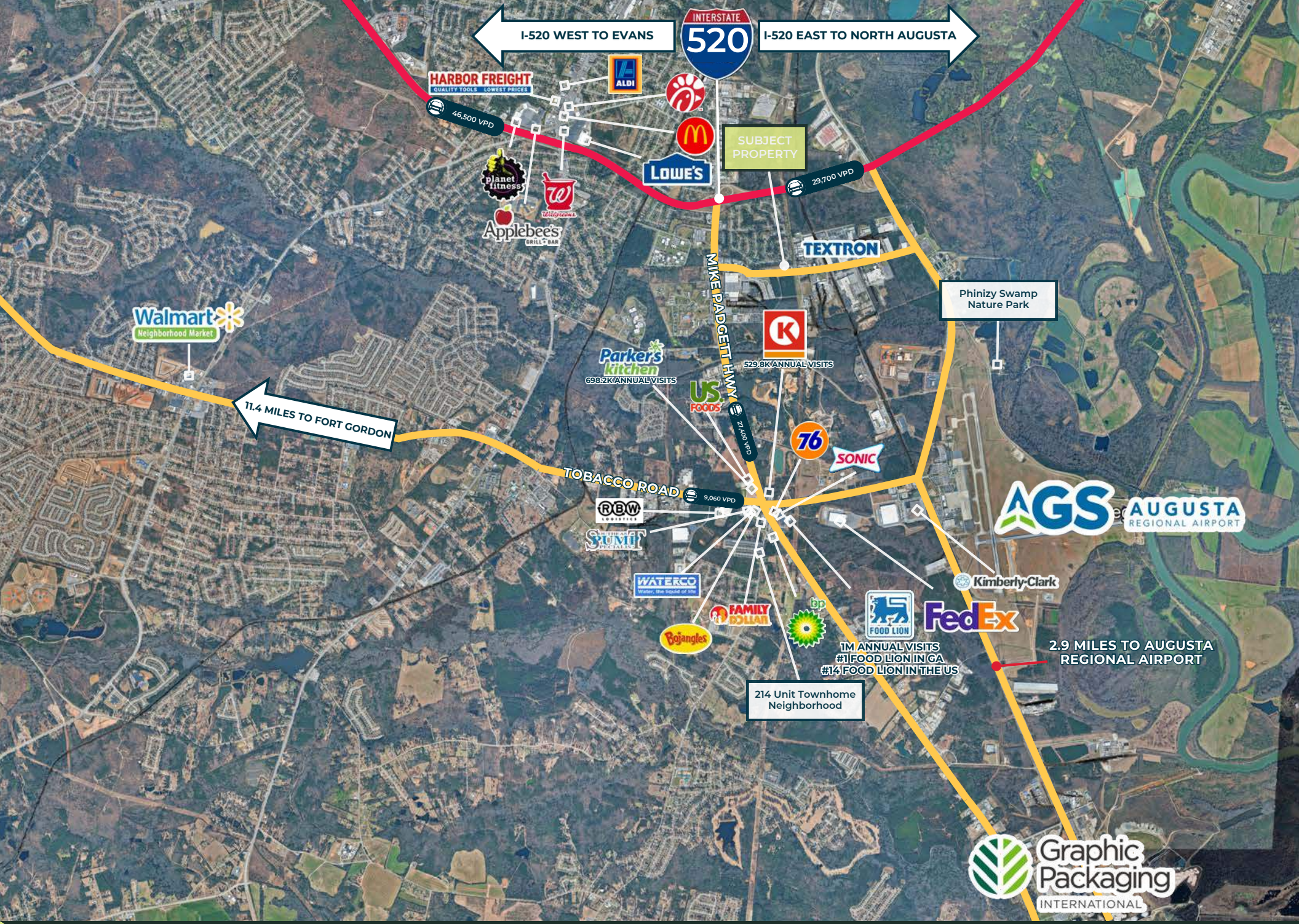
OFFERING MEMORANDUM

FLOOR PLAN



SECTION 02
AERIAL IMAGES




I-520 WEST TO EVANS
INTERSTATE 520
I-520 EAST TO NORTH AUGUSTA
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
ALDI
46,500 VPD
SUBJECT PROPERTY
LOWE'S
29,700 VPD
planet fitness
Applebee's GRILL + BAR
TEXTRON
Phinizy Swamp Nature Park
Walmart Neighborhood Market
MIKE PADGETT HWY
Parker's kitchen
698.2K ANNUAL VISITS
529.8K ANNUAL VISITS
US FOODS
27,600 VPD
11.4 MILES TO FORT GORDON
76
SONIC
TOBACCO ROAD
9,060 VPD
RBW LOGISTICS
AGS
AUGUSTA REGIONAL AIRPORT
WATERCO
Kimberly-Clark
FAMILY DOLLAR
bp
FOOD LION
FedEx
Bojangles
1M ANNUAL VISITS
#1 FOOD LION IN GA
#14 FOOD LION IN THE US
2.9 MILES TO AUGUSTA REGIONAL AIRPORT
214 Unit Townhome Neighborhood
Graphic Packaging INTERNATIONAL



SECTION 03
PROPERTY PHOTOS

OFFERING MEMORANDUM

PROPERTY PHOTOS









OFFERING MEMORANDUM

PROPERTY PHOTOS









OFFERING MEMORANDUM

PROPERTY PHOTOS









OFFERING MEMORANDUM

PROPERTY PHOTOS









OFFERING MEMORANDUM

PROPERTY PHOTOS











SECTION 04
AREA OVERVIEW



CONVENIENTLY LOCATED TO

CITIES AND PORTS

MAJOR CITIES

Atlanta, GA	147 Miles
Charlotte, NC	165 Miles
Greenville, SC	114 Miles
Raleigh, NC	300 Miles
Columbia, SC	70 Miles

MAJOR PORTS

Port of Savannah	143 Miles
Port of Charleston	140 Miles
Port of Brunswick	201 Miles
Port of Jacksonville	262 Miles

