



AVAILABLE

±169K SQUARE FOOT INDUSTRIAL BUILDING

TRENTON, SC



14 PINE HOUSE RD, TRENTON, SC

- 169K SF of Space w Potential to Expand
- 6 Dock Height Doors and 1 Grade Level Door
- Available for Sale or Lease (Terms Below)



FINEM
INDUSTRIAL
MEYBOHM COMMERCIAL

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EXECUTIVE OVERVIEW

PRICING OVERVIEW



\$5,915,000
Ask Price



\$3.25/SF
Lease Rate



NNN
Lease Type

INVESTMENT HIGHLIGHTS

Perfect Owner/User Opportunity

The Subject Property is being marketed for both sale and lease which makes a great opportunity for an owner user. A potential user could either buy the property outright or lease it depending upon their needs and finances.

Close Proximity to Major Cities

The Augusta-Aiken area is perfectly situated to be within 2 hours of Atlanta, GA, 1 hour of Columbia, SC. Both of these cities are the capitals of their respective states and manufacturing and industry play a huge role in their economies.

Close Proximity to Major Ports

Not only is it only hours from major cities, it is also only hours away from Major Sea Ports. The Port of Charleston, SC, is only 2 & 1/2 hours away. While the Port of Savannah, GA is about 3 hours away. Both of these ports are extremely important to not only the southeast, but the entire United States.

Large Site for Potential Expansion

The property in total sits on a total of ±28.91 acres of useable land. This means that a potential buyer/user could buildout more space and expand their operations.

Great Value-Add for Investor

Although it is being sold as-is and vacant, this property could be great for an industrial investor who has a tenant that will lease out the space for them.

Dock Doors

This property has 6 Dock-Height Doors and 1-15' Grade Level Door. The dock height doors have in ground levers and the grade level door is electric.

INVESTMENT DESCRIPTION

The Finem Group at Meybohm Commercial is pleased to exclusively present for purchase or lease this warehouse and office space for lease in Trenton, SC, just a 15-minute drive to Aiken, SC, and I-20. The 169,500 square foot facility features 17' clear heights with a very open floor layout. It also sits on 28.91 acres of land which gives a buyer the opportunity to expand.

The property has 6 dock doors with a height of 109' and in-ground levers. It also has front office space with over 12 offices. It has a great security system set up along with preventive fire protection measures. Racking can remain with the Building

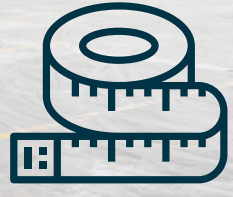
PROPERTY DETAILS

<u>Address</u> 14 Pine House Rd Trenton, SC 29847		<u>Tax ID</u> # 173-01-01-010-000
<u>Land Size</u> 28.91 Acres		<u>Zoning</u> BD
<u>Year Built</u> 1973		<u>Roof Age</u> Unknown
<u>Potential to Expand</u> Yes, with the extra acres additional SF can be built		<u>Max Ceiling Height</u> 17' Feet
<u>5 Mile Population</u> 5,590		<u>5 Mile MHI</u> \$54,560

