

# Scalable industrial opportunity in Augusta GA

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

FOR SALE OR LEASE

930 - 940 Molly Pond Road, Augusta, GA 30901

For more  
information

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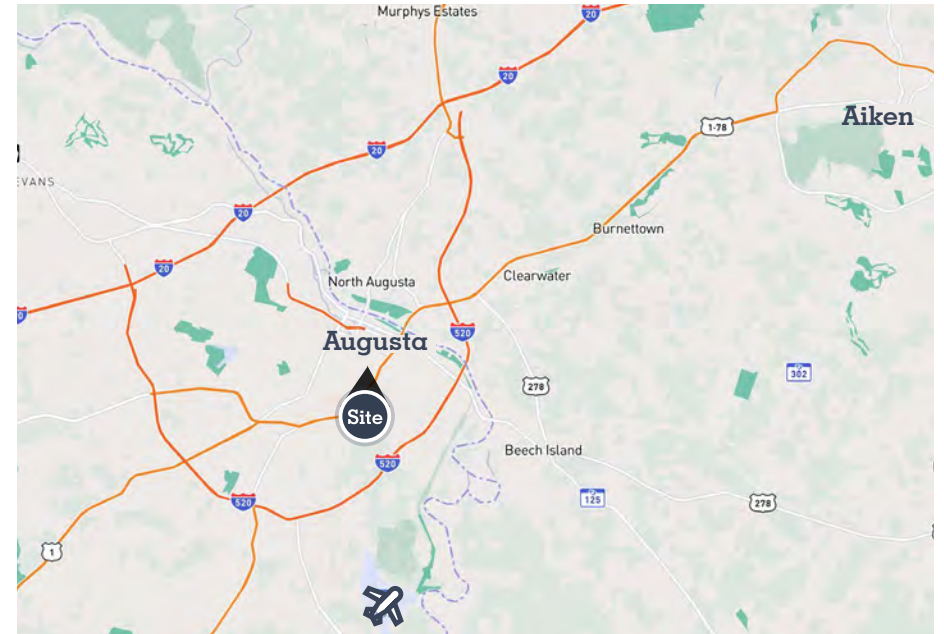
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# Overview

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
Lease rate	\$7.00-\$7.50/sf/yr, NNN
Lease notes	Subdividable

**Sale Price | \$4,500,000**



## Highlights

- Located in Augusta-Aiken MSA, with excellent regional connectivity to major highways and Southeast logistics corridors
- Strategically located just 25 minutes from the U.S. Department of Energy's 310-square-mile Savannah River Site—employs over 10,000 workers and supports major national-security, clean-energy, environmental, and AI-infrastructure initiatives
- Ability to accommodate a single large occupier or be configured for multiple tenants across buildings
- Large yard space ideal for distribution, trucking, construction, energy, and industrial service uses
- Strong long-term growth fundamentals in Augusta Industrial Market



# 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





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# Get in touch

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