



FOR LEASE

COLUMBIA COUNTY
WAREHOUSE

6341 Nature's Way, Appling, GA 30802

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

This 19.73 acre parcel has two buildings. The first building is 81,450 SF and was previously used as a bottling manufacturing operation. The warehouse features a 26' eave height and a 22' clear height. It has 10 standard truck height dock doors, and one drive-in door. The building was originally built in 1996 but has since been expanded and updated. Power is 480A 3-Phase. Building is constructed of pre-engineered steel with a gable roof with corrugated metal panels. Exterior walls are concrete block and metal panels. The second building is a 3,470 SF two-story office. The entire site is zoned light-industrial which allows for most commercial uses. Expanded truck parking is possible as the site has excess land.

LOCATION DESCRIPTION

Site is located less than one mile from the I:20 interchange at Appling Harlem Rd. Site is less than 1.5 miles from White Oak Industrial Park. Via I:20 all major thoroughfares are easily accessible for tractor trailer traffic. Site has 1,000' of frontage on the access road visible from I:20. The interstate serves over 43,000 vehicles per day.



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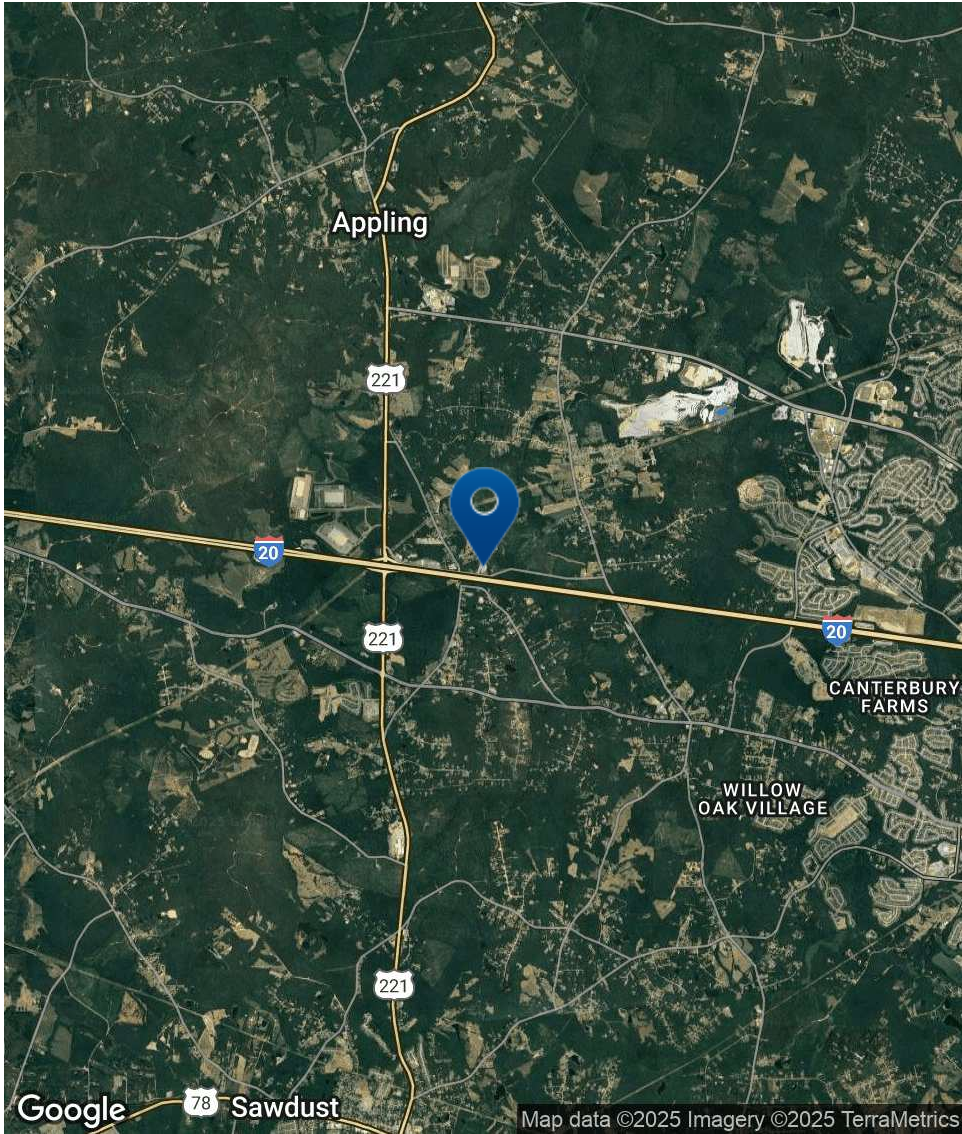
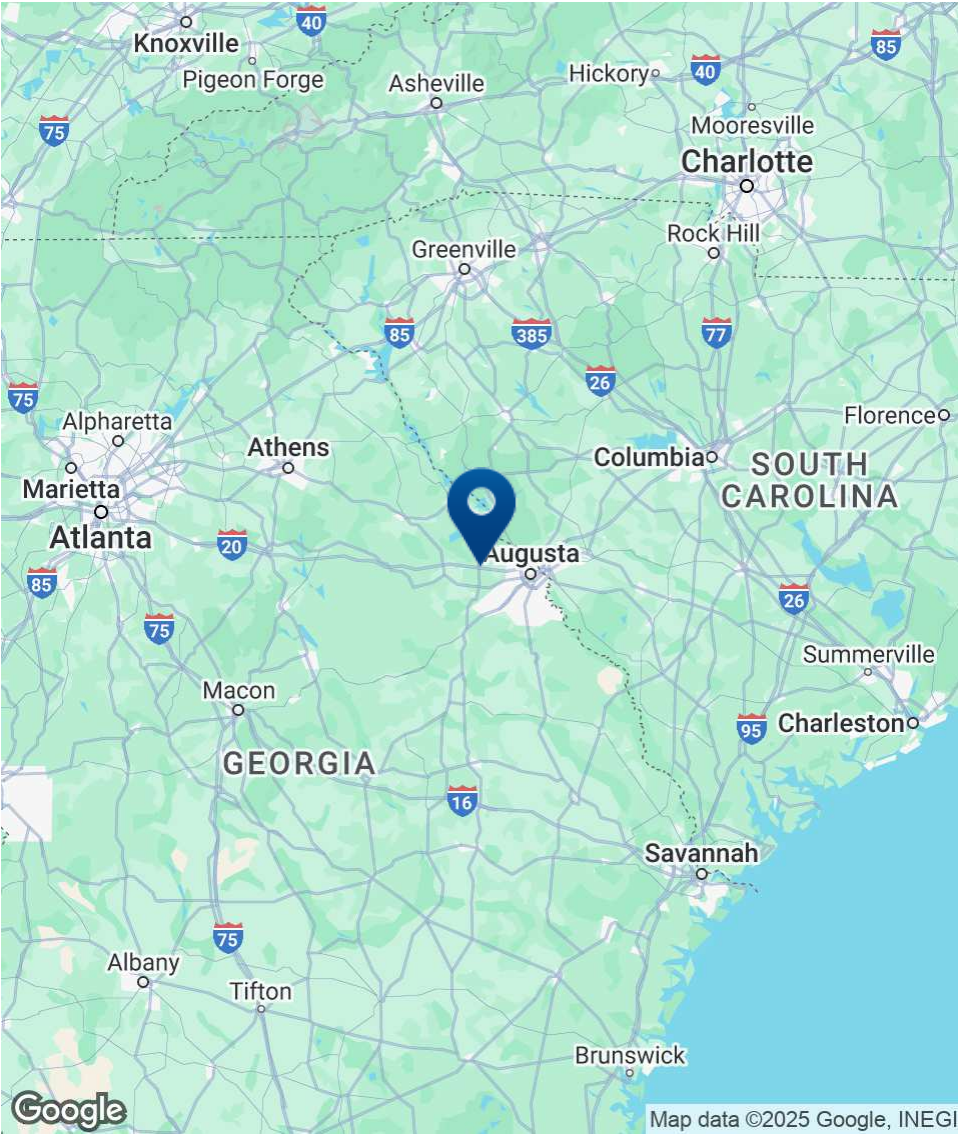
PROPERTY HIGHLIGHTS

- 10 Standard Truck Height Dock Doors
- 22 Foot Clear Ceilings
- Zoned Light Industrial
- Expanded tractor trailer parking (optional)
- High Traffic County 43,000 Vehicles Per Day
- Stand alone separate office