PROPERTY HIGHLIGHTS

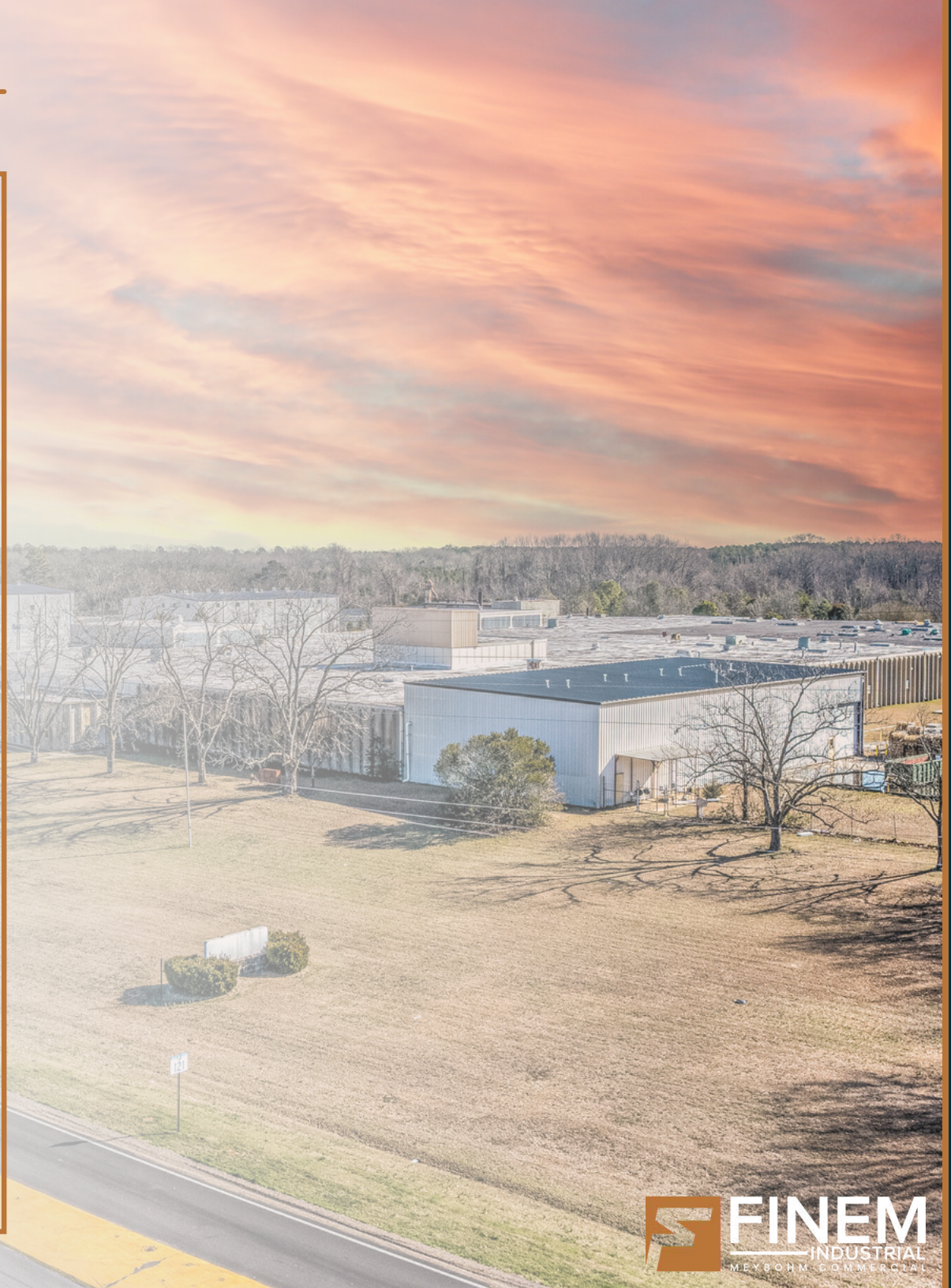

28.91 Acres
Large Lot Size


7
Dock Doors


±169,500
Square Feet

LOCATION SUMMARY

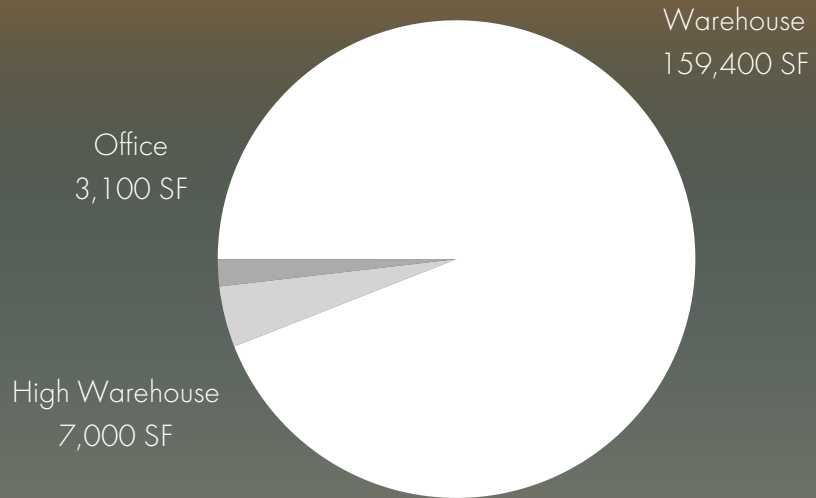
This warehouse space is located in Trenton, SC on Augusta Road, just 15 minutes from I-20 and Aiken, SC. Aiken is a central location to much of the east coast's major cities, lies between the major ports of Charleston (2.5 hrs) and Savannah (2.5 hrs), and regional hubs like Atlanta (2.5 hrs) and Chattanooga (4 hrs). Additionally, located just an hour from Columbia (SC) and two hours from Greenville (SC).



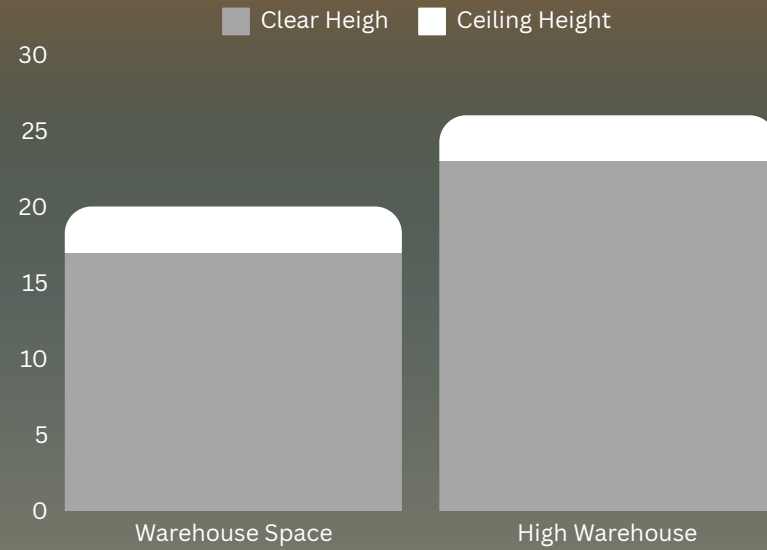
BUILDING OVERVIEW

BUILDING BREAKDOWN

Building Size Breakdown



Clear/Ceiling Height Breakdown



530' FT

330' Ft

BUILDING SPECS

Building Size: ±169,500 SF with potential to expand

Square Footage Breakdown: 159,400 (WH) 7,000 (H/WH) 3,100 (O)

Dock Height Doors: 5 109" H x 108" W. In Ground Levelers

Grade Level Doors: 1 109" H x 108" W. Electric and No Leveler

Utility Service Provider: Dominion Energy South Carolina (DESC)

