26,600 SF BTS FLEX SPACE

Meybohm COMMERCIAL

- For Lease | $17.00/SF NNN | BTS Flex Space
- M-1 Zoned Columbia County | 0.5 Miles to I-20
- 21,600 SF & 5,000 SF | 4.83 Acres



OFFERING MEMORANDUM | 670 S OLD BELAIR RD, GROVETOWN, GA

*Representative Photo

OFFERING MEMORANDUM

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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
$17.00/SF NNN

BUILDING SIZES
21,600 SF & 5,000 SF

SITE PLAN
Truck Friendly Site Plan

INDUSTRIAL DOORS
Dock Heights Planned in Each Bldg

ZONING
M-1 | Light Industrial

LAND SIZE
4.83 Acres

DISTANCE FROM INTERSTATE
0.5 Miles to I-20

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present a build-to-suit leasing opportunity at 670 S Old Belair Road in Columbia County, Georgia. Located just 0.5 miles from Interstate 20, the planned development features two flex industrial buildings totaling ±26,600 SF, available at $17.00/SF NNN.

Building A is a ±21,600 SF (120' x 180') flex industrial building with a dock-high loading position and 24 parking spaces, including one ADA space.

Building B is a ±5,000 SF (100' x 50') building, also with a dock-high loading position and 24 parking spaces, including one ADA space.

The site plan was laid out with truck traffic in mind. A new connecting road ties into the existing road on the neighboring parcel and serves both buildings, and the parking and drive areas avoid tight turns so large vehicles can move through the site without issue.

Columbia County is a supply-constrained industrial submarket with limited M-1 zoned land available, and new flex product this close to I-20 is hard to come by. Build-to-suit gives tenants the chance to get into new construction configured around their operation instead of settling for existing inventory.

The property sits within the Central Savannah River Area (CSRA), with direct access to Augusta, Fort Gordon, and the broader southeastern logistics network via I-20 and I-520.

OFFERING MEMORANDUM

LOCATION OVERVIEW

NOTABLE FEATURES

I-20	0.5 Miles
Fort Gordon	3.8 Miles
Evans, GA	4.1 Miles
Median Household Income	$76,640
Population	51,426
Augusta Mall	4.4 Miles
Augusta Exchange	5.0 Miles
Grovetown, GA	5.2 Miles





Demographics	1 Mile	3 Mile	5 Mile
Population	6,414	51,426	135,364
Median Household Income	$67,919	$76,640	$79,352
Households	2,560	21,058	51,170
Population Growth %	8.80%	10.46%	7.11%