MAJOR AIRPORTS

Atlanta Airport	154 Miles
Charlotte Airport	165 Miles

OFFERING MEMORANDUM

LABOR FORCE

AVAILABLE WORKFORCE

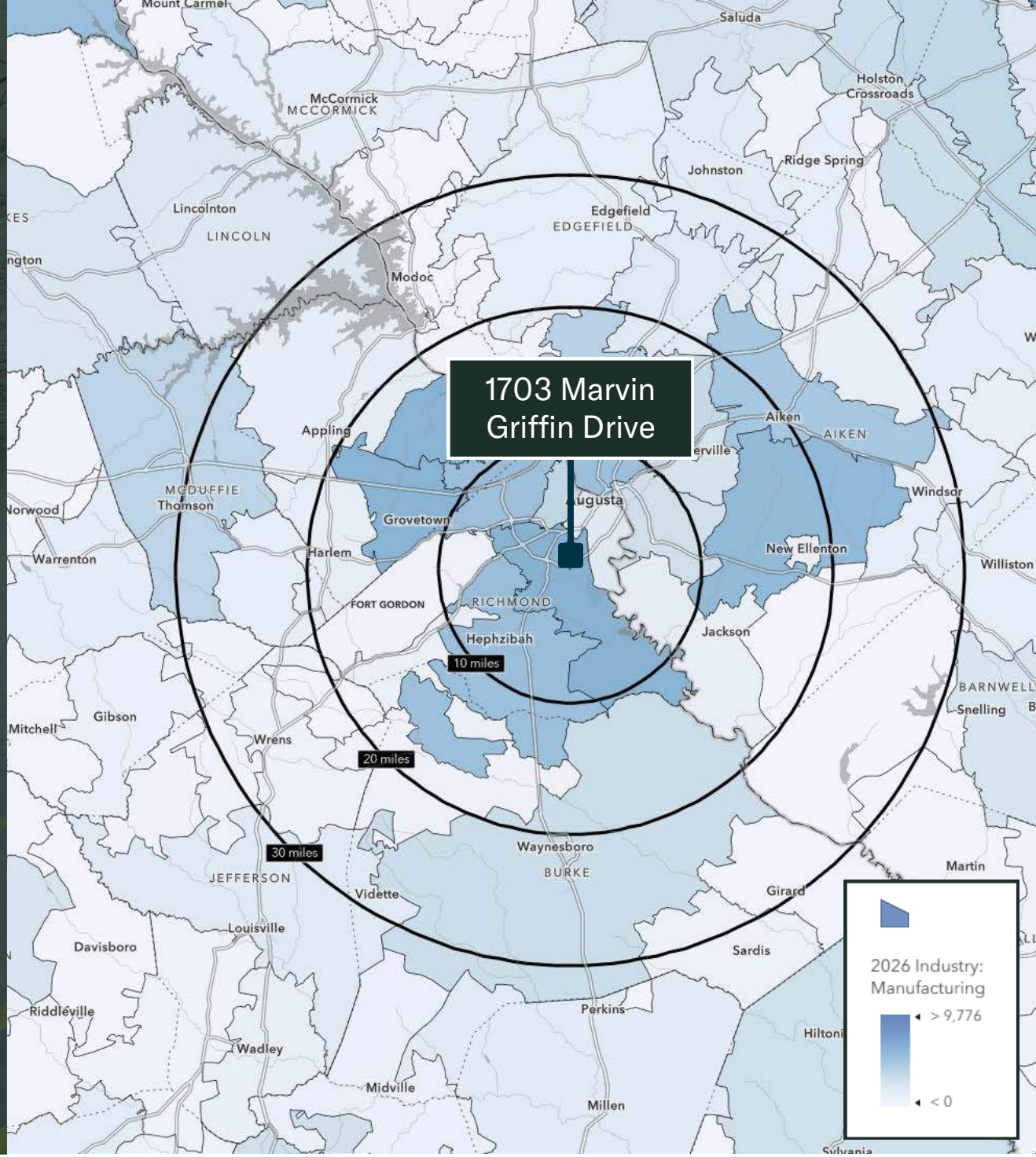
10 Miles	113,909 People
20 Miles	250,200 People
30 Miles	284,082 People

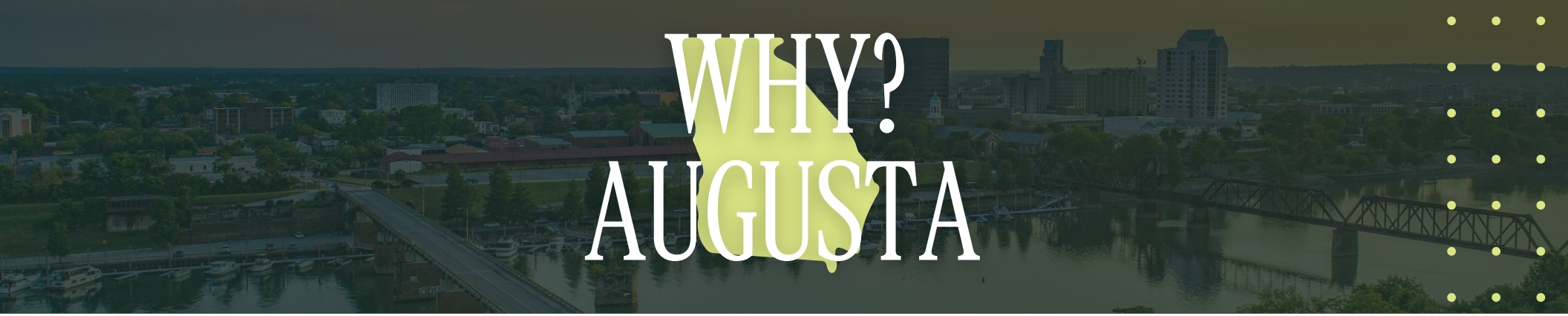
MANUFACTURING WORKFORCE

10 Miles	10,386 | 9.7% of Work Force
20 Miles	24,256 | 10.2% of Work Force
30 Miles	29,147 | 10.8% of Work Force

ESTIMATED POPULATION

10 Miles	198,988 People
20 Miles	431,665 People
30 Miles	500,055 People





WHY? AUGUSTA

OVERVIEW

The Central Savannah River Area (CSRA) which includes Augusta, GA, Aiken, SC and more, 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 the CSRA.