Fire Suppression: Sprinklers, Fire Extinguishers, and Central Fire Protection

Utility Updates: Electricity was updated in 2018

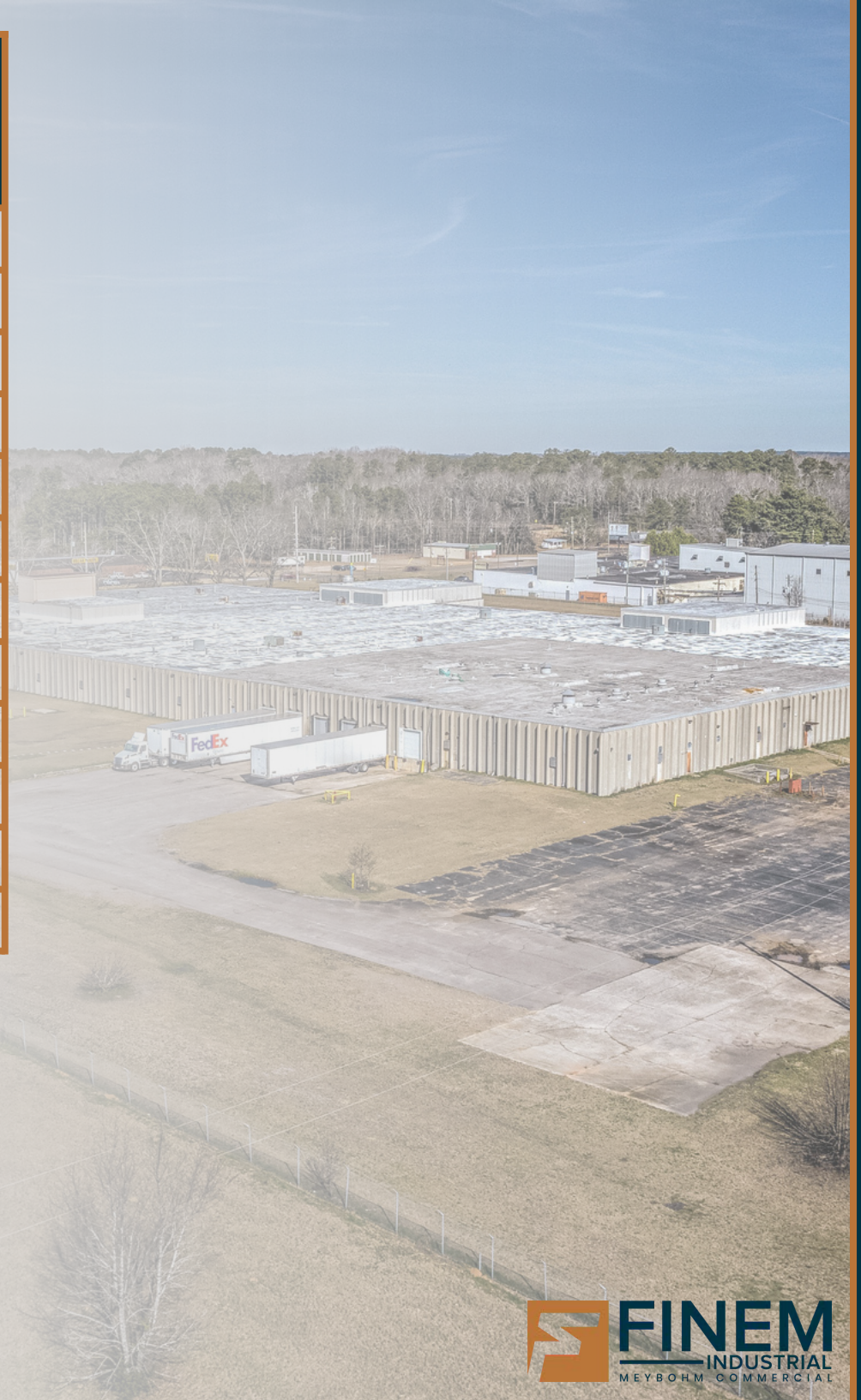
Wall Construction: Concrete Panels

Roof Type: TPO

Clear Height: 17' mostly throughout

Lighting: Halide (LED)

Security: Yes, Security System of GA with Cameras and Motion Sensors



HEIGHT & SPACING



HEIGHT & SPACING

26' 6"

