



13,500 SF COVERED STORAGE THOMSON, GA | 1.7 MILES TO I-20

1130 WASHINGTON RD, THOMSON, GA, 30824



PROPERTY DETAILS

Space Size:	13,500 SF	Distance to I-20:	1.7 Miles
Lease Rate:	\$3.00/SF	Min Warehouse Height:	15.5'
Lease Type:	NNN	Max Warehouse Height:	23'
Building 1 Size:	6,000 SF	Drive-In Doors:	4 Drive-In Doors
Building 2 Size:	7,500 SF	Features:	±3.00 Acre Fenced Laydown Yard

OFFERING MEMORANDUM

13,500 SF | 15.5' - 23' CLEAR HEIGHT
±3.00 ACRE FENCED LAYDOWN YARD
LEASE RATE: \$3.00 | LEASE TYPE: NNN



OFFERING MEMORANDUM TABLE OF CONTENTS

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

- Lease Rate
- Lease Term
- Lease Guarantor (If Applicable)
- Special Stipulations

POINT OF CONTACT



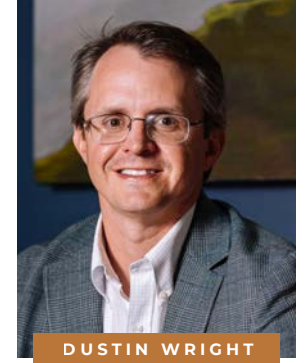
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EXECUTIVE SUMMARY



COVERED STORAGE

WHY THIS SPACE?

1

BUILDING 1

±40' x ±150' | 6,000 SF

2

BUILDING 2

±60' x ±125' | 7,500 SF



LIGHTING

Fluorescent Lighting



TOTAL COVERED STORAGE SIZE

13,500 Square Feet



CEILING HEIGHT

15.5' - 23' Clear Height



DISTANCE TO INTERSTATE

1.7 Miles to I-20



LAYDOWN YARD

±3.00 Acre Fenced Laydown Yard

SPACE SUMMARY

Lease Rate:	\$3.00
Lease Type:	NNN
Total Square Feet:	13,500 SF
Building 1 Size:	6,000 SF
Building 2 Size:	7,500 SF

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 1130 Washington Road in Thomson, Georgia for lease. This ±13,500 square foot covered storage opportunity consists of two separate warehouse structures totaling approximately 6,000 SF (Building 1) and 7,500 SF (Building 2), situated on approximately 3.0 acres of fenced laydown yard.

Building 1 (front structure) measures approximately 40 feet wide by 150 feet long and features clear heights of approximately 15.5 feet at the eaves and 17.5 feet at the center. The structure provides covered storage with a partially enclosed configuration suitable for equipment, materials, or fleet staging.

Building 2 (rear structure) measures approximately 60 feet wide by 125 feet long and offers approximately 20.75 feet clear height at the eaves and 23 feet at the center. This building features open-span construction with fluorescent lighting throughout, providing an efficient layout for larger equipment storage.

Access to a loading dock attached to the adjacent church building is available for tenant use. While the church building itself is not included in the lease offering, tenants will have the ability to utilize the loading dock.

The gated yard provides additional secured outdoor storage capacity, making this property well suited for contractors, service-based businesses, and operators requiring a combination of covered storage, yard space, and dock access.

Located approximately 1.7 miles from Interstate 20, the property offers strong regional connectivity between Augusta and the greater CSRA while remaining positioned near Thomson's primary commercial corridor.