OFFERING SUMMARY

Lease Rate:	\$6.95 SF/yr (NNN)
Lot Size:	19.73 Acres
Building Size:	84,920 SF

Location Map



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Additional Photos



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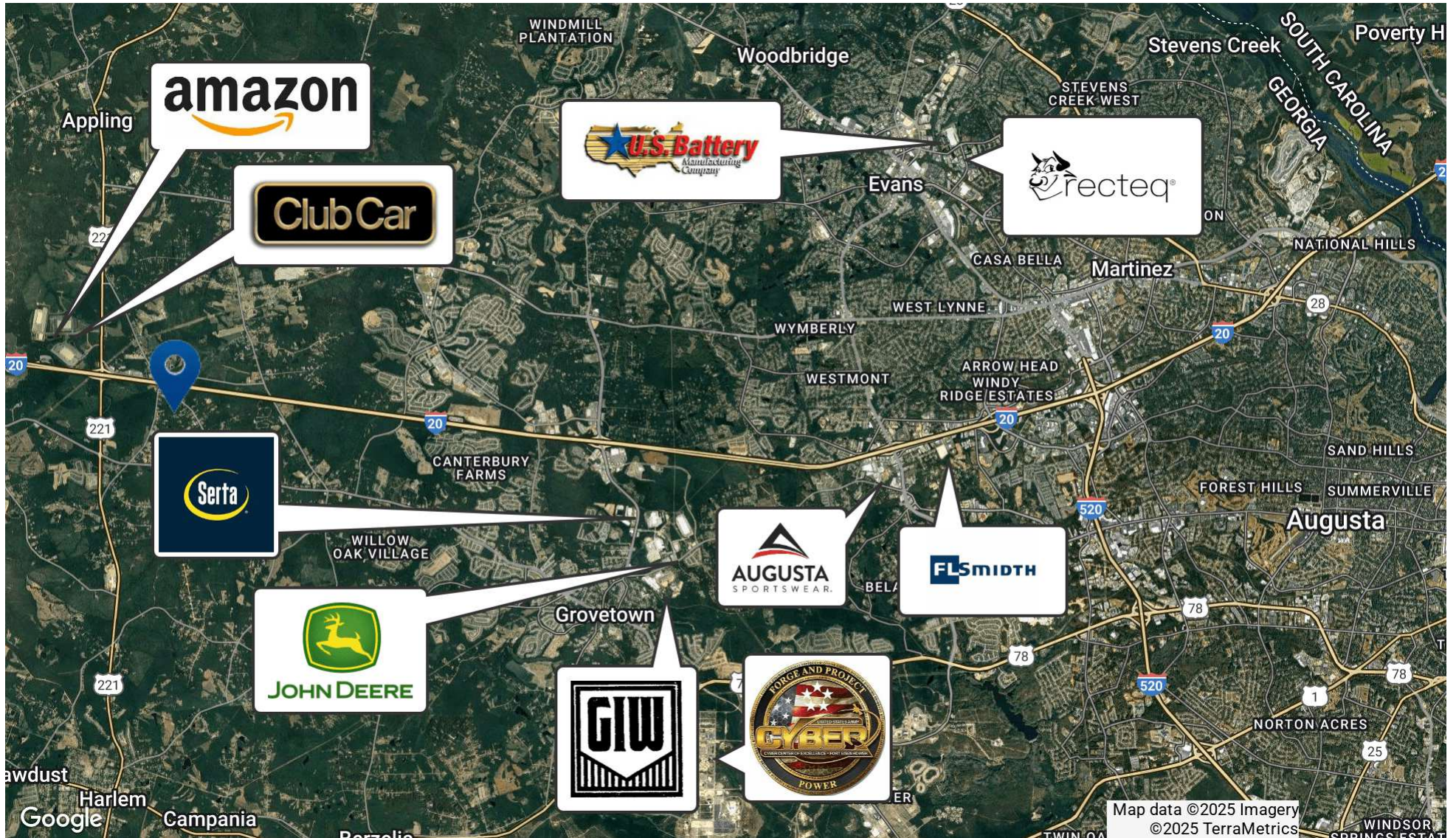
Additional Photos



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Major Employers



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Lease Comps



COLUMBIA COUNTY WAREHOUSE

6341 Nature's Way, Appling, GA 30802

Lease Rate: \$6.95 /SF/yr Lease Type: NNN
 Space Size: 84,920 SF Lease Term: Negotiable