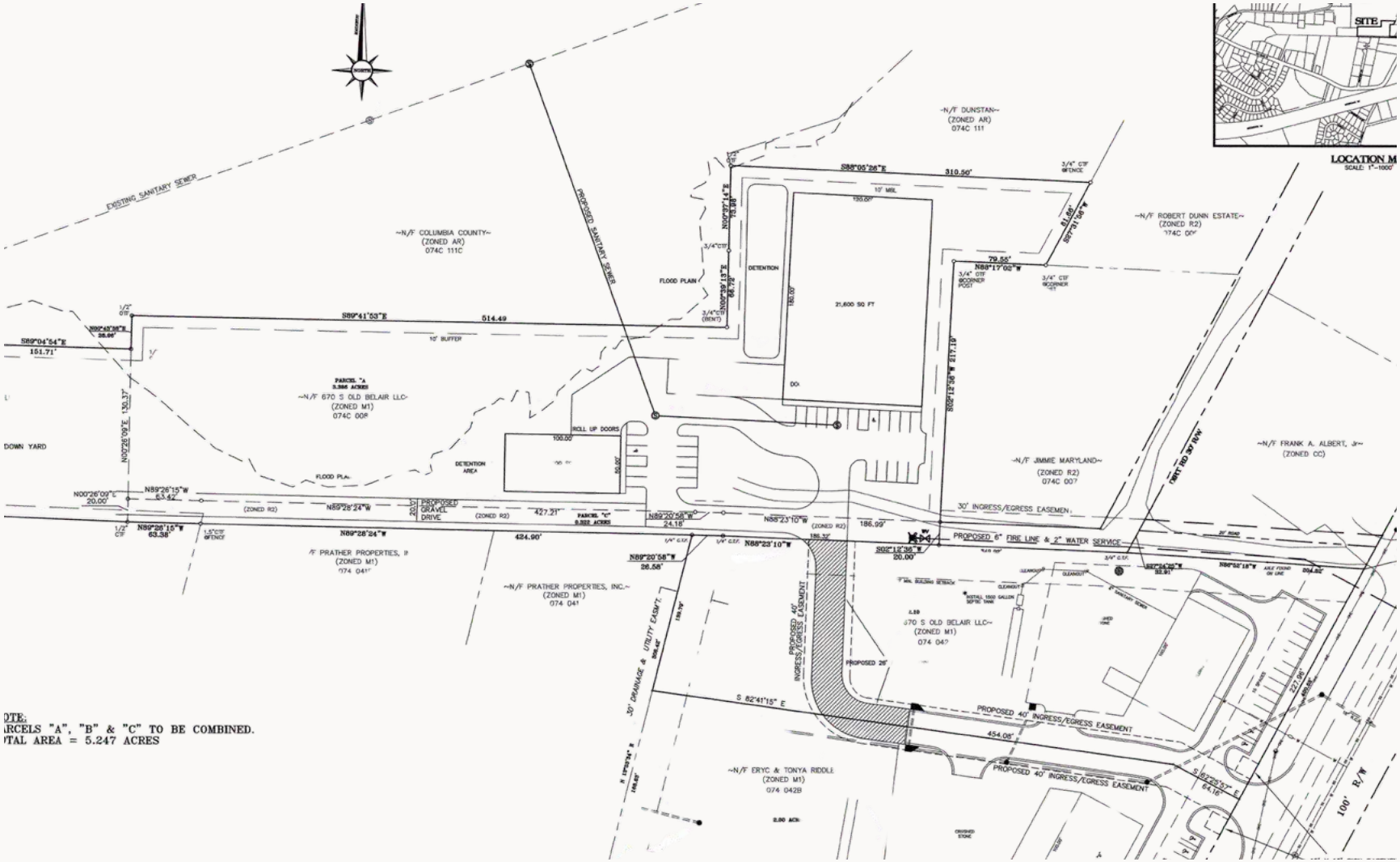
OFFERING MEMORANDUM

REPRESENTATIVE RENDERING



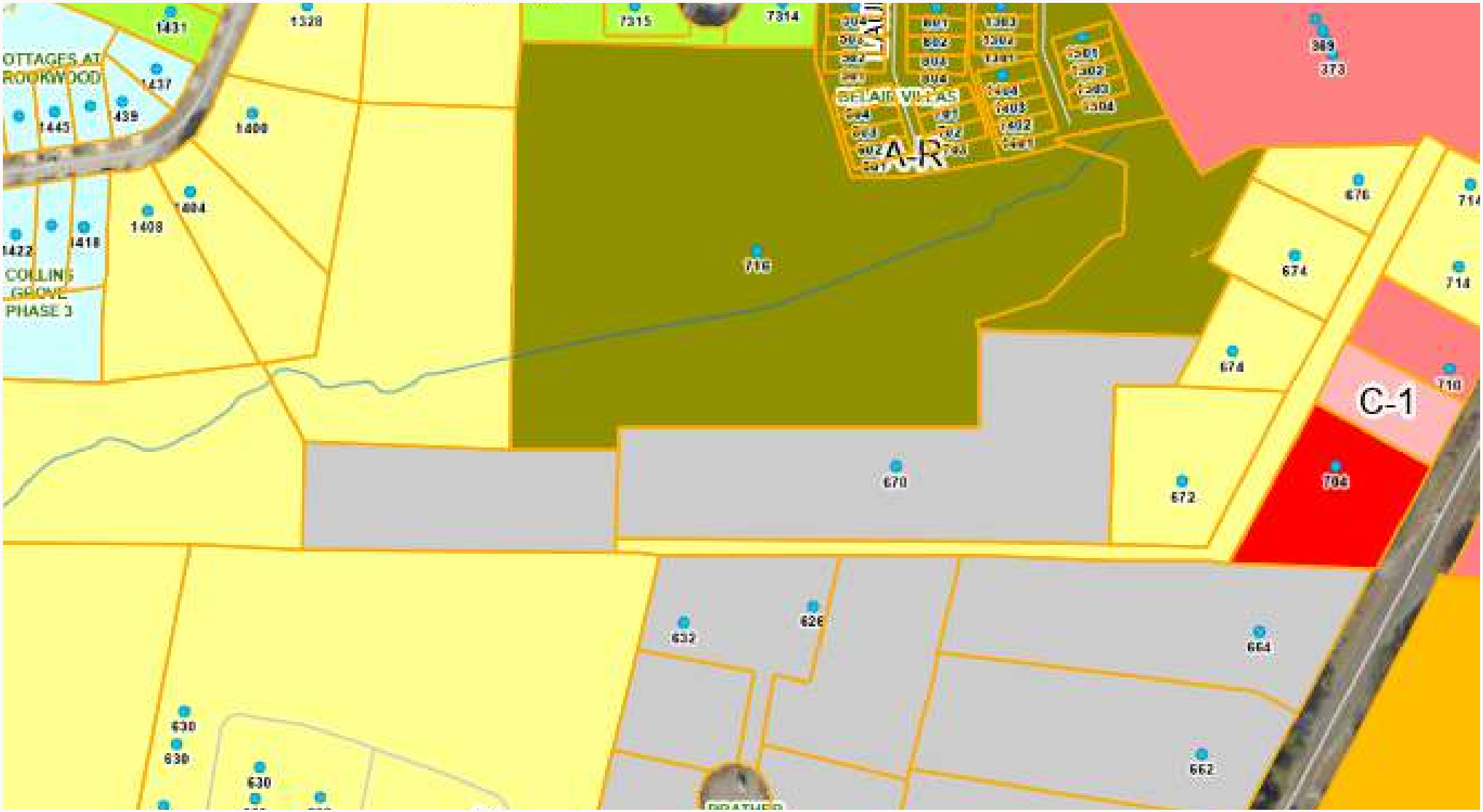
OFFERING MEMORANDUM

PROPOSED SITE PLAN



OFFERING MEMORANDUM

ZONING MAP

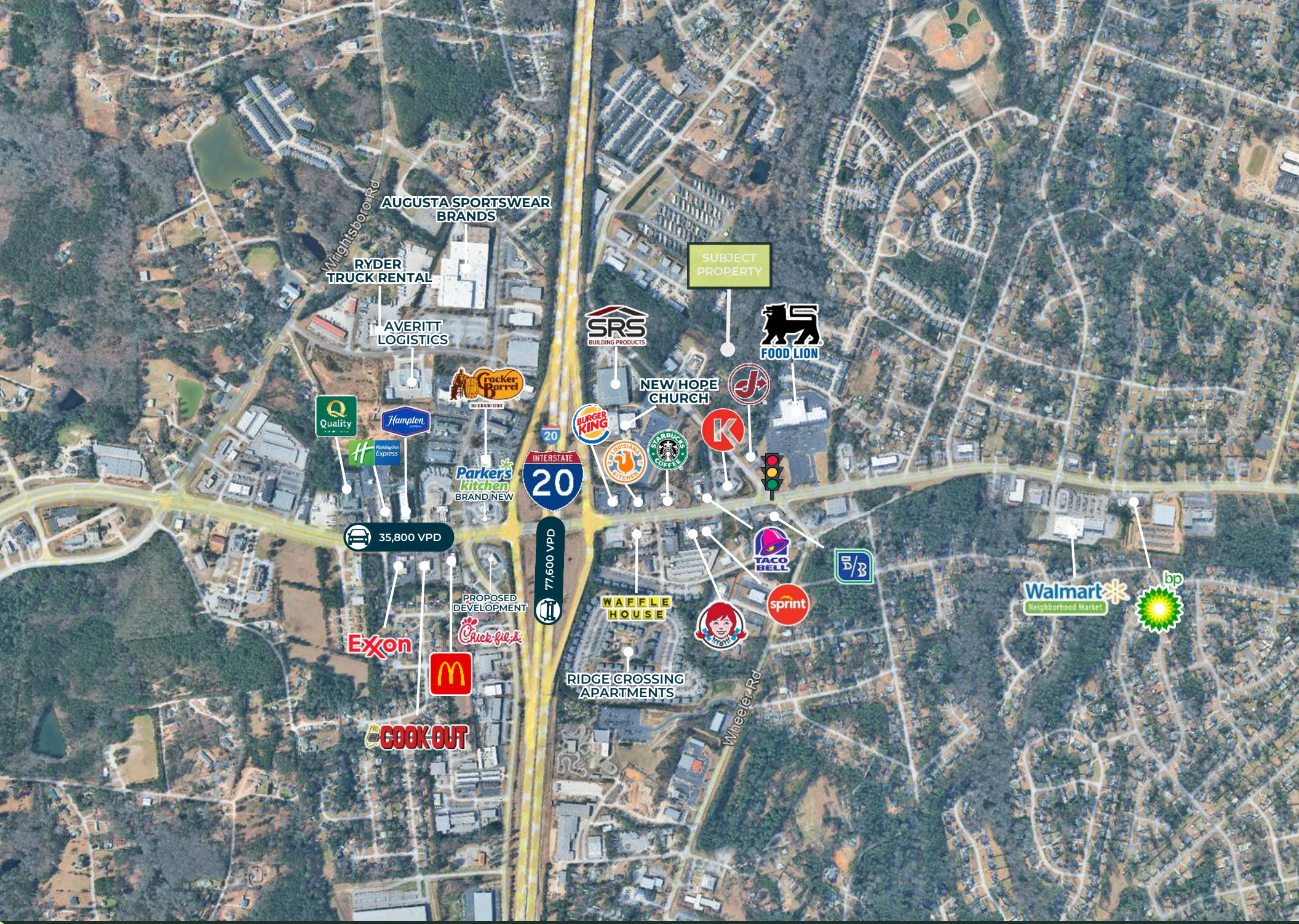


SECTION 02
AERIAL IMAGES




RIDGE CROSSING APARTMENTS
WAFFLE HOUSE
sprint
TACO BELL
STAR BUCKS COFFEE
BURGER KING
NEW HOPE CHURCH
INTERSTATE 20
SRS BUILDING PRODUCTS
Domino's Pizza
Bojangles
FOOD LION
4.83 ACRE INDUSTRIAL LAND


Holiday Inn Express
AVERITT LOGISTICS
RYDER TRUCK RENTAL
AUGUSTA SPORTSWEAR BRANDS
INTERSTATE 20
ACTIVE CLIMBING
4.83 ACRE
INDUSTRIAL LAND


AUGUSTA SPORTSWEAR BRANDS
