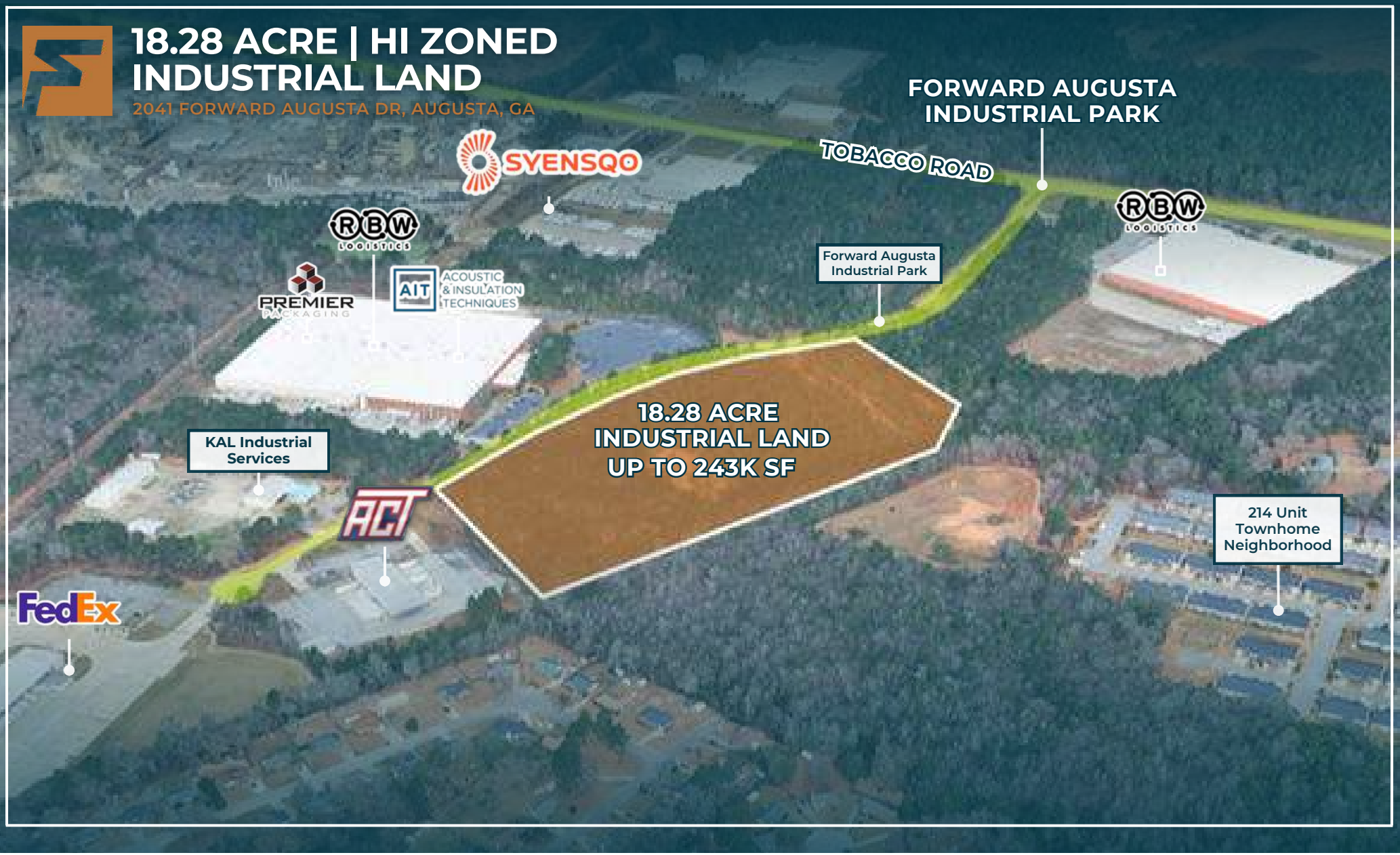
18.28 ACRE | HI ZONED INDUSTRIAL LAND

2041 FORWARD AUGUSTA DR, AUGUSTA, GA



SITE OPTIONS			
Options	**Size**	**Availablity**	**Ideal Use**
Land Sale	18.28 Acres	For Sale	Industrial
Build-To-Suit	Up to 243,360 SF	For Lease	Industrial