HIGH CLEARANCE WAREHOUSE SPACE



25'
Clear
Height



26' 6"
Ceiling
Height

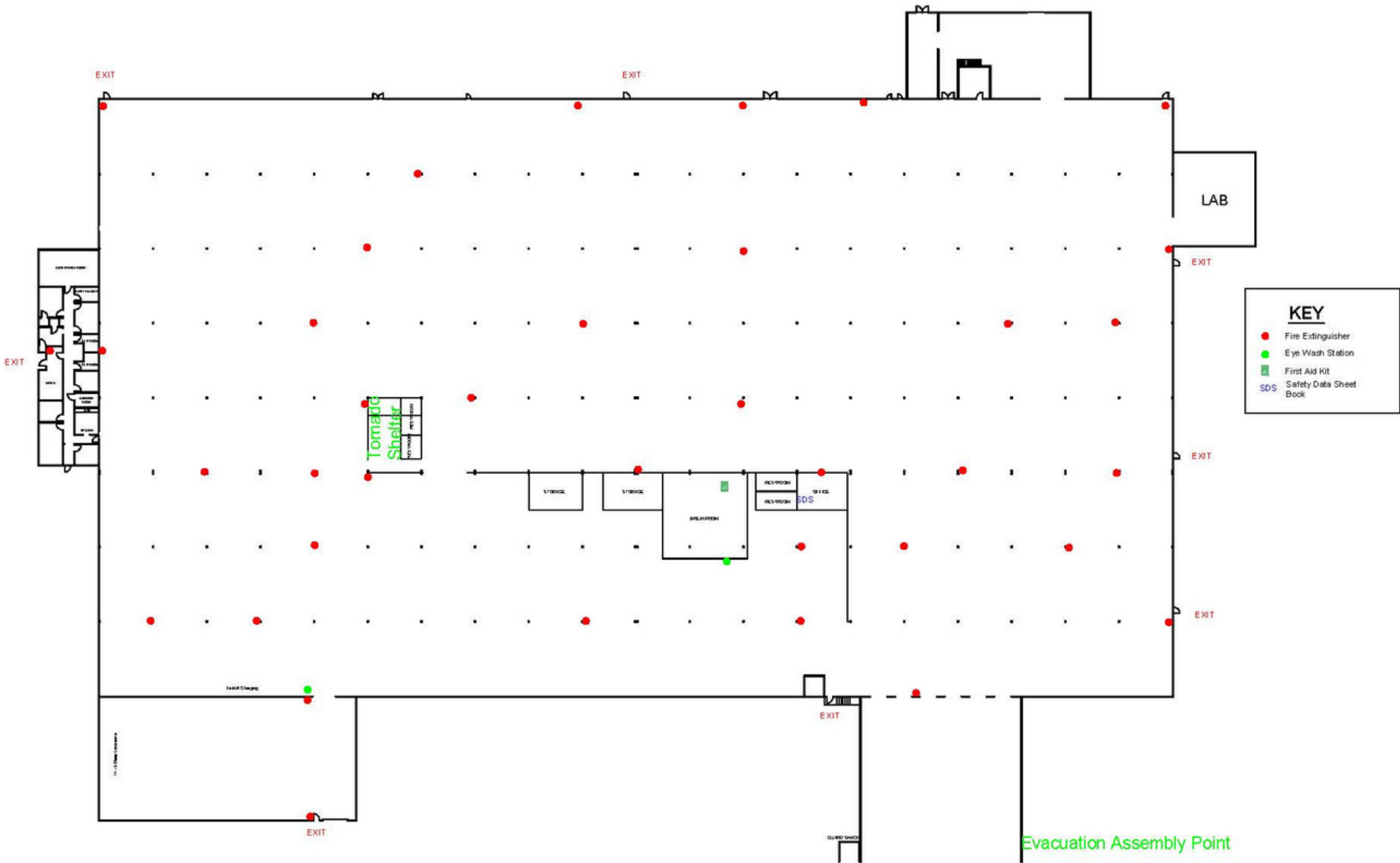


65' x 125'
Area
Size

EST. BUILDING EXPENSES

Owners Property Expenses			
Item	Total	P/SF	Notes
Taxes	\$23,697	\$0.14	Building Only
Insurance	\$6,899	\$0.04	Building Only
Lawn care	\$6,700	\$0.04	
Pest Control	\$2,215	\$0.01	
Janitorial	\$8,373	\$0.05	
Trash & Document Destruction	\$15,743	\$0.09	
Repairs	\$18,100	\$0.11	
Electric	\$28,759	\$0.17	
Gas	\$12,928	\$0.08	
Water	\$3,464	\$0.02	
Other Utilities	\$10,147	\$0.06	Alarms/Fire System/ Broadband
Total Expenses	\$137,025	\$0.81	