Wrightsboro Rd
RYDER TRUCK RENTAL
AVERITT LOGISTICS
SUBJECT PROPERTY
SRS BUILDING PRODUCTS
FOOD LION
NEW HOPE CHURCH
Cracker Barrel
Quality
Hampton
Holiday Inn Express
Parker's kitchen
BRAND NEW
BURGER KING
STARBUCKS COFFEE
INTERSTATE 20
20
35,800 VPD
77,600 VPD
TACO BELL
PROPOSED DEVELOPMENT
WAFFLE HOUSE
sprint
Walmart
Neighborhood Market
bp
Exxon
Chick-fil-A
RIDGE CROSSING APARTMENTS
Wheeler Rd
COOK OUT

SECTION 03
DRONE PHOTOS



OFFERING MEMORANDUM

DRONE PHOTOS









OFFERING MEMORANDUM

PROPERTY PHOTOS









SECTION 04
AREA OVERVIEW





CONVENIENTLY LOCATED TO

CITIES AND PORTS

MAJOR CITIES

Atlanta, GA	137 Miles
Charlotte, NC	167 Miles
Greenville, SC	117 Miles
Raleigh, NC	301 Miles
Columbia, SC	78.1 Miles

MAJOR PORTS

Port of Savannah	125 Miles
Port of Charleston	161 Miles
Port of Brunswick	200 Miles
Port of Jacksonville	252 Miles

MAJOR AIRPORTS

Atlanta Airport	139 Miles
Charlotte Airport	169 Miles



WHY? CSRA

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 165 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 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 infrastructure 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 recent 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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