

FOR SALE

Industrial Building

2686 Gordon Highway, Augusta, GA 30909

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$549,000
Building Size:	7,588 SF
Acreage:	1.87 Acres
Year Built:	2006
Zoning:	B-2 (Richmond County)
Tenancy:	Single
Grade Level Doors:	4
Minimum Ceiling Height:	16.0 ft

PROPERTY OVERVIEW

Meybohm Commercial Properties is proud to exclusively present this ±7,588 industrial warehouse building, sitting on 1.87 acres for sale on Gordon Highway in Augusta, GA. The property has 150 sq ft of road frontage and plenty of room left to expand or for a lay down yard. Topography is flat and relatively cleared. This property was formerly the home of Empire Machine & Tool. The warehouse has 16-18'ft ceiling heights. Also includes four 12'X14' Grade Level Doors and one 6-8 ton crane. The building has 2 levels, with 3 offices, 2 bathrooms, with an additional storage area, and has a steel roof. The property has enough room for truck deliveries with easy pull around access. Property is completely fenced in with gates at entrance and exit. Set up perfect for a machine shop or truck repair shop. Utilities info: city water is available, but currently uses well and sewer is on septic tank. Property is being sold "as is."

LOCATION OVERVIEW

The property is located in Richmond County, Georgia, on Gordon Highway. Gordon Highway sees 23,600 vehicles per day. Just 3.5 miles from Interstate 520 (Bobby Jones Expressway); which is a main corridor that connects to Interstate 20. Gordon Highway is a main thoroughfare running from Thomson, GA to North Augusta, SC. This site is super close to Gate-1 at Fort Gordon/Eisenhower.



Meybohm
COMMERCIAL

FOR SALE

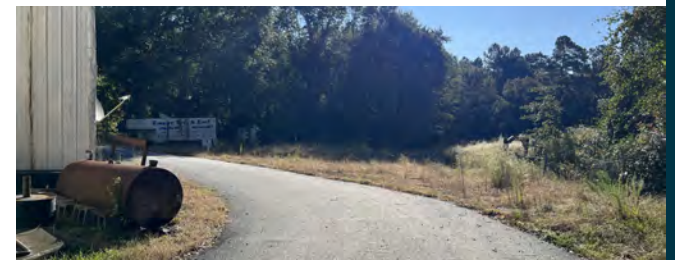
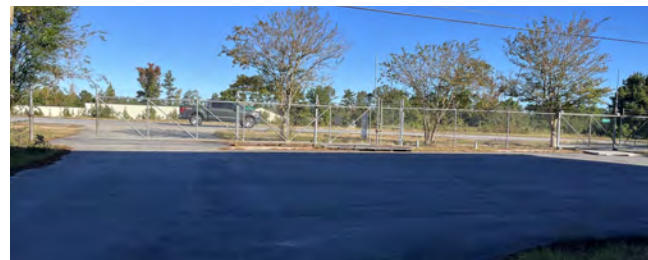
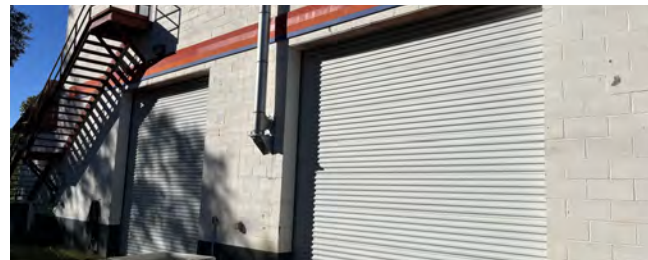
INDUSTRIAL BUILDING