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 The CSRA. It 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.

GEORGIA CYBER CENTER

CYBER CITY

The CSRA 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 the CSRA 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	611K	270K	5.7%	13K	27K
Most Populated MSA in GA	CSRA Population	CSRA Labor Force	Percentage Unemployed	Projected Job Growth in Next 5 Years	Projected Population Growth in Next the next 5 Years



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 infrastucture 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: GA#4
- Best States for Manufacturing: GA#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	61%	268K	134B	13M	90%
Total State Population	Labor Force Participation	Jobs Created Last 5 Years	Invested in GA in Last 5 Years	2050 Projected State Pop.	Growth in Trade at Port of Savannah Over the Last Decade

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

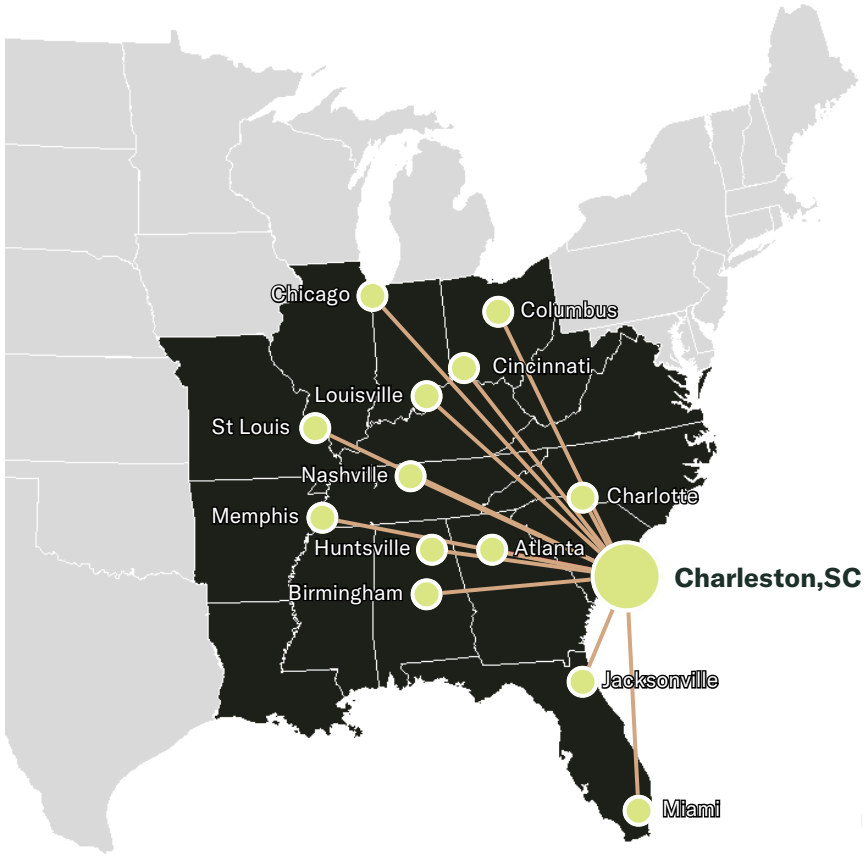
The Port of Charleston, SC is one of the fastest-growing ports in the United States and it now has the deepest harbor on the East Coast which allows it to handle the largest ships in the world. This port alone supports about 10% of the jobs in the state and has an economic impact of over $33 Billion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

FOR INQUIRIES, CONTACT US.

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