OFFERING MEMORANDUM

18.28 ACRE INDUSTRIAL DEVELOPMENT SITE
FORWARD AUGUSTA INDUSTRIAL PARK OPPORTUNITY
OWNERS HAVE THE ABILITY TO BUILD-TO-SUIT FOR TENANT

FINEM INDUSTRIAL
MEYBOHM COMMERCIAL

OFFERING MEMORANDUM

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

- Lease Rate
- Lease Term
- Lease Guarantor
- Special Stipulations

POINT OF CONTACT



DUSTIN WRIGHT

ASSOCIATE BROKER
706-830-8266
DWRIGHT@FINEMGROUP.COM



JOHN ECKLEY

VICE PRESIDENT, CCIM,MBA
706-214-2937
JECKLEY@FINEMGROUP.COM



JONATHAN ACEVES

VICE PRESIDENT, CCIM,MBA
706-294-1757
JACEVES@FINEMGROUP.COM

BROKERAGE SUPPORT STAFF



STEPHEN LONG

SENIOR INVESTMENT ANALYST
706-513-3840
SLONG@FINEMGROUP.COM



KEVIN CRAW

INVESTMENT ANALYST
706-840-2198
KCRAW@FINEMGROUP.COM



JUDY MONIS

TRANSACTION COORDINATOR
706-214-2937
JMONIS@FINEMGROUP.COM

EXECUTIVE SUMMARY



INDUSTRIAL OPPORTUNITY

WHY THIS SITE?

LAND SIZE
18.28 Acres

BUILD-TO-SUIT BUILDING
Potential 243K Sqft Building

ZONING
HI - Heavy Industrial

STRONG SYNERGY
Established Industrial Park

STRONG DEMOGRAPHICS
$61K MHI 21.9K Population

DISTANCE TO AIRPORT
2.3 Miles to Augusta Regional Airport

ACCESS
Shared Full Motion Access

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 2401 Forward Augusta Drive, Augusta, Georgia — a ±18.28-acre industrial parcel zoned HI, available for sale or lease as a build-to-suit opportunity. The site can accommodate up to 243,360 square feet of industrial development and is ideal for heavy industrial users including manufacturing, distribution, or warehousing operations. With utilities on-site, generally flat topography, no wetlands, and no known encumbrances, this site offers a compelling opportunity for developers, owner-users, or build-to-suit tenants within a high-demand industrial corridor.

Located within the Forward Augusta Industrial Park, the property is situated in one of Augusta's most established industrial zones. Forward Augusta Industrial Park includes notable users such as FedEx Ship Center, AAA Cooper Transportation, KAL Industrial Services, RBW Logistics, and Synesqo.

The site is just 2.3 miles from Augusta Regional Airport and only 0.8 miles from the intersection of Tobacco Road and Mike Padgett Highway, a retail node anchored by the state's top-performing Food Lion and a high-traffic Parker's convenience store. Additional nearby users include FedEx and Kimberly-Clark, underscoring the area's appeal for logistics and manufacturing operations. Bobby Jones Expressway (I-520) is located just 3 miles from the property, and I-20 is approximately 11.8 miles away, providing regional and interstate connectivity.