TRANE BUILDING (RENEWAL)

804 Trane Road, Augusta, GA 30906

Lease Rate: \$8.50 /SF/yr Lease Type: Modified Gross
 Space Size: 35,525 SF Lease Term: 72 months



715 N BELAIR RD

715 N Belair Rd, Evans, GA 30809

Lease Rate: \$8.00 /SF/yr Lease Type: NNN
 Space Size: 41,660 SF Lease Term: 16 months



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Lease Comps



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FORWARD AUGUSTA BLDG

2044 Forward Augusta Dr, Augusta, GA 30906

Lease Rate: \$5.00 /SF/yr Lease Type: NNN
 Space Size: 97,134 SF Lease Term: 36 months

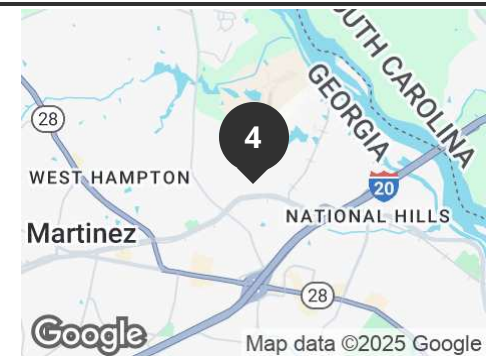


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2006 WESTSIDE

2006 Westside Dr, Augusta, GA 30907

Lease Rate: \$9.28 /SF/yr Lease Type: NNN
 Space Size: 11,680 SF Lease Term: 60 months

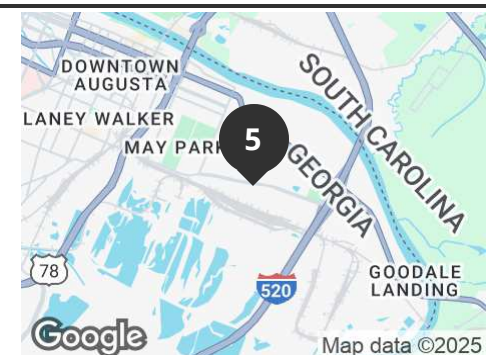


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MRC GLOBAL

519 Laney Walker Blvd Ext, Augusta, GA 30901

Lease Rate: \$8.75 /SF/yr Lease Type: NNN
 Space Size: 18,081 SF Lease Term: 60 months



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Lease Comps



6 TRANE BUILDING (CAPITAL ELECTRIC)

804 Trane Road, Augusta, GA 30906

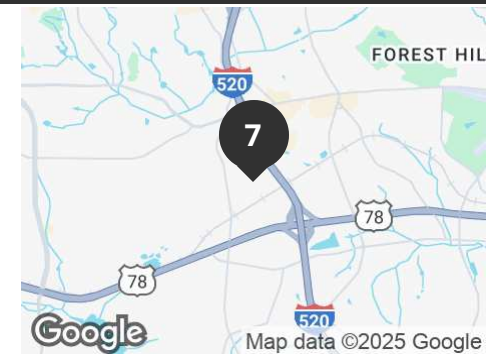
Lease Rate: \$7.32 /SF/yr Lease Type: Modified Gross
 Space Size: 20,000 SF Lease Term: 94 months



7 1031 FRANKE INDUSTRIAL DR

1031 Franke Industrial Dr, Augusta, GA 30909

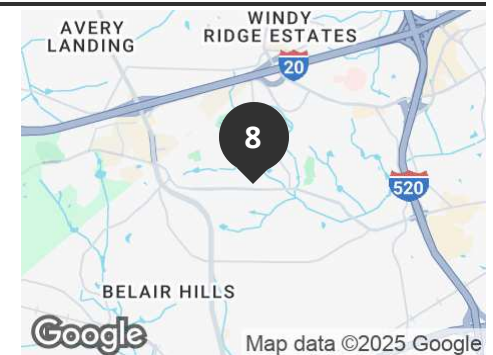
Lease Rate: \$9.18 /SF/yr Lease Type: Modified Net
 Space Size: 12,459 SF Lease Term: 48 months



