

FOR LEASE



2807 WYLDs ROAD, AUGUSTA, GA 30909

55,000 SF INDUSTRIAL/FLEX AVAILABLE

\$7.50 PSF/YR NNN TICAM \$2.56 PSF/YR



ATLAS
REAL ESTATE ADVISORS

EXECUTIVE SUMMARY

Strategic Industrial/Flex Opportunity | Augusta, GA Industrial Market

2807 Wylds Road offers an exceptional opportunity to lease up to 55,000 SF of highly adaptable industrial/flex space. Portfolioed within a 100,000 SF commercial building, the property is situated on Wylds Road just off Wrightsboro Road—a primary commercial and logistical artery feeding directly into downtown Augusta.

Positioned immediately adjacent to the intersection of I-520 (Bobby Jones Expressway) and Gordon Highway (US 278), this facility delivers premium freight and transit advantages for regional logistics, light manufacturing, tech-flex, or corporate engineering operations. Space offers 27-foot clear ceiling heights and is in grey shell condition, ready for tenant build-outs.

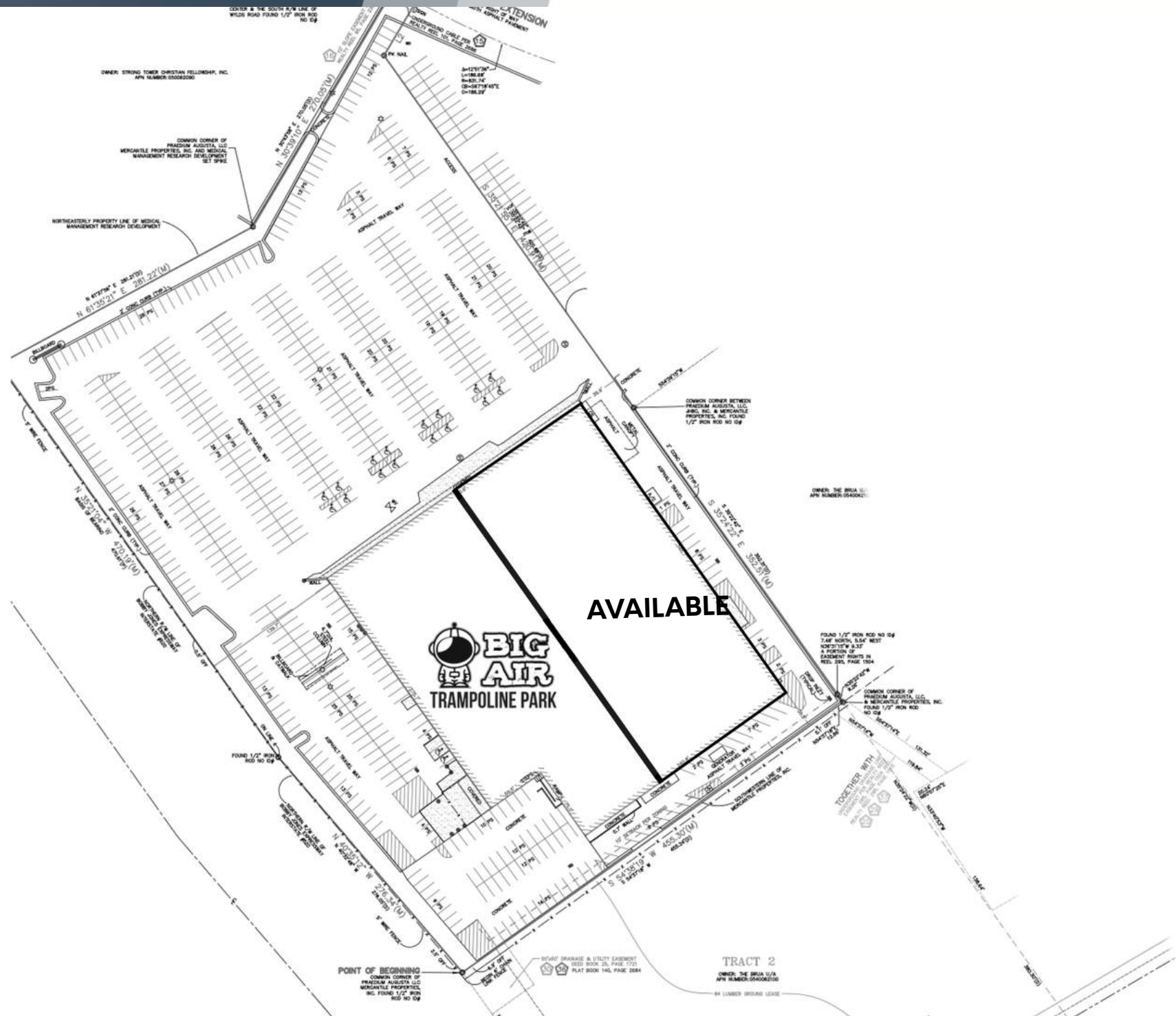
2807 Wylds Rd. is located in a high-density, pro-business Tier 1 tax incentive county that offers job tax credits and capital investment incentives and the available workforce of Georgia's second-largest city.

