

Industrial investment opportunity in Augusta GA

±50,000 sf Class B Industrial property with expansion potential on 12 acres

FOR SALE

930 - 940 Molly Pond Road, Augusta, GA 30901

For more information

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Overview

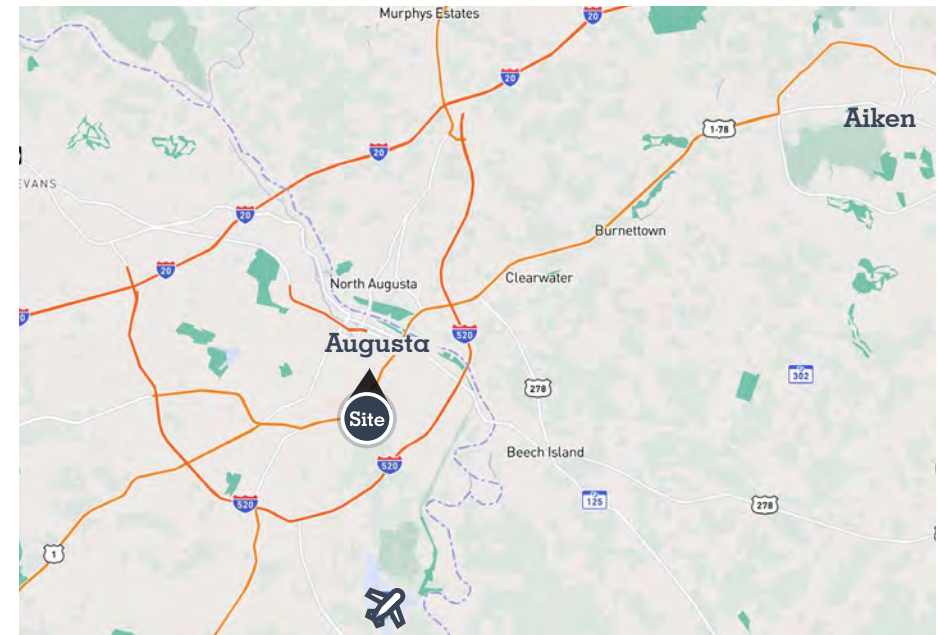
930-940 Molly Pond Rd | Augusta, GA

Total site	12 acres
Primary warehouse	44,000 sf
Secondary warehouse	7,470 sf
Freestanding office	3,000 sf
Outdoor storage	8 acres usable yard
Expansion potential	40,000 sf
Occupancy	Multi-tenant

Sale Price | \$4,500,000

Highlights

- Stabilized industrial investment with approximately 51,000 sf leased to two tenants, providing in-place income
- Value-add opportunity to create additional upside through on-site expansion, with potential to develop approximately 40,000 sf of additional warehouse space
- Augusta–Aiken MSA location with strong access to major highways and Southeast logistics corridors
- Situated 25 minutes from the U.S. Department of Energy's Savannah River Site—employs over 10,000 workers and supports major national-security, clean-energy, environmental, and AI-infrastructure initiatives
- Flexible asset configuration supporting multi-tenant income or future repositioning
- Expansive yard area suited for high-demand industrial uses including distribution, trucking, construction, and energy services
- Located in a market with durable industrial fundamentals and long-term growth drivers



Site overview

930-940 Molly Pond Rd | Augusta, GA



930 Molly Pond

930-940 Molly Pond Rd | Augusta, GA

Property specs

Building size	±44,000 sf
Lot size	8.9 acres
Dock doors	11 doors 10'x10' - 9 pit levelers
Grade level doors	3 doors 20' x 14', 18' x 14', 10 x 10'
Ceiling height	18' eave, 20'
Power	3 phase, 1000+ amps
Sprinkled	Wet system
Column spacing	55' x 25'



940 Molly Pond

930-940 Molly Pond Rd | Augusta, GA

Property specs

Warehouse	±7,470 sf w/loading canopy
Lot size	3.1 acres
Grade level doors	2 doors - 14'x16' 1 door - 12.5'x16'
Ceiling height	20' clear
Detached storage 1	1,800 sf
Detached storage 2	1,275 sf
Office building	±3,000 sf