LOCATION OVERVIEW

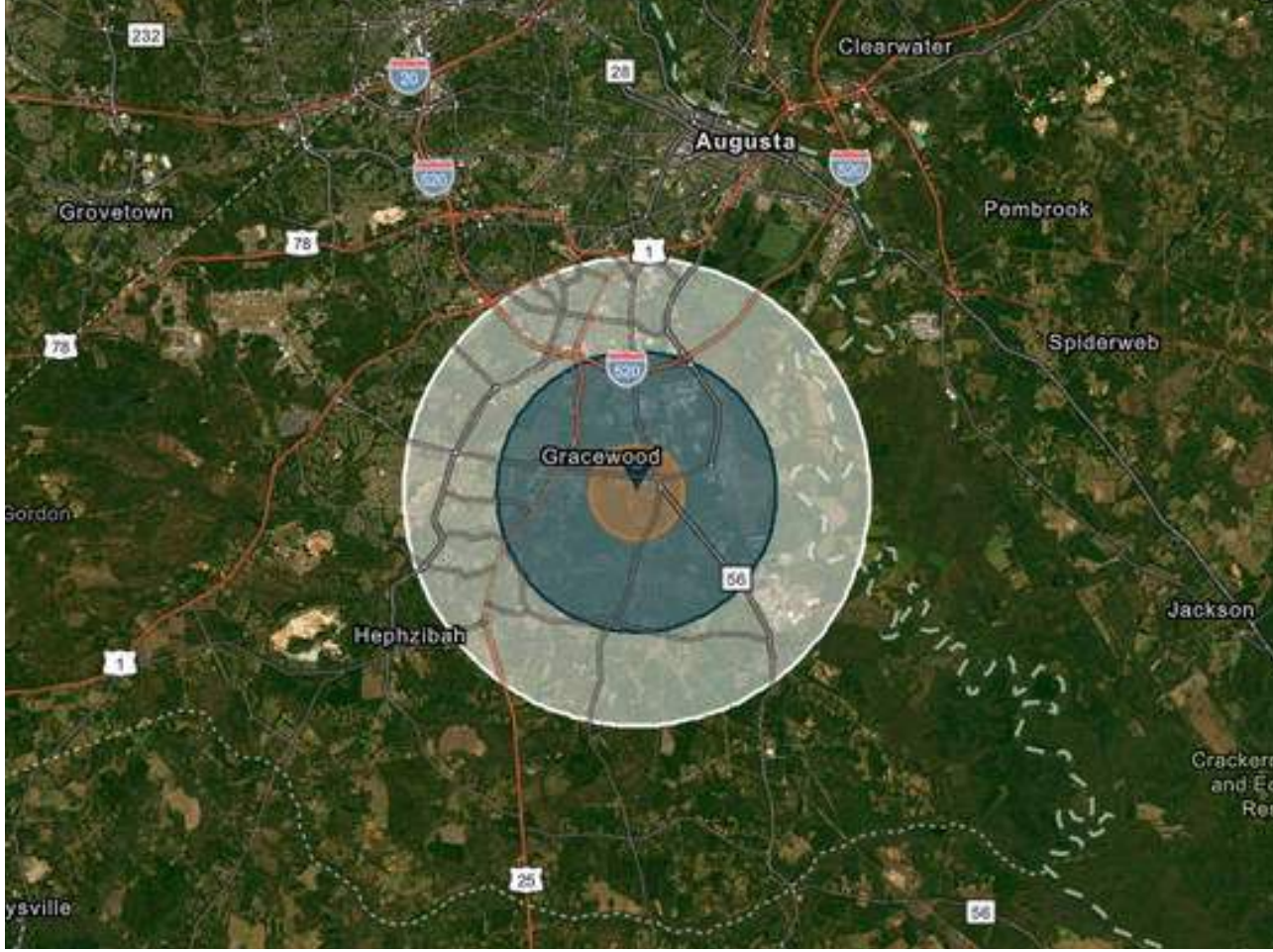
HIGH TRAFFIC TRADE AREA

NOTABLE FEATURES

WITHIN A 15 MILE DRIVE

Food Lion Shopping Center	1 Mile
Augusta Regional Airport	2 Miles
Augusta South Family Y	2 Miles
3 Miles Population	21,982
3 Mile Median Household Income	$61,667
I-520	3 Miles
Graphic Packaging	4.6 Miles
I-20	11.8 Miles