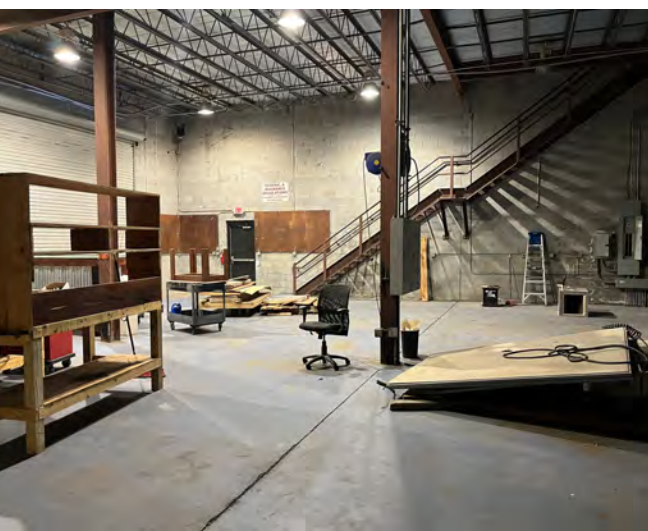
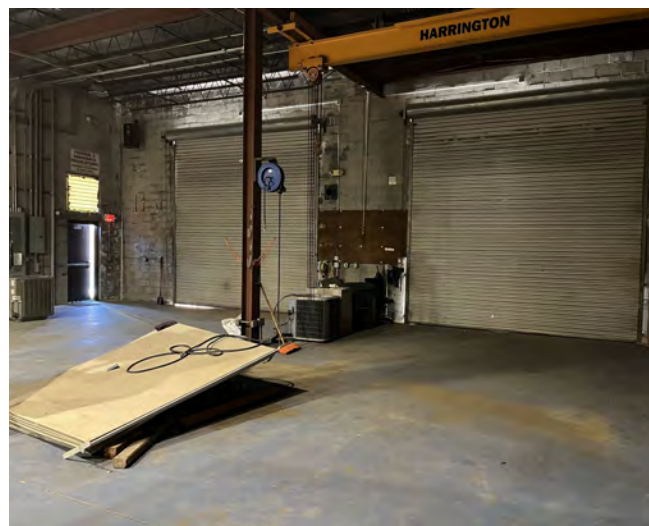
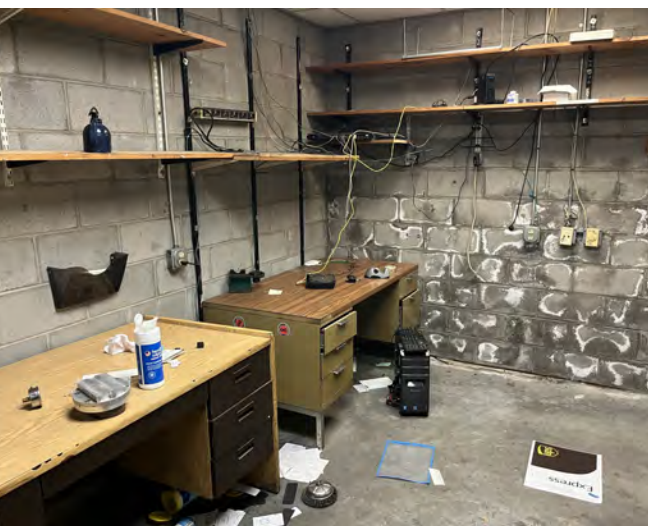
2686 Gordon Highway, Augusta, GA 30909