FLOOR PLAN

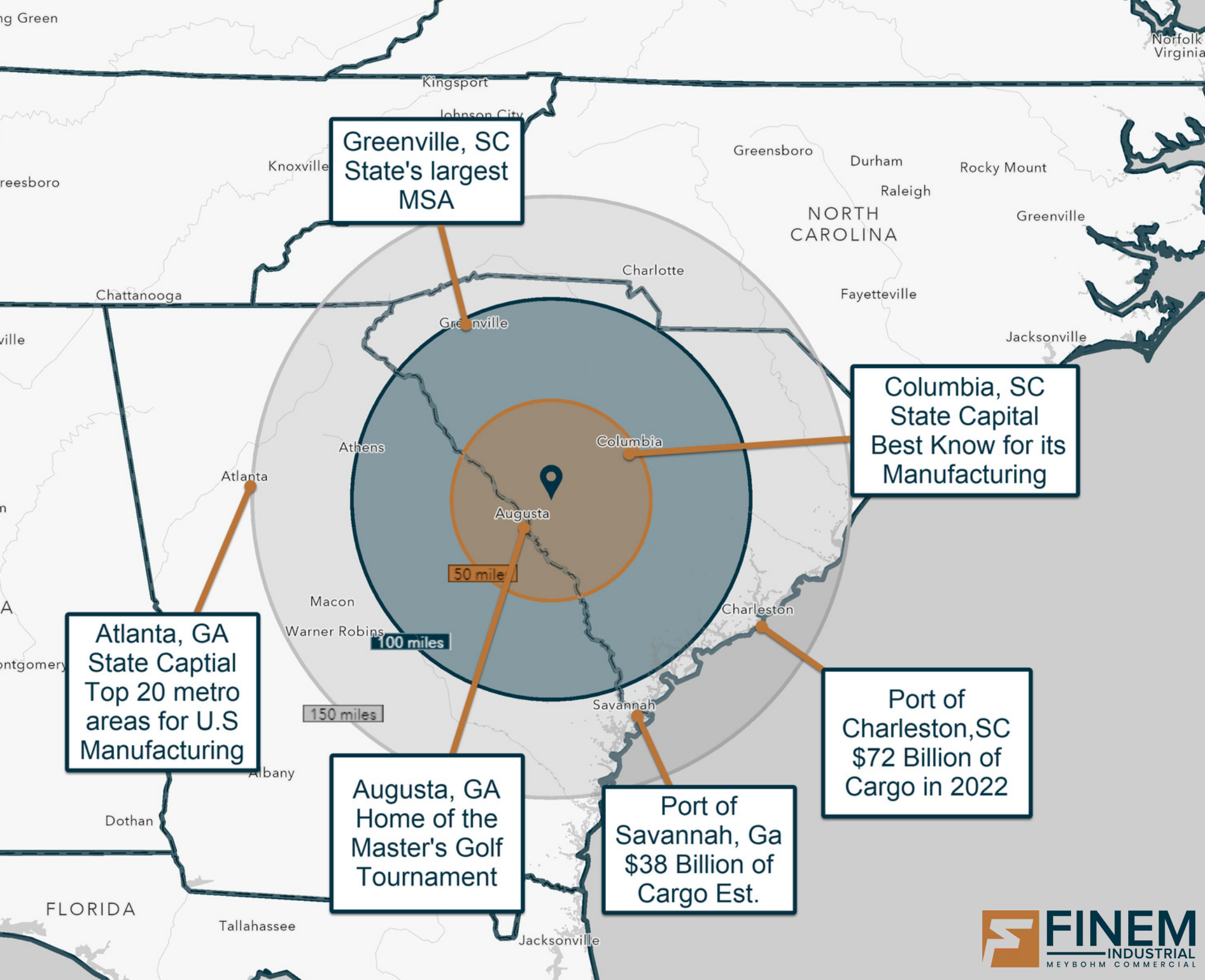


BATTER STACKING



LOCATION OVERVIEW





Greenville, SC
State's largest
MSA

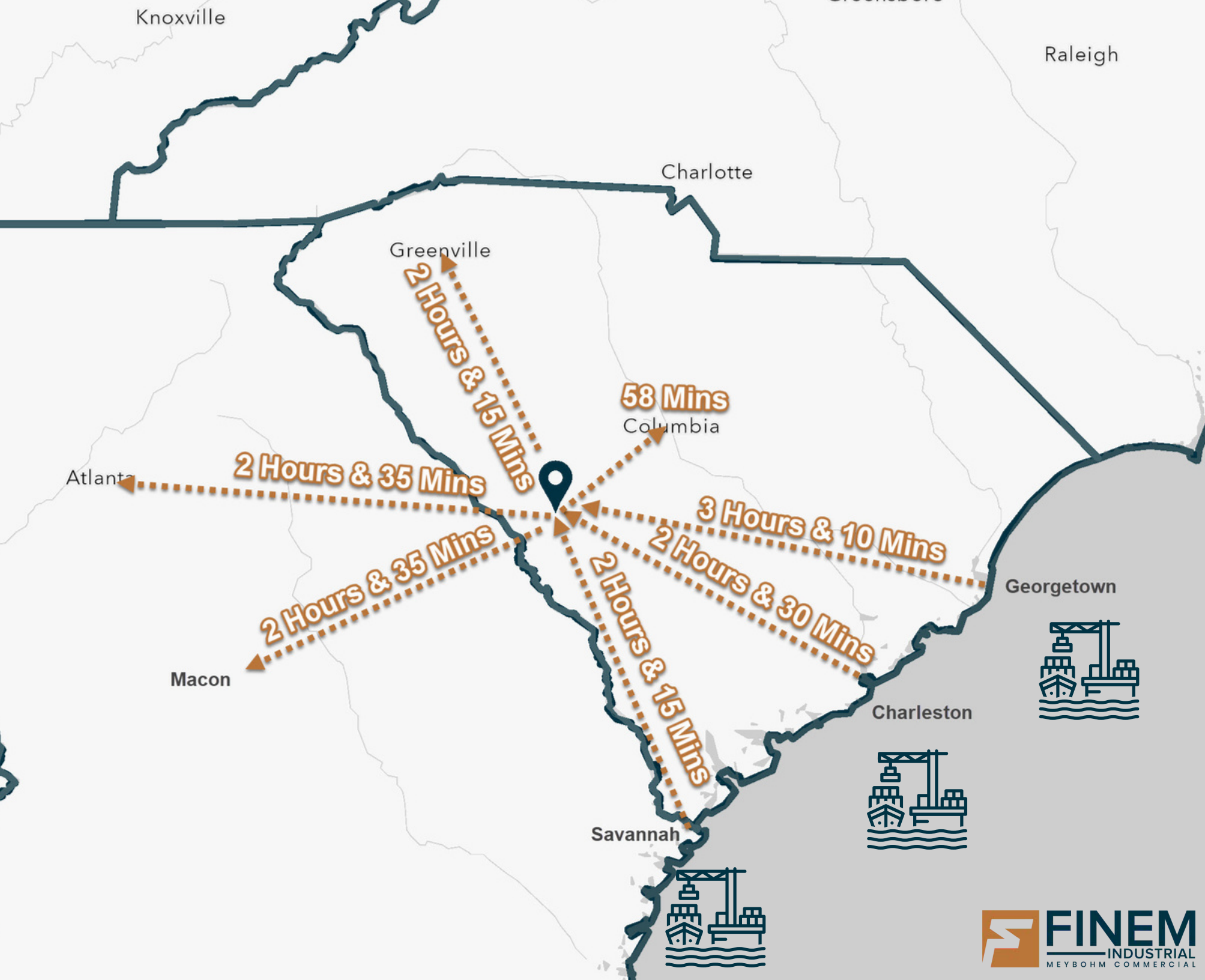
Columbia, SC
State Capital
Best Know for its
Manufacturing