PROPERTY HIGHLIGHTS

- ~55,000 SF available
- Built in 1985; Renovated 2006, 2023
- Zoned Light Industrial
- Grey Shell Condition
- 27' clear ceiling height
- Served by all major utilities
- Located on Richmond Co. bus line
- Tier 1 County Tax Incentives



SITE PLAN



ACCESS

2807 Wylds Road provides immediate logistics access right off Wrightsboro Road and sits near Gordon Highway (US 278), establishing a seamless transportation framework for heavy freight lines and localized fleet operations. With direct frontage and exposure along I-520 (Bobby Jones Expressway), the site is highly visible to a high-volume traffic count of over 91,000 daily vehicles.

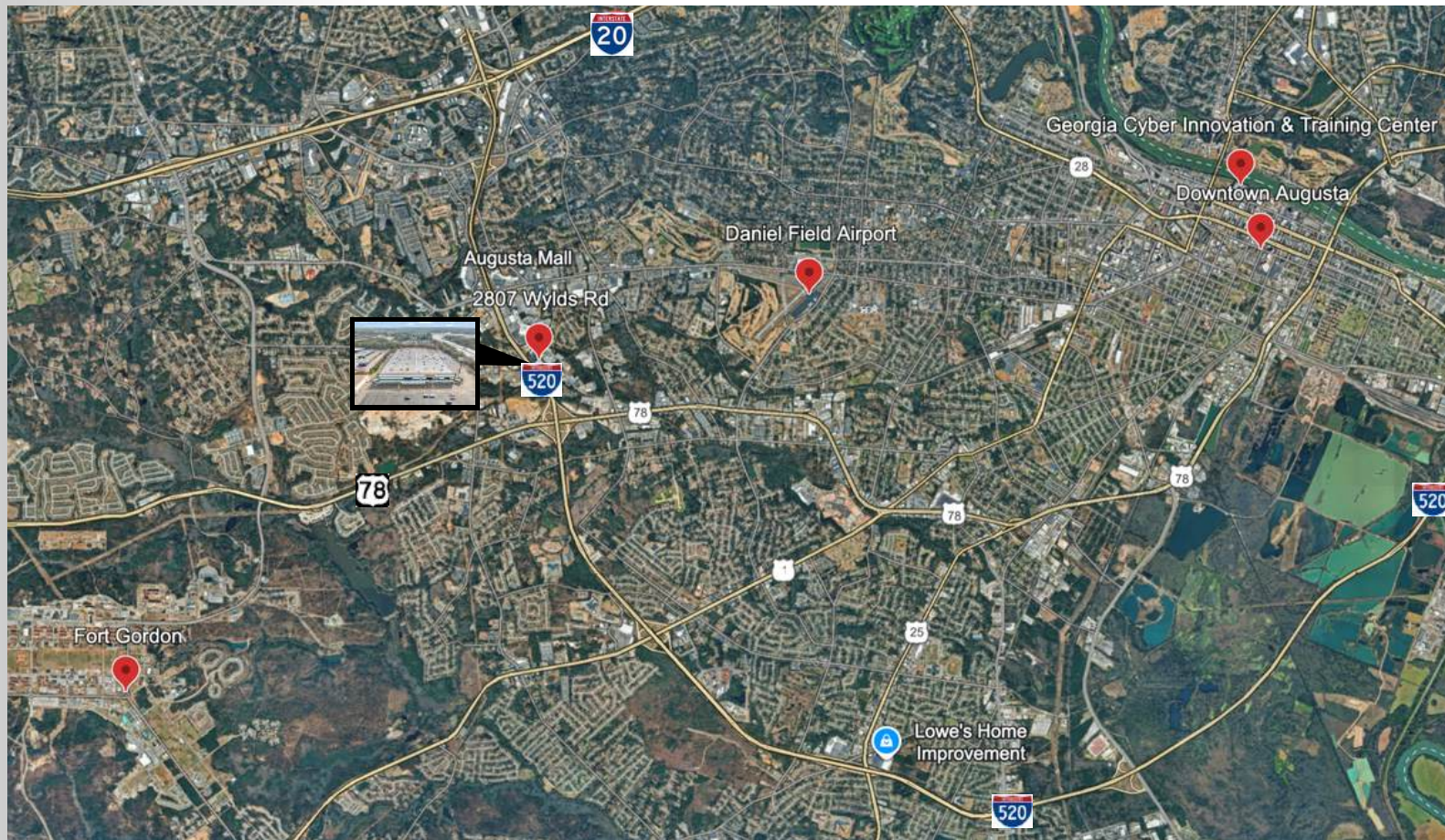
Situated directly on a scheduled Richmond County public transit line, the facility ensures excellent labor accessibility for corporate recruitment, multi-shift operations, and workforce retention. Access to both major highways and local transit make this an optimal destination for mid-to-large scale industrial and flex users looking to secure a competitive operational edge in the Augusta market.