13,500 SF COVERED STORAGE

BUILDING DETAILS

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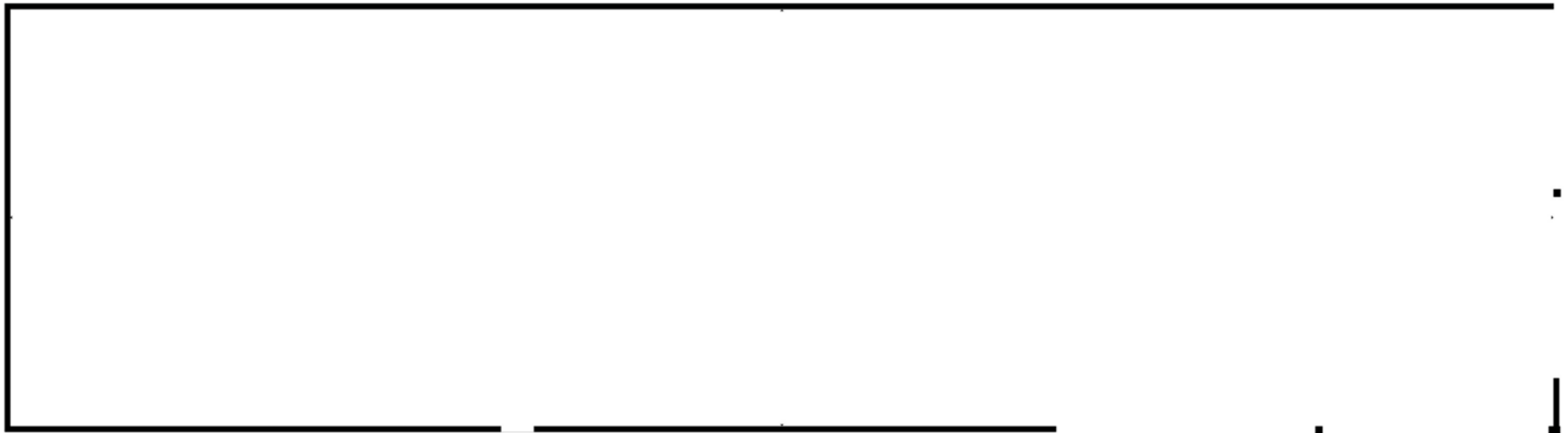
Building Size	13,500 SF
Lot Size	±3.00 Acres
Zoning	C2 Commercial
Year Built	2000
Clear Height (Center)	17.5' 23'
Clear Height (Eaves)	15.5' 20.75'
Lighting	Fluorescent Overhead
Floors	Concrete Slab
Structure	Steel Beam w/ Steel Walls
Roof	Sheet Metal Steel Trusses & Purlins
Drive-In Doors	4