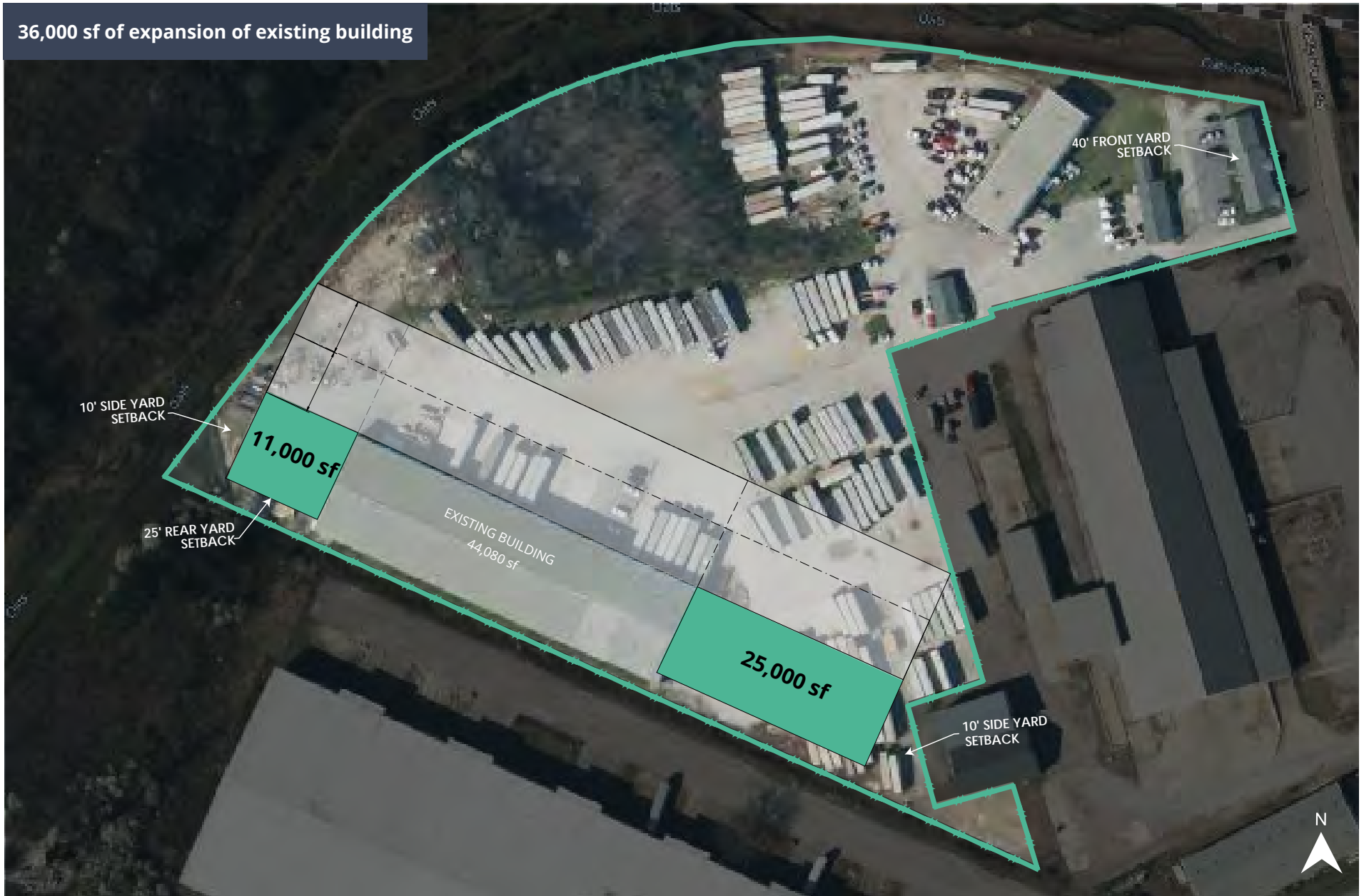


Expansion opportunity

930-940 Molly Pond Rd | Augusta, GA

Scenario 1

36,000 sf of expansion of existing building



Expansion opportunity

930-940 Molly Pond Rd | Augusta, GA

Scenario 2



Area overview

930-940 Molly Pond Rd | Augusta, GA

Augusta, Georgia is a historic, mid-sized riverfront city in east-central Georgia, best known as the home of the annual Masters Tournament serving as the economic anchor of the Augusta–Aiken Metropolitan Statistical Area (MSA). Located along the Savannah River on the Georgia–South Carolina border, Augusta anchors a 13-county region with a diverse and growing population base and functions as the CSRA's primary industrial, medical, and military center. The regional economy is supported by major employment drivers across healthcare, defense, cybersecurity, and manufacturing—including Fort Eisenhower and the U.S. Army Cyber Center of Excellence, Augusta University Medical Center, EZGO Textron, Ferrara, and Club Car—while benefiting from Interstate 20 connectivity and access to key Southeast logistics corridors.

755,000+
Population
Augusta-Aiken

2.82%
Population growth
since 2020

\$238,968
Median home
value

\$89,269
Avg. HH income
(Augusta-Aiken MSA)





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Get in touch

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