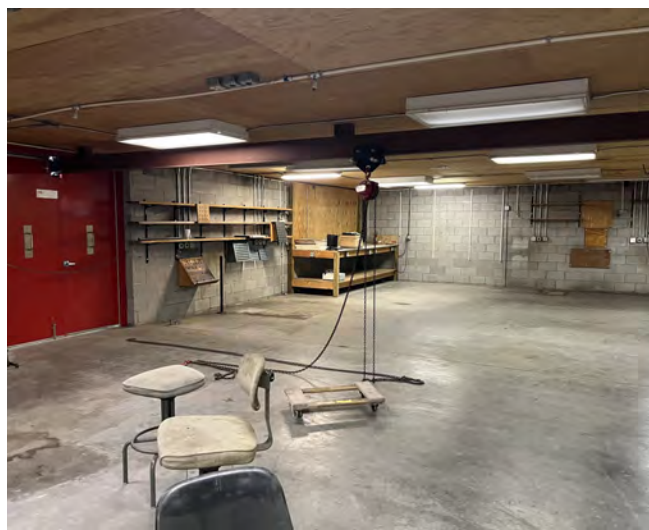
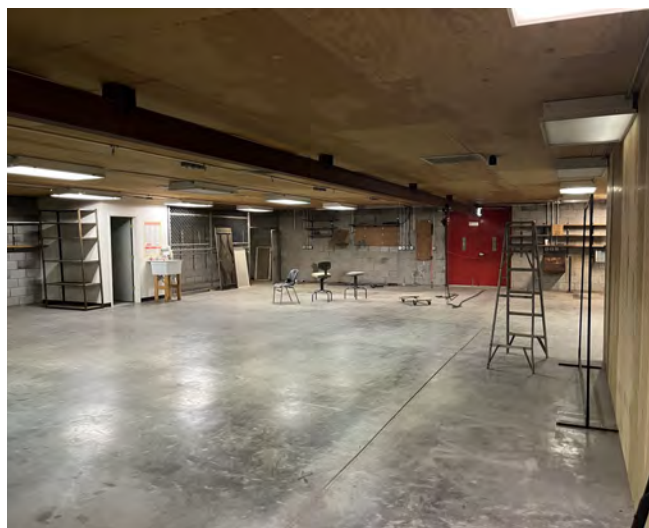
- +/- 1.87 Acres
- 7,588 Square Feet
- +/- 20,600 Vehicles Per Day
- Zoned: B-2 (Richmond Coun
- Fenced Lay Down Yard
- 4 Grade Level Doors