INTERIOR



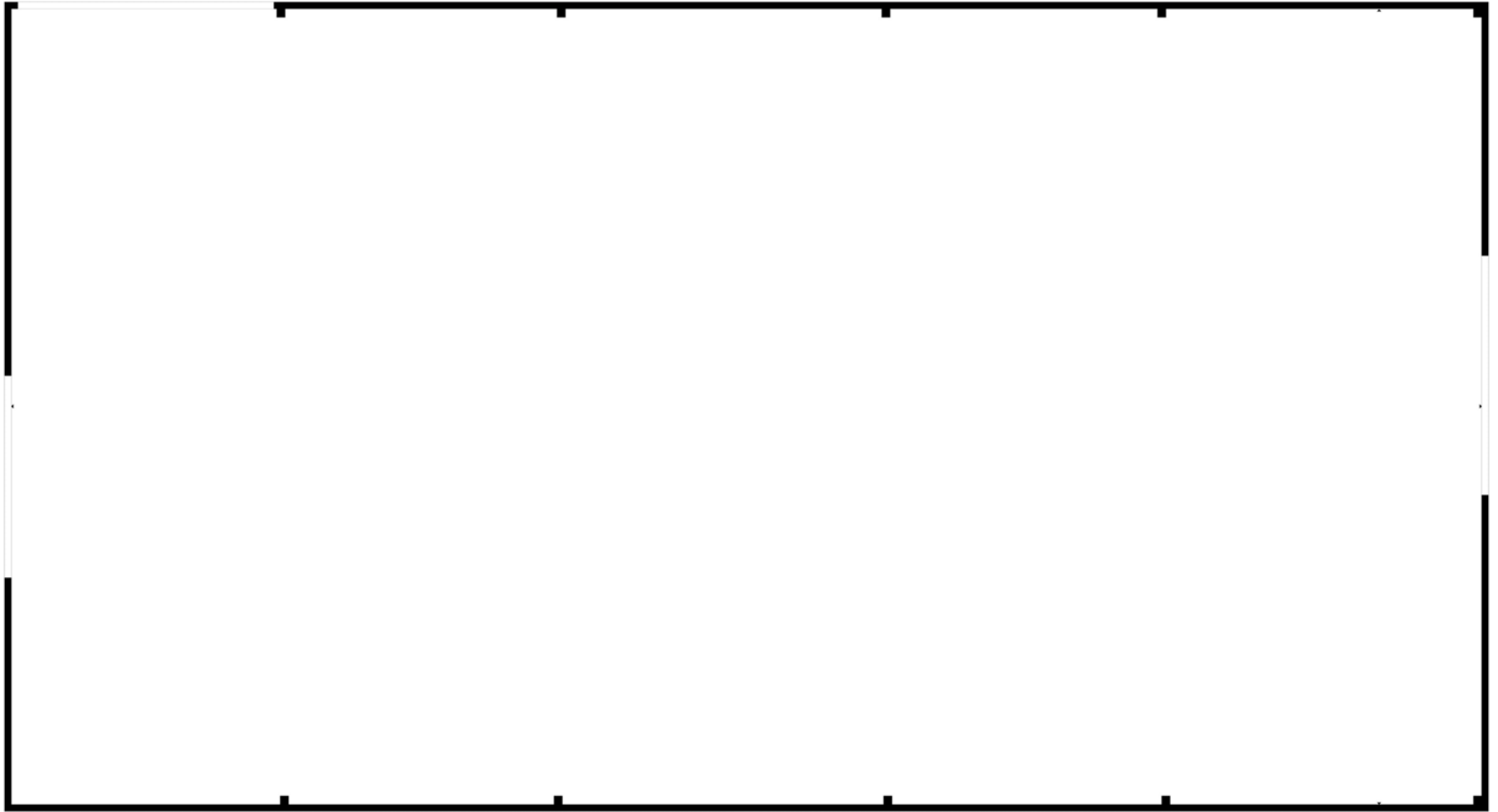
13,500 SF COVERED STORAGE

BUILDING 1 FLOOR PLAN



13,500 SF COVERED STORAGE

BUILDING 2 FLOOR PLAN



13,500 SF COVERED STORAGE

PROPERTY OUTLINE



LOCATION OVERVIEW

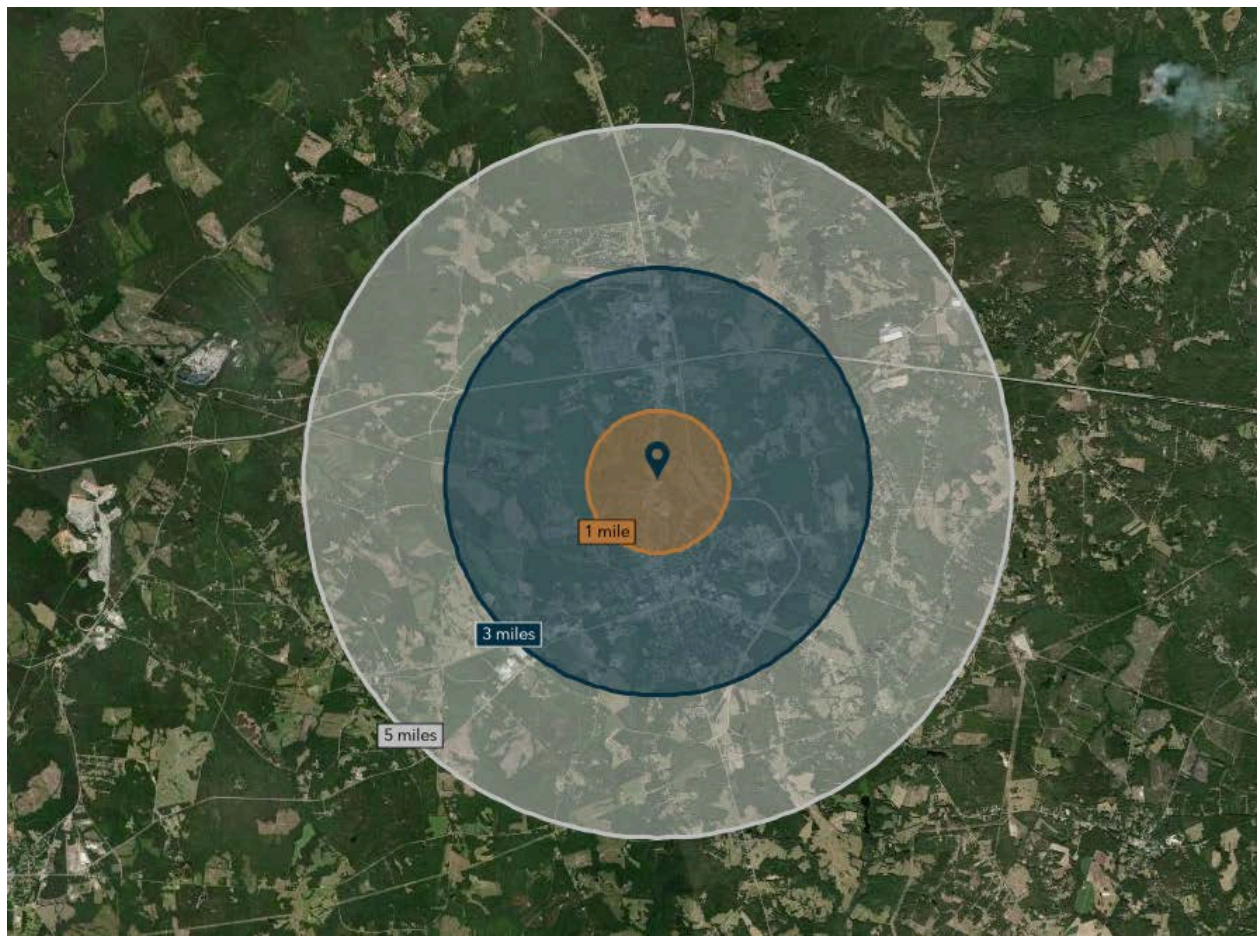
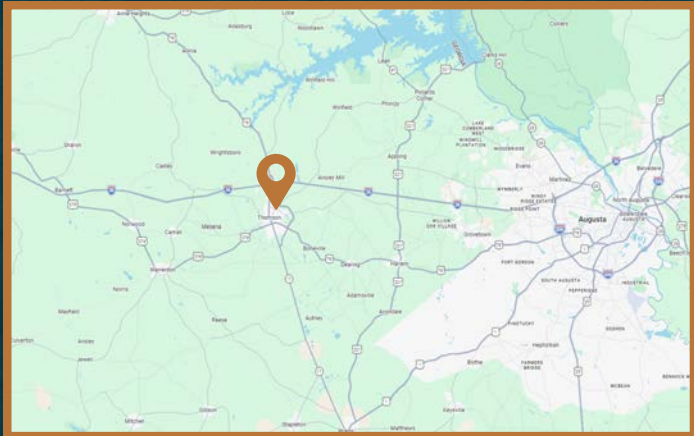
PROXIMITY TO INTERSTATE 20



TRAVEL DISTANCES

To Cities within the CSRA

I-20	1.7 Miles
Appling	15.5 Miles
Grovetown	21.6 Miles
Evans	23.6 Miles
Washington	23.6 Miles
Augusta	31.2 Miles
North Augusta, SC	33.2 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	2,729	10,968	14,722
Median HH Income	\$53,915	\$51,508	\$53,057
Median Age	41.5 Yrs	40.7 Yrs	41.0 Yrs

















LOCATION OVERVIEW



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 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: SC#4
- Best States for Manufacturing: SC#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

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.



A WELL CONNECTED CITY

Few places are as ideally located as Augusta. The city 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.



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 Next the
5 Years

**For inquiries,
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