8 3827 WRIGHTSBORO RD

3827 Wrightsboro Rd, Augusta, GA 30906

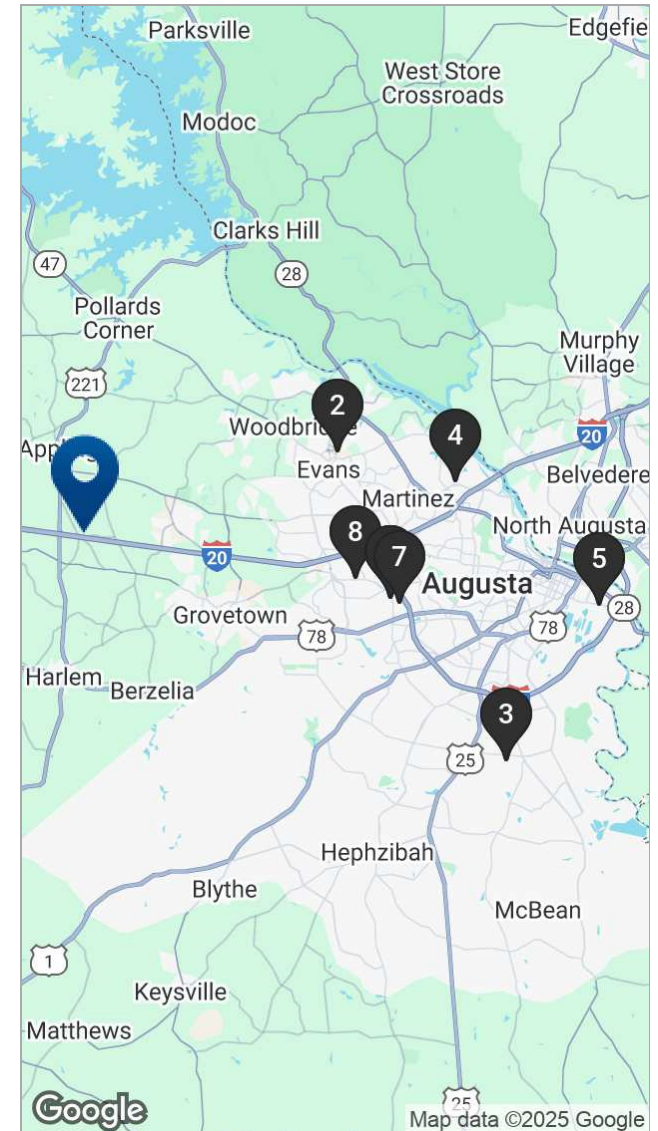
Lease Rate: \$9.25 /SF/yr Lease Type: NNN
 Space Size: 14,400 SF Lease Term: 60 months



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Lease Comps Map & Summary

	NAME/ADDRESS	LEASE RATE	LEASE TYPE	SPACE SIZE	LEASE TERM
★	Columbia County Warehouse 6341 Nature's Way Appling, GA	\$6.95 /SF/yr	NNN	84,920 SF	Negotiable
1	Trane Building (renewal) 804 Trane Road Augusta, GA	\$8.50 /SF/yr	Modified Gross	35,525 SF	72 months
2	715 N Belair Rd 715 N Belair Rd Evans, GA	\$8.00 /SF/yr	NNN	41,660 SF	16 months
3	Foward Augusta Bldg 2044 Forward Augusta Dr Augusta, GA	\$5.00 /SF/yr	NNN	97,134 SF	36 months
4	2006 Westside 2006 Westside Dr Augusta, GA	\$9.28 /SF/yr	NNN	11,680 SF	60 months
5	MRC Global 519 Laney Walker Blvd Ext Augusta, GA	\$8.75 /SF/yr	NNN	18,081 SF	60 months
6	Trane Building (Capital Electric) 804 Trane Road Augusta, GA	\$7.32 /SF/yr	Modified Gross	20,000 SF	94 months
7	1031 Franke industrial Dr 1031 Franke Industrial Dr Augusta, GA	\$9.18 /SF/yr	Modified Net	12,459 SF	48 months
8	3827 Wrightsboro Rd 3827 Wrightsboro Rd Augusta, GA	\$9.25 /SF/yr	NNN	14,400 SF	60 months
AVERAGES		\$8.16 /SF/YR		31,367 SF	56 MONTHS



