



FOR SALE

INDUSTRIAL TRUCK TERMINAL

4535 Jefferson Davis Highway, North Augusta, SC
29841

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

Property Summary



PROPERTY DESCRIPTION

Building was previously used as a truck terminal and currently has 17 dock high doors. Warehouse portion has 12' clear height up to 16' in the center. Docks previously have levelers however owner removed them with the intention of expanding building. As part of owner's work, they added 2 normal dock doors on rear of the building as well as one very large door double the size of most traditional dock doors. Concrete was busted up also and remains in place. Building is brick and metal construction. Office is approximately 1,625 SF and warehouse 4,700 SF. Site is 2.50 acres and fenced. Site needs some cleanup with the concrete that was broken up removed as well as debris from current owners' expansion of the back of the building. Owner ended up moving to larger building and stopping rather than completing the clean-up and expansion of this site. Interior needs electrical upgrades and clean up however office and bones of building are in very good condition. Site is gravel compacted and fenced. Site is ideal for user needing a showroom or office with a fenced lay down yard and easy in and out warehouse. Site could also be a retail land redevelopment site.

LOCATION DESCRIPTION

Located off Jefferson Davis Hwy in the North Augusta/Clearwater area. Site is near several grocery anchored retail centers as well as several neighborhood centers. Atomic Road is 1.2 miles south and Palmetto Pkwy is only 2 miles from the site. Downtown Augusta is approximately 3.5 miles away. Property is 8 miles from the site to I:20 via I:520. This is an excellent opportunity to acquire an industrial site between I:20 and SRS or I:20 and downtown Augusta or Aiken.

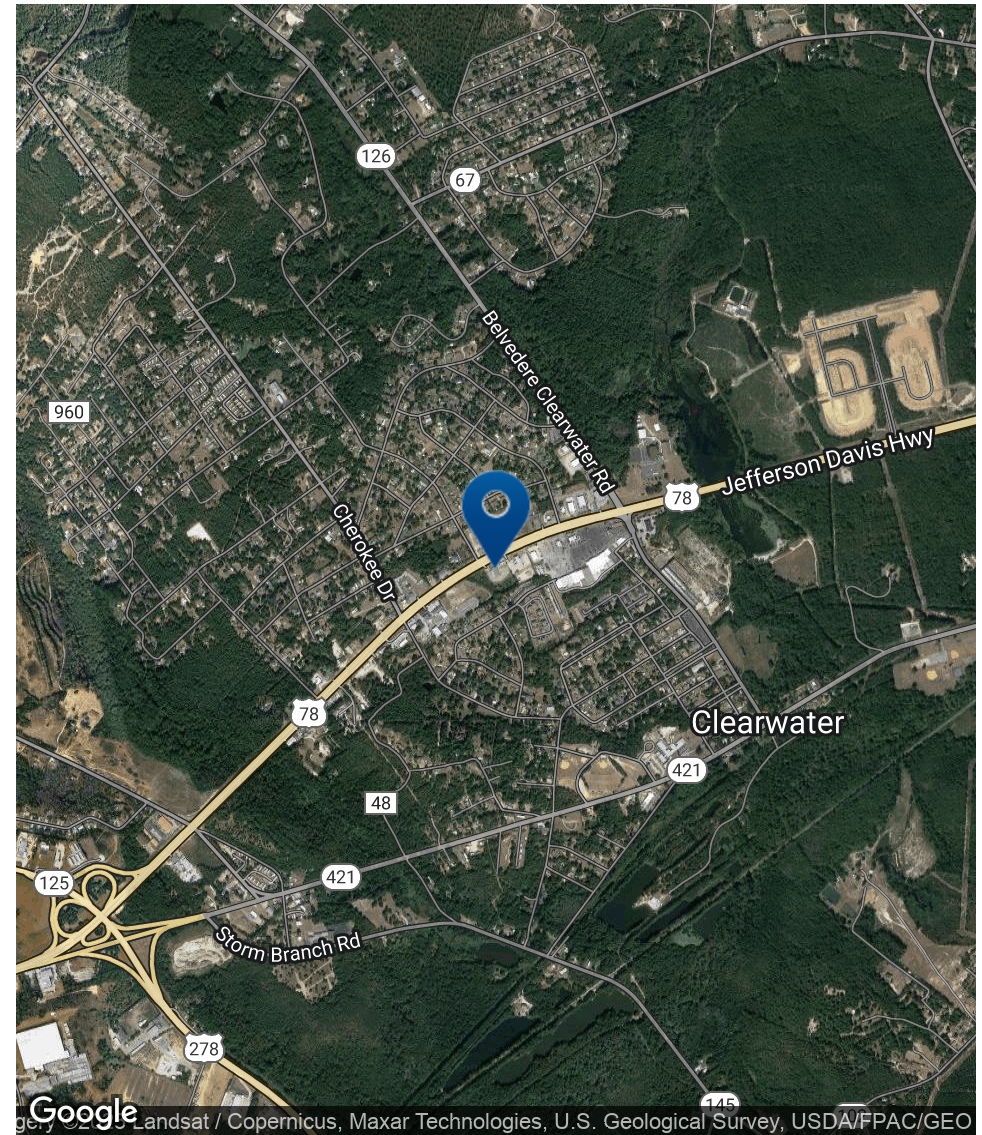