Dubbed "the Middle of Everywhere," the Augusta industrial corridor provides rapid multi-state market access. The property sits minutes from the Georgia/South Carolina border and sits strategically within a 2-to-3-hour drive-time radius of primary southeastern commercial hubs, including Atlanta, Charleston, Savannah, and Charlotte.

Proximity to Key Infrastructure & Demand Drivers

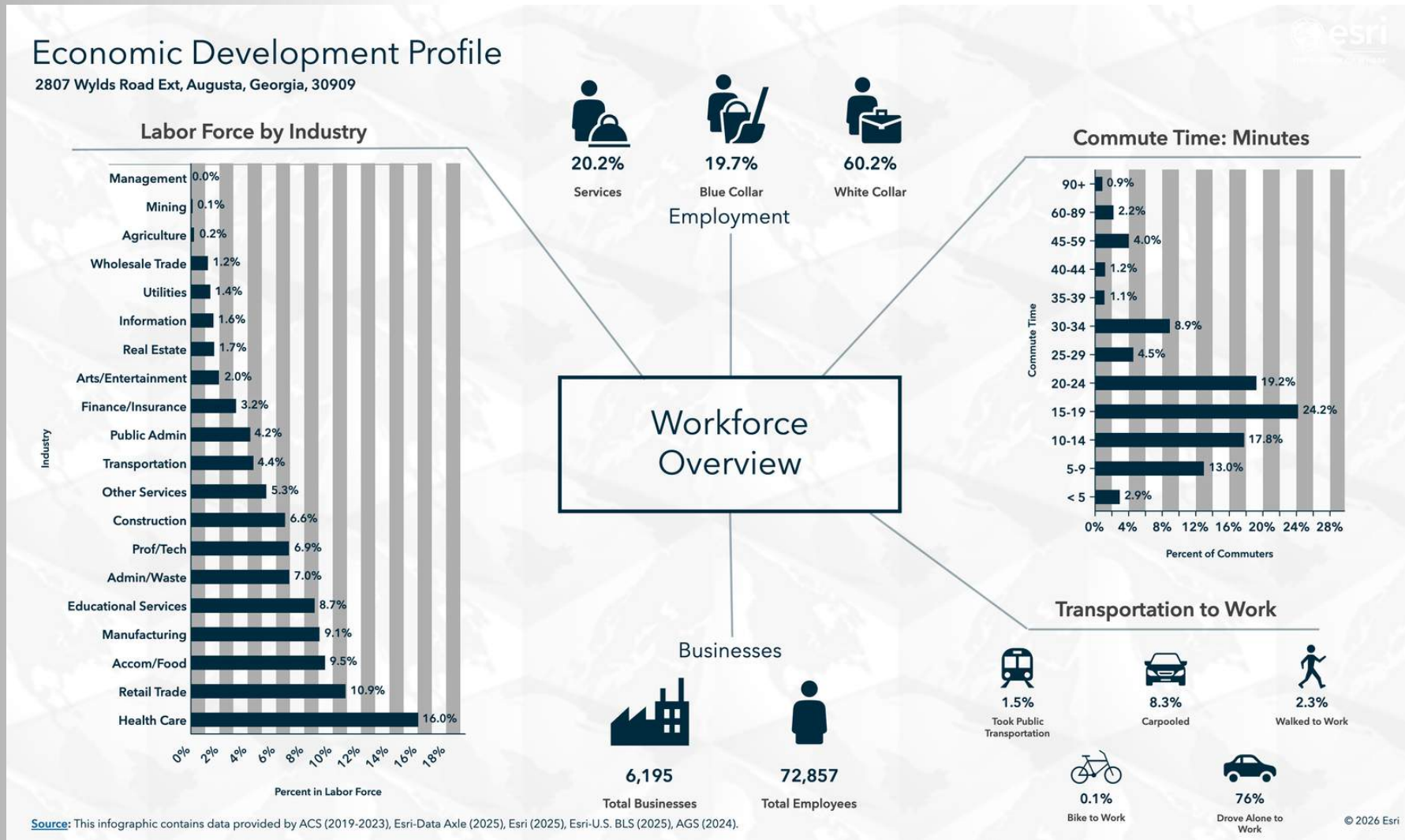
- **Port & Rail Access:** Positioned for efficient intermodal logistics, located 122 miles from the Georgia Ports Authority (Savannah) and within seamless proximity to regional inland ports (137 miles to the Blue Ridge Connector).
- **Defense & Technology Hubs:** Strategically located 4.18 miles from Fort Gordon—the region's economic anchor and home to the U.S. Army Cyber Command Headquarters and 6 miles from the Georgia Cyber Innovation & Training Center.
- **Aviation:** Located 2.31 miles from Daniel Field (General Aviation) and 8.3 miles from Augusta Regional Airport.