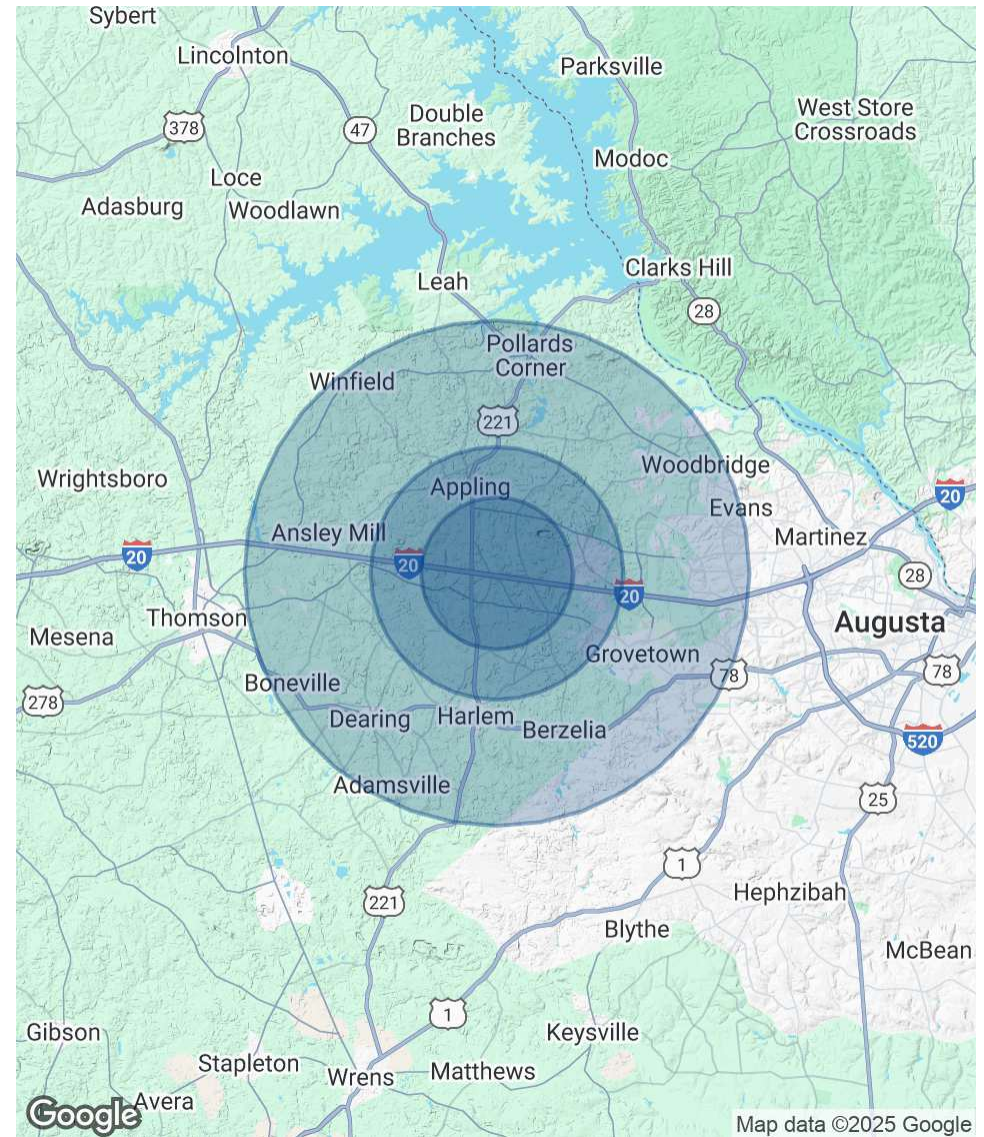
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Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,890	32,156	126,909
Average Age	39	35	37
Average Age (Male)	38	34	36
Average Age (Female)	40	35	38

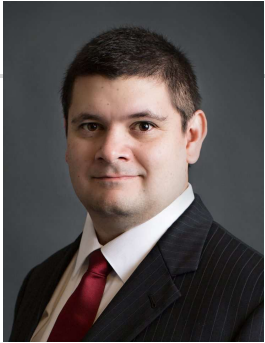
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,662	10,391	43,495
# of Persons per HH	2.9	3.1	2.9
Average HH Income	\$123,903	\$124,879	\$112,903
Average House Value	\$357,073	\$317,931	\$302,960

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 nearly two decades. 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.

Currently Sherman & Hemstreet manages over 10 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)

Sherman & Hemstreet Real Estate Company

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