Atlanta, GA
State Capital
Top 20 metro
areas for U.S
Manufacturing

Augusta, GA
Home of the
Master's Golf
Tournament

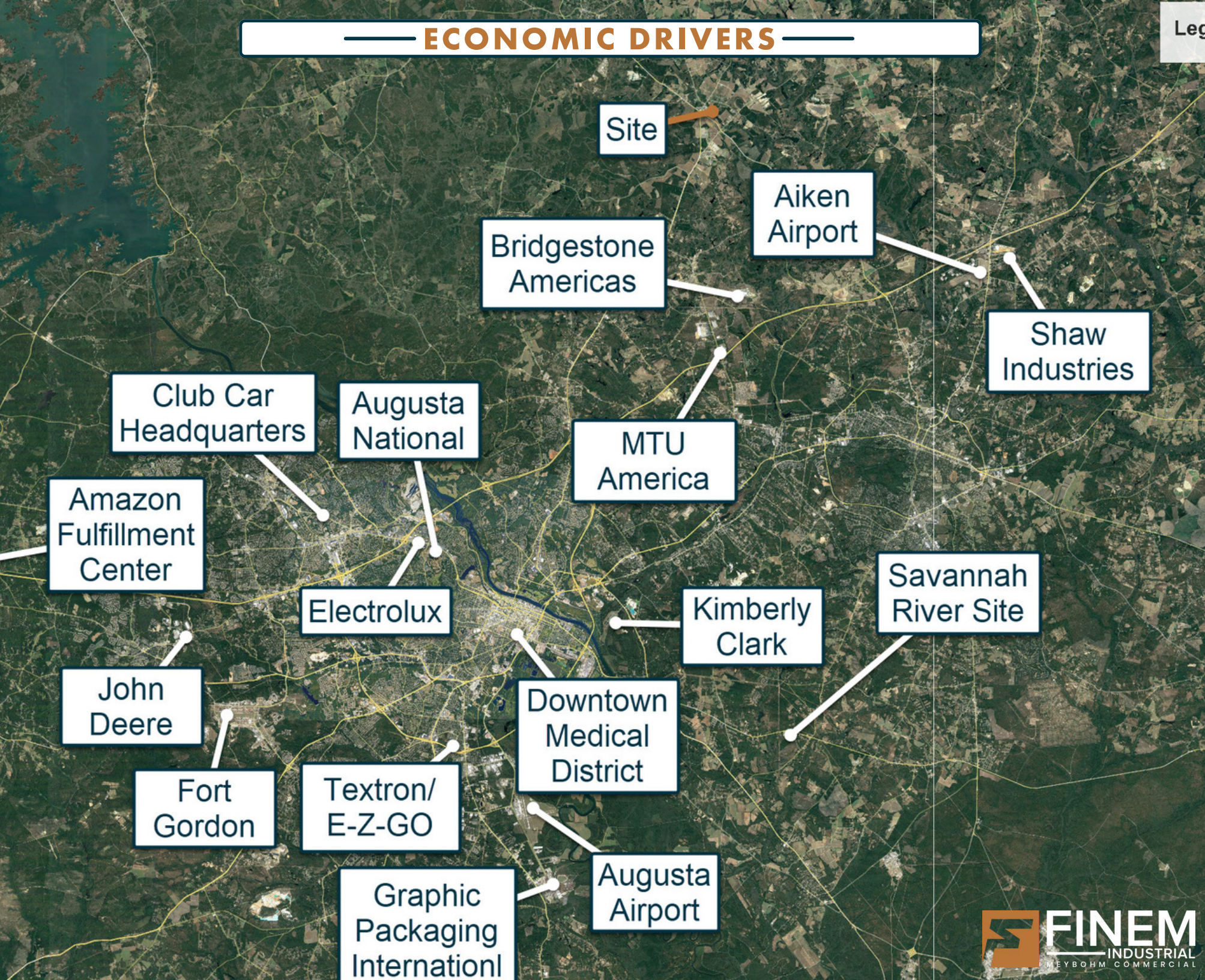
**Port of
Savannah, Ga**
\$38 Billion of
Cargo Est.