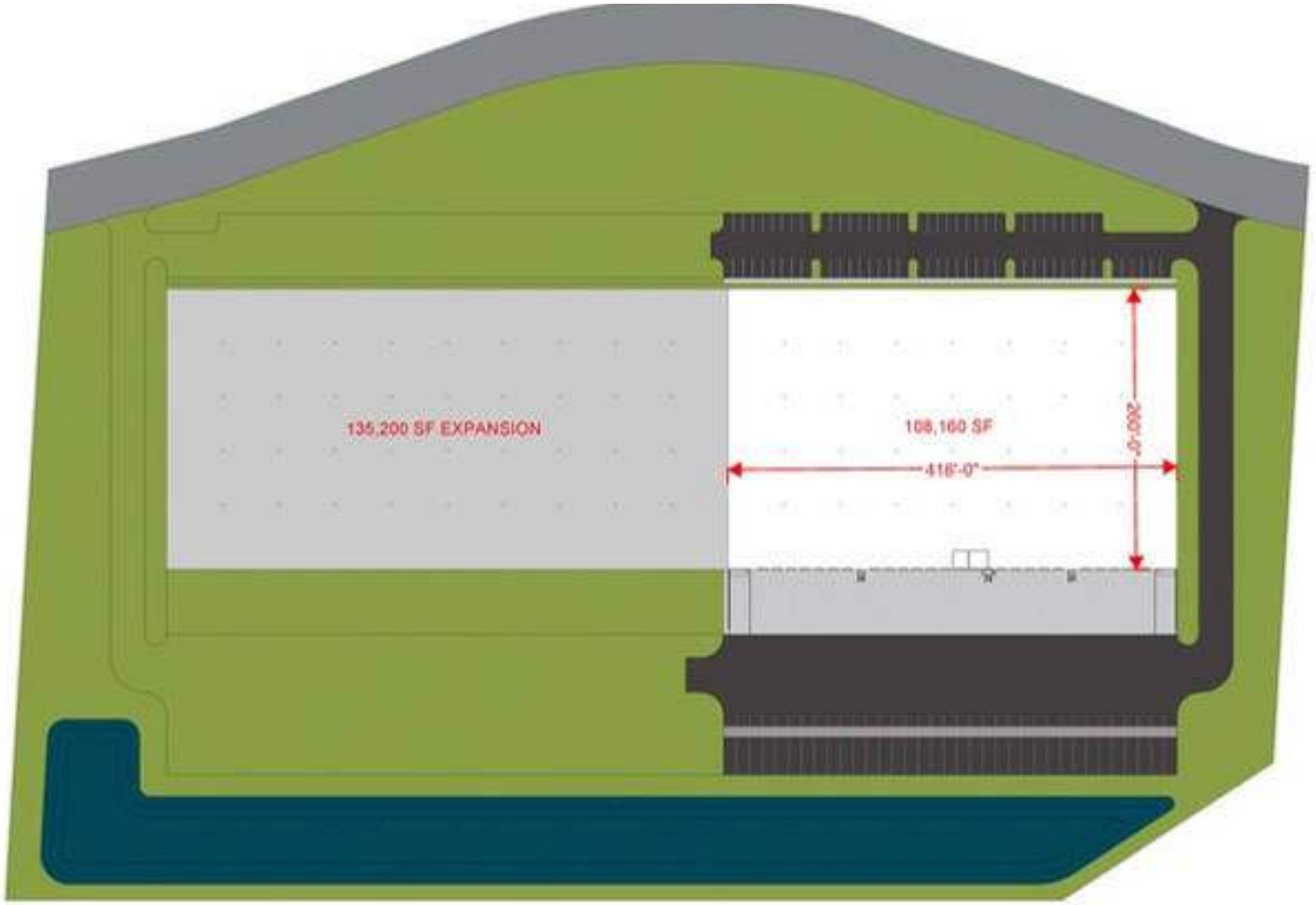




Demographics	1 Mile	3 Mile	5 Mile
Population	2,436	21,982	54,407
Median HH Income	$51,597	$61,667	$56,301
Households	1,014	8,174	20,879