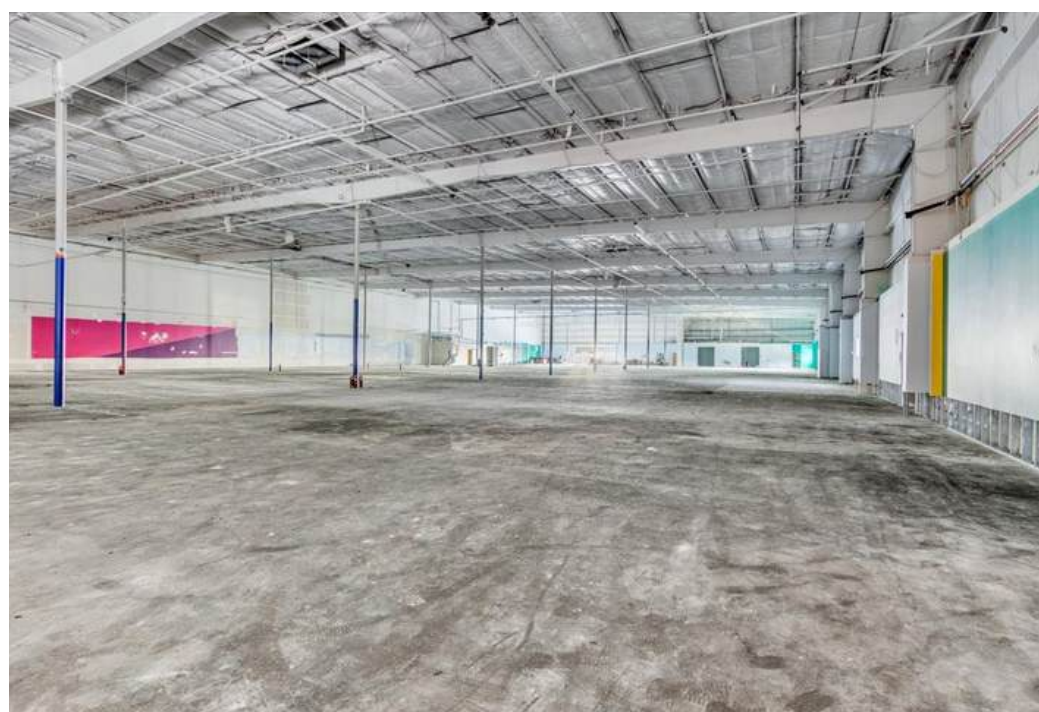
DEMOGRAPHICS

The commercial trade area directly surrounding 2807 Wylds Road is anchored by a highly stable, dense demographic base that acts as a primary economic driver for the East Central Georgia region. The immediate 5-mile micro-market encompasses 6,195 active business entities collectively employing 72,857 workers.

According to regional metrics from the Augusta Economic Development Authority and local labor statistics, Augusta boasts an exceptionally strong workforce concentration in light industrial sectors, with production and manufacturing jobs outperforming national averages in labor density. Combined with highly favorable living costs—underscored by an affordable median home value of \$230,940 and a median contract rent of \$891—this submarket delivers a competitive advantage for incoming operators seeking a secure, sustainable pipeline of skilled regional labor.



GALLERY



ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

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