**Port of
Charleston, SC**
\$72 Billion of
Cargo in 2022



ECONOMIC DRIVERS

Leg

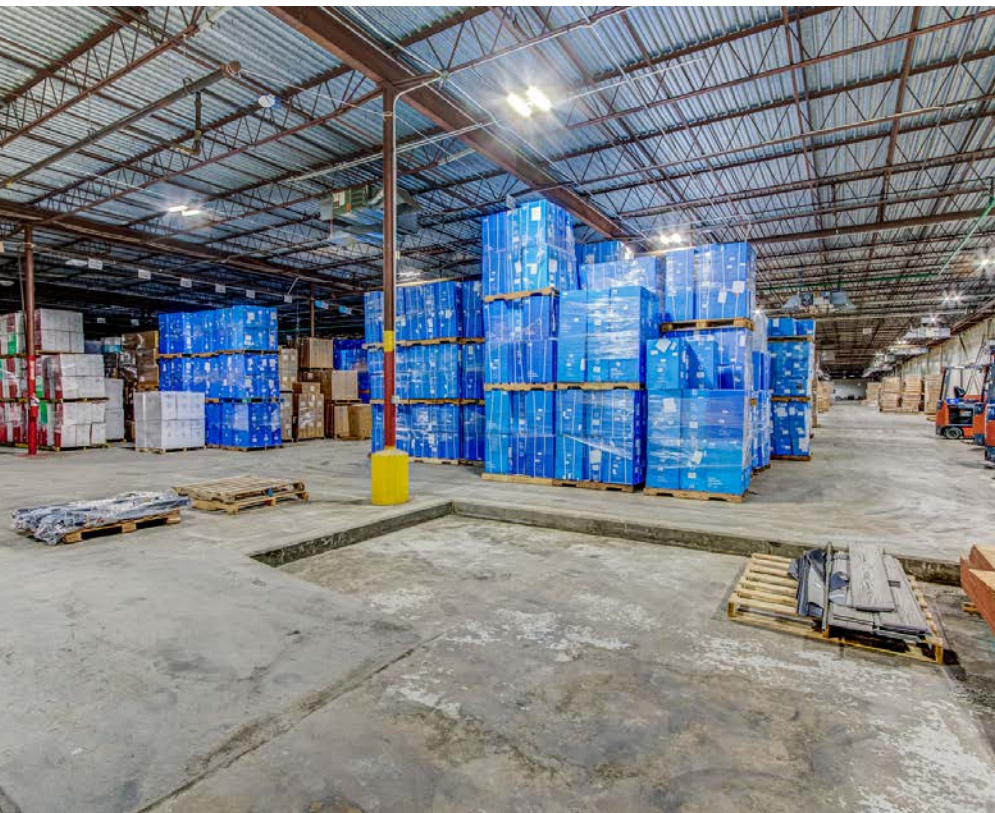


BUILDING PICTURES

INDUSTRIAL BUILDING / OFFERING MEMORANDUM









ECONOMIC DRIVERS

Port of Charleston, SC



**100 Foreign Ports
Served Directly**



**\$72 Billion
Cargo in 2022**



**Top 10 Fastest Growing
Container Port in U.S for
Last 10 years**



**52' Draft
Deepest in the
Southeast**

The Port of Charleston, SC is one of the fastest-growing ports in the United States and it now has the deepest harbor on the East Coast which allows it to handle the largest ships in the world. This port alone supports about 10% of the jobs in the state and has an economic impact of over \$33 Billion on the Upstate economies.

South Carolina is a manufacturing and exporting state and one of the main reasons for this is the Port of Charleston.

Not only is there a high demand for industrial and warehouse space in Charleston, SC but industrial buildings all over the state are positively affected by the Port of Charleston.

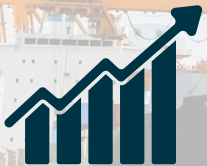
Port of Savannah, GA



**Largest
Concentration of
Retail on East Coast**



**\$38 Billion
Est. 2022 Cargo**



**Top 3 Fastest Growing
Container Port in U.S for
Last 10 years**



**Serves 45% of the
U.S. Population bc
of Two Interstates**

The Port of Savannah in Georgia is the single largest and fastest-growing container terminal in America. Immediate access to I-16 (East/West) and I-95 (North/South), means key cities and manufacturing points throughout the U.S. may be reached within a one-to-two-day drive.

The port is home to the largest single-terminal container facility of its kind in North America and is comprised of two modern deepwater terminals: Garden City Terminal and Ocean Terminal. Lastly, Savannah handles approximately 80% of the ship-borne cargo entering Georgia.

3

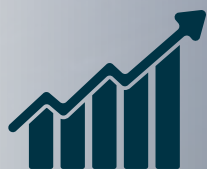
Ranked 3rd by
Area Development
for Doing business



\$223 Billion
State GDP in 2022



Manufacturing
Contributed the
Most to State GDP



Georgia's Annualized
Growth Rate is 2.0%

State of South Carolina

INDUSTRIAL BUILDING / OFFERING MEMORANDUM

AREA OVERVIEW

Augusta, GA

INDUSTRIAL BUILDING / OFFERING MEMORANDUM

THE CSRA OVERVIEW



622,275
CSRA Population



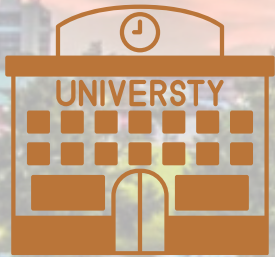
\$61,473
CSRA Med. Income



\$198,719
Med. Home Value



0.43%
Annual Growth Rate



4
Total Colleges



9,921
College Studets



269,031
Labor Force



3.7%
Unemployment Rate

MSA BUSINESS OVERVIEW

Augusta is a regional center of medicine, biotechnology, and cyber security. Augusta University, the state's only public health sciences graduate university, employs over 7,000 people. Along with University Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over \$1.8 billion. Within the next few years, the city is expected to have rapid population growth of 10,000+ residents due to the announcement of the United States Army Cyber Command that will be located in Fort Gordon.