18.28 ACRE INDUSTRIAL LAND

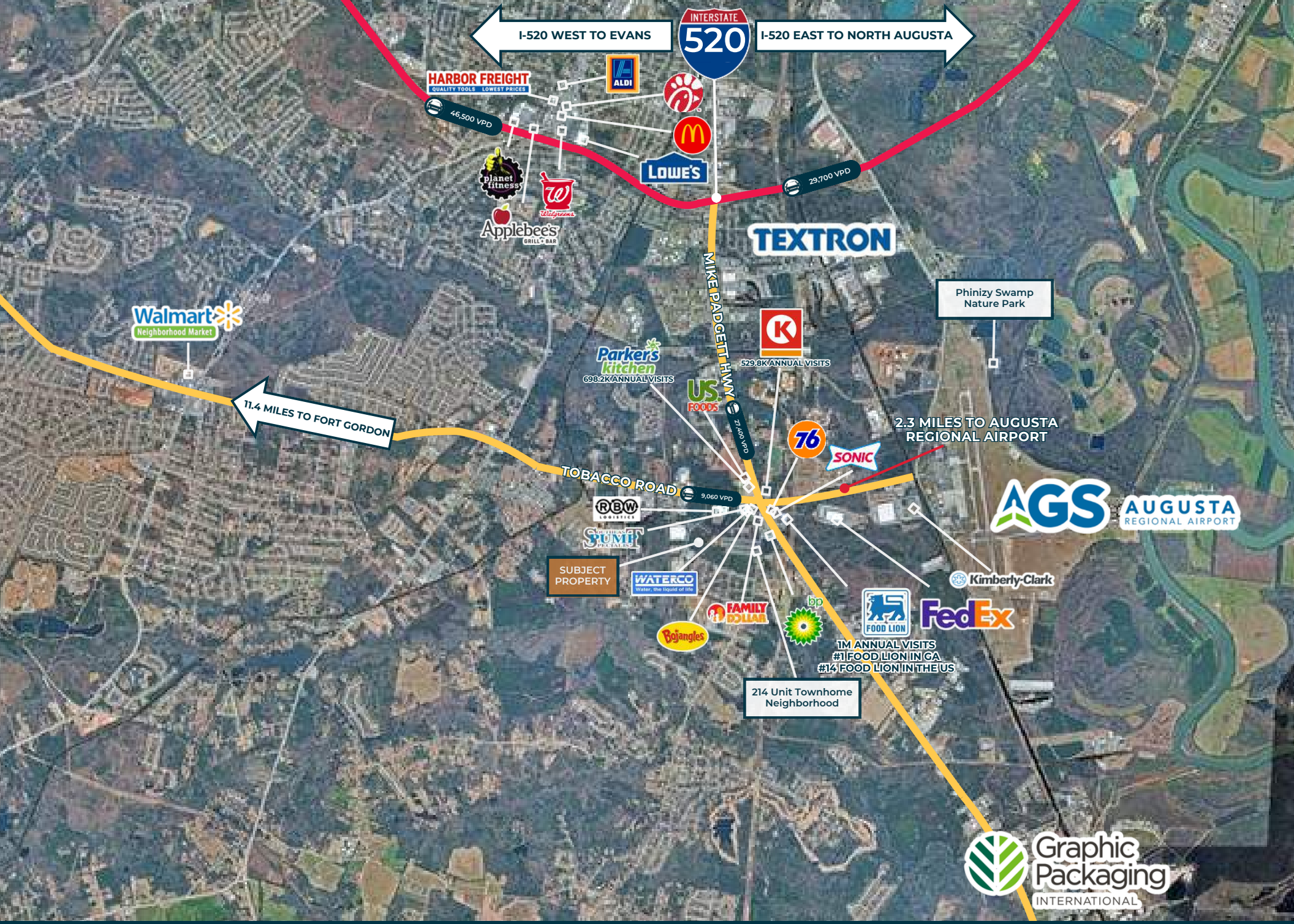
SITE PLAN




Phinizy Swamp Nature Park
AGS AUGUSTA REGIONAL AIRPORT
Kimberly-Clark
2.3 MILES TO AUGUSTA REGIONAL AIRPORT
FedEx
FOOD LION
1M ANNUAL VISITS
#1 FOOD LION IN GA
#14 FOOD LION IN THE US
529.8K ANNUAL VISITS
SONIC
76
Parker's kitchen
698.2K ANNUAL VISITS
214 Unit Townhome Neighborhood
RBW LOGISTICS
Forward Augusta Industrial Park
SYENSQO
18.28 ACRE INDUSTRIAL LAND
RBW LOGISTICS
ACT
AIT ACOUSTIC & INSULATION TECHNIQUES
PREMIER PACKAGING
KAL Industrial Services
FedEx


FedEx
ACT
KAL Industrial Services
RBW LOGISTICS
PREMIER PACKAGING
AIT ACOUSTIC & INSULATION TECHNIQUES
SYENSQO
18.28 ACRE INDUSTRIAL LAND
Forward Augusta Industrial Park
214 Unit Townhome Neighborhood
RBW LOGISTICS