EXTERIOR PHOTOS









RETAILER MAP

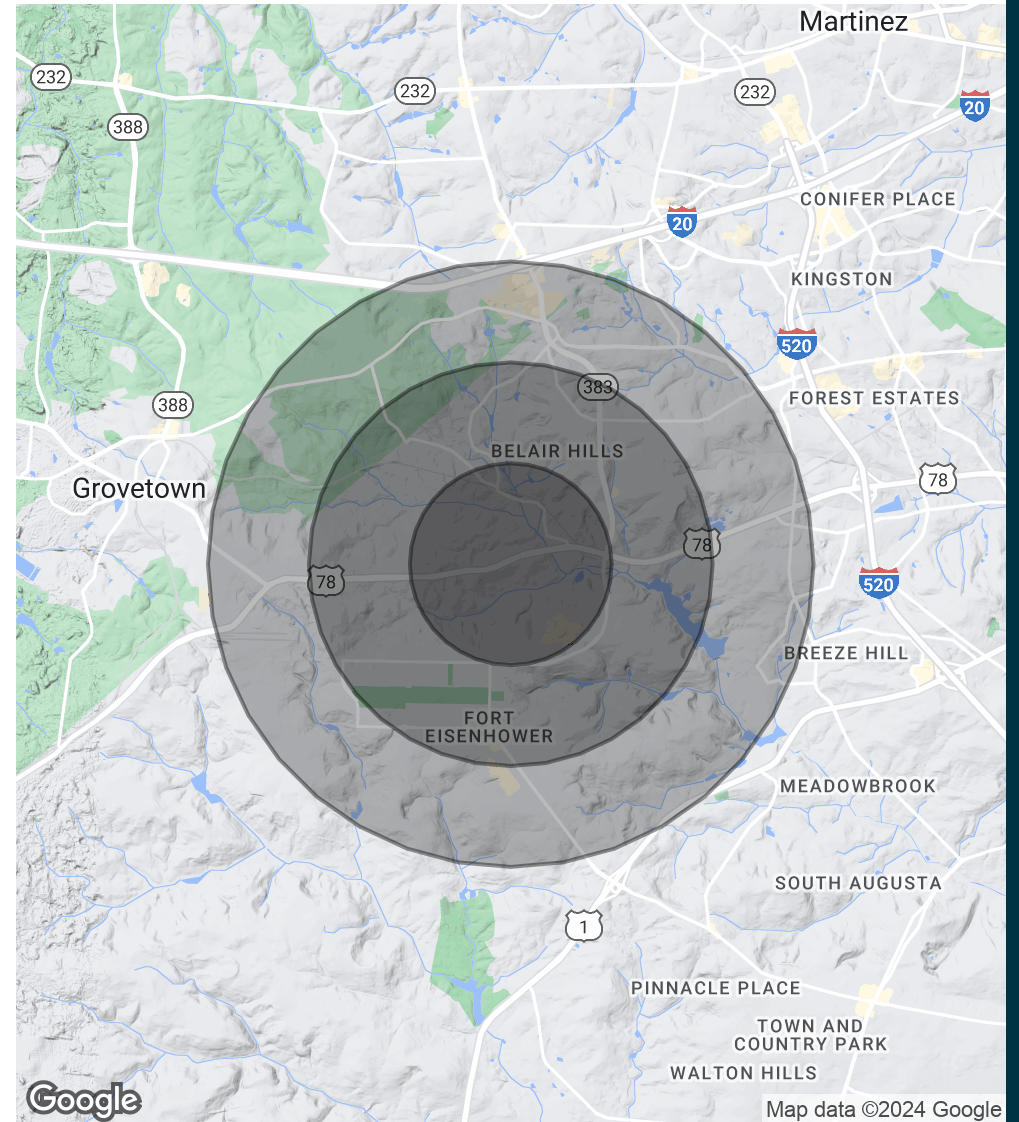


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,330	9,319	23,252
Average Age	33.6	32.9	31.6
Average Age (Male)	40.5	36.7	35.0
Average Age (Female)	25.8	30.9	30.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	603	2,855	8,219
# of Persons per HH	3.9	3.3	2.8
Average HH Income	\$80,728	\$72,431	\$59,542
Average House Value	\$210,747	\$167,843	\$140,847

* Demographic data derived from 2020 ACS - US Census



Map data ©2024 Google



TRAVIS REED, CCIM

Vice President, Associate Broker

Treed@Meybohm.Com

Cell: 706.836.8091

PROFESSIONAL BACKGROUND

Travis is a broker specializing in commercial properties, forestry, development and construction. A native of Lincolnton, Georgia, Travis earned a Bachelor of Science degree in Forest Resources from the University of Georgia and served as president of Reed Logging, Inc. for 25 years. Before joining the family logging business in the mid-1980s, Travis worked for Barco International, an international agricultural construction company, as head of its Middle Eastern/North African division, spending six years in Iraq and Egypt. After Barco, he spent time in England working with Middle East Econometrics Limited researching and writing feasibility studies for Middle Eastern clients of the World Bank. Travis has two daughters, Shelli and Whitney, and five grandchildren and lives with his wife, Gail, in Evans, Georgia. As a graduate forester and a lifetime spent in the forest industry, Travis is committed to land and timber conservation. He enjoys shooting trap and sporting clays and serves on the board of directors of Pinetucky Gun Club.

EDUCATION

BS in Forest Services, University of Georgia

MEMBERSHIPS & AFFILIATIONS

CCIM

GA #302716 // SC #67337

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com



CHARLIE MOYE

Sales Agent

Cmoye@Meybohm.Com

Cell: 706.832.1726

PROFESSIONAL BACKGROUND

After 15 years in outside sales and sales management, Charlie is excited to continue his career in Commercial Real Estate. Growing up in the Thomson and Augusta area, he wants to help see our local businesses succeed and grow in this market and help bring new opportunities to our area. He also looks forward to working with investors and those looking to make land acquisitions for personal or professional use. In his spare time, Charlie likes to spend time with his wife and 3 boys outside, visiting the beach, hunting, and playing golf.

EDUCATION

BA of Science

Georgia Southern University 2006

MEMBERSHIPS & AFFILIATIONS

CCIM Candidate Member

ICSC

GAAR

GA #418771 // SC #128571

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com