The city's three largest employers are Augusta University, the Savannah River Site (a Department of Energy nuclear facility), and the U.S. Army Cyber Center of Excellence at Fort Gordon, which oversees training for Cyber, Signal Corps, and Electronic Warfare. Other Companies with headquarters or distribution centers in the CSRA are but limited to, EZ-Go, Bridgestone, Tax Slayer, John Deere, Amazon, Kellogg's Kimberly Clark, Graphic Packaging International, and more.



Kimberly-Clark



**GEORGIA
CYBER CENTER**



Piedmont
HEALTHCARE



amazon



Health
AUGUSTA UNIVERSITY

JOHN DEERE



TaxSlayer



MASTERS



AUGUSTA UNIVERSITY
**MEDICAL COLLEGE
OF GEORGIA**

VA



U.S. Department
of Veterans Affairs



AIKEN COUNTY, SC

Originally chartered in 1828, Aiken is a city of historic charm, with a vibrant downtown, and a history of passion for all things equestrian. Located in Aiken County, South Carolina, in the Central Savannah River Area (CSRA) in close proximity to Augusta, GA, Aiken has long been a destination for those horse and golf lovers alike. This coupled with its general charm has resulted in a city with great appeal as a retirement location.

As the county seat of Aiken County, per a 2015 estimate, Aiken has a population of approximately 30,604. Per a 2013 census, the greater county is the home to approximately 164,176 people. Area employers benefit directly from the proximity of Aiken Technical College, Piedmont Technical College, and the University of South Carolina at Aiken. When you consider the abundant workforce from the Aiken-Augusta, SC-GA Metropolitan Statistical area that includes over 575,000 people. Savannah River Site (SRS) is a nuclear site located in close proximity to Aiken that employs more than 10,000 people. With its first reactor having gone critical in 1953, the facility has continued to grow in capacity and in the number of people employed. Bridgestone has two separate plants in Aiken, employing nearly 1,800 people and Kimberly-Clark which employs 1,200, in addition to many smaller industrial operations employing thousands more.



\$57,572

MHI



168,808

Population



3.4%

Unemployment

CYBER CITY

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command. The Army Cyber Command Headquarters located at Fort Gordon operates and defends Army networks and delivers cyberspace effects against adversaries to defend the nation. ARCYBER, led by Fort Gordon, conducts global operations 24/7 with approximately 16,500 Soldiers, civilian employees, and contractors worldwide. The Pentagon's 2013 announcement led to the relocation of the U.S. Army Cyber Command from Fort Meade in Maryland to Fort Gordon in Augusta. Fort Gordon is fast becoming a center for joint forces activities, training, and operations and is a huge employer in east Georgia. With a workforce of 31,155, much of the installation's annual economic impact of nearly \$2.4 billion goes directly into area shops, real estate, banks, and other businesses.

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. Located on the Nathan Deal Campus for Innovation, the center is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S Army, and the private sector. Other cyber-focused businesses are paying attention and taking advantage of the expanding field by moving their headquarters and establishing branches in the Augusta Region. The \$100 million Georgia Cyber Center, the single largest investment in a cybersecurity facility by a state government to date, is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S. Army and the private sector.



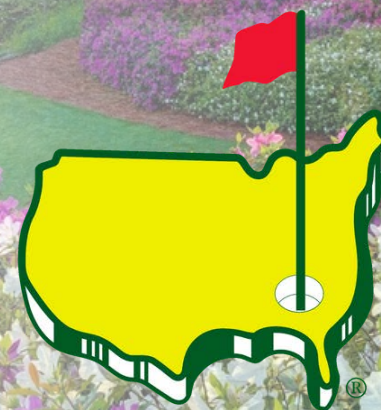
GEORGIA CYBER CENTER



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.

Augusta National Golf Club sometimes referred to as Augusta or the National, is a golf club in Augusta, Georgia, United States. Unlike most private clubs which operate as non-profits, Augusta National is a for-profit corporation, and it does not disclose its income, holdings, membership list, or ticket sales. Founded by Bobby Jones and Clifford Roberts, the course was designed by Jones and Alister MacKenzie[3] and opened for play in 1932. Since 1934, the club has played host to the annual Master's Tournament, one of the four men's major championships in professional golf, and the only major played each year at the same course. It was the top-ranked course in Golf Digest's 2009 list of America's 100 greatest courses and was the number ten-ranked course based on course architecture on Golfweek Magazine's 2011 list of best classic courses in the United States.



MASTERS

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.

The Finem Group is a team of brokers at Meybohm Commercial that have partnered to provide modern brokerage tools coupled with local expertise to their clients. Whether you have interest in understanding a single property, or wish to plan a greater real estate investment strategy, our team of seasoned brokers, financial analysts, and support staff exist to help our clients make wise decisions.

HOW WE HELP OUR CLIENTS

Regional Expertise Meets Advanced Analytics & Marketing



DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR. Our team of brokers and on staff analysts advise and analyze the data for you.



SEGMENTED, DETERMINED MARKETING

Augusta's largest team of commercial brokers includes a team of the area's most sophisticated real estate marketers. We collect, target and market our listings with determination and intentionality.



BUSINESS-MINDED EXPERTISE

We are a team of CCIM-educated brokers with MBAs and the experience running our own businesses with our own support staff.



TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We negotiate on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



ASSET-CLASS- FOCUSED

Being connected to the buyers, sellers, landlords and tenants, and understanding your particular type of asset matters. We are a team of brokers with specific asset-type focus.