U.S. Battery
SYENSQO
RBW LOGISTICS
PREMIER PACKAGING
AIT ACOUSTIC & INSULATION TECHNIQUES
Forward Augusta Industrial Park
RBW LOGISTICS
SOUTHEAST PUMP SPECIALISTS
18.28 ACRE INDUSTRIAL LAND
KAL Industrial Services
ACT
214 Unit Townhome Neighborhood
FedEx


I-520 WEST TO EVANS
INTERSTATE 520
I-520 EAST TO NORTH AUGUSTA
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
ALDI
46,500 VPD
LOWE'S
29,700 VPD
planet fitness
Applebee's GRILL + BAR
TEXTRON
MIKE PADGETT HWY
Phinizy Swamp Nature Park
Walmart Neighborhood Market
Parker's kitchen
698.2K ANNUAL VISITS
529.8K ANNUAL VISITS
US FOODS
27,000 VPD
11.4 MILES TO FORT GORDON
2.3 MILES TO AUGUSTA REGIONAL AIRPORT
SONIC
TOBACCO ROAD
9,060 VPD
AGS AUGUSTA REGIONAL AIRPORT
RBW LOGISTICS
SUBJECT PROPERTY
WATERCO
Water, the liquid of life
Kimberly-Clark
FAMILY DOLLAR
Bojangles
FOOD LION
FedEx
1M ANNUAL VISITS
#1 FOOD LION IN GA
#14 FOOD LION IN THE US
214 Unit Townhome Neighborhood
Graphic Packaging INTERNATIONAL

SITE MAPS



18.28 ACRE INDUSTRIAL LAND

UTILITIES MAP



18.28 ACRE INDUSTRIAL LAND

ZONING MAP



18.28 ACRE INDUSTRIAL LAND

TOPOGRAPHY MAP



AREA OVERVIEW



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 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

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 infrastrucutre 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 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, indicating 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



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

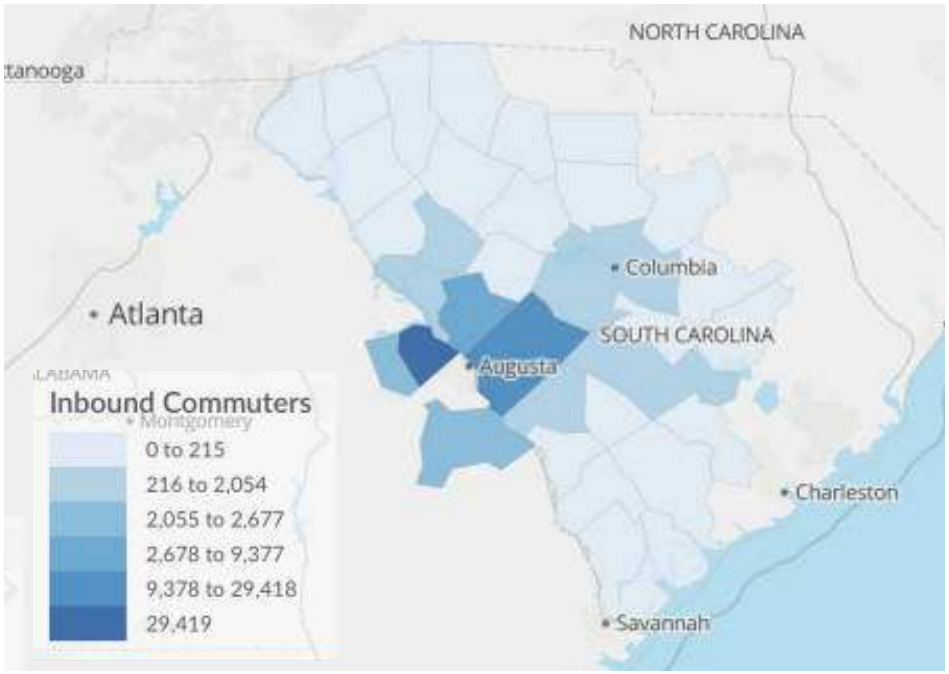
WORKFORCE

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

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 Angles, 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.

www.finemgroup.com
dwright@finemgroup.com
706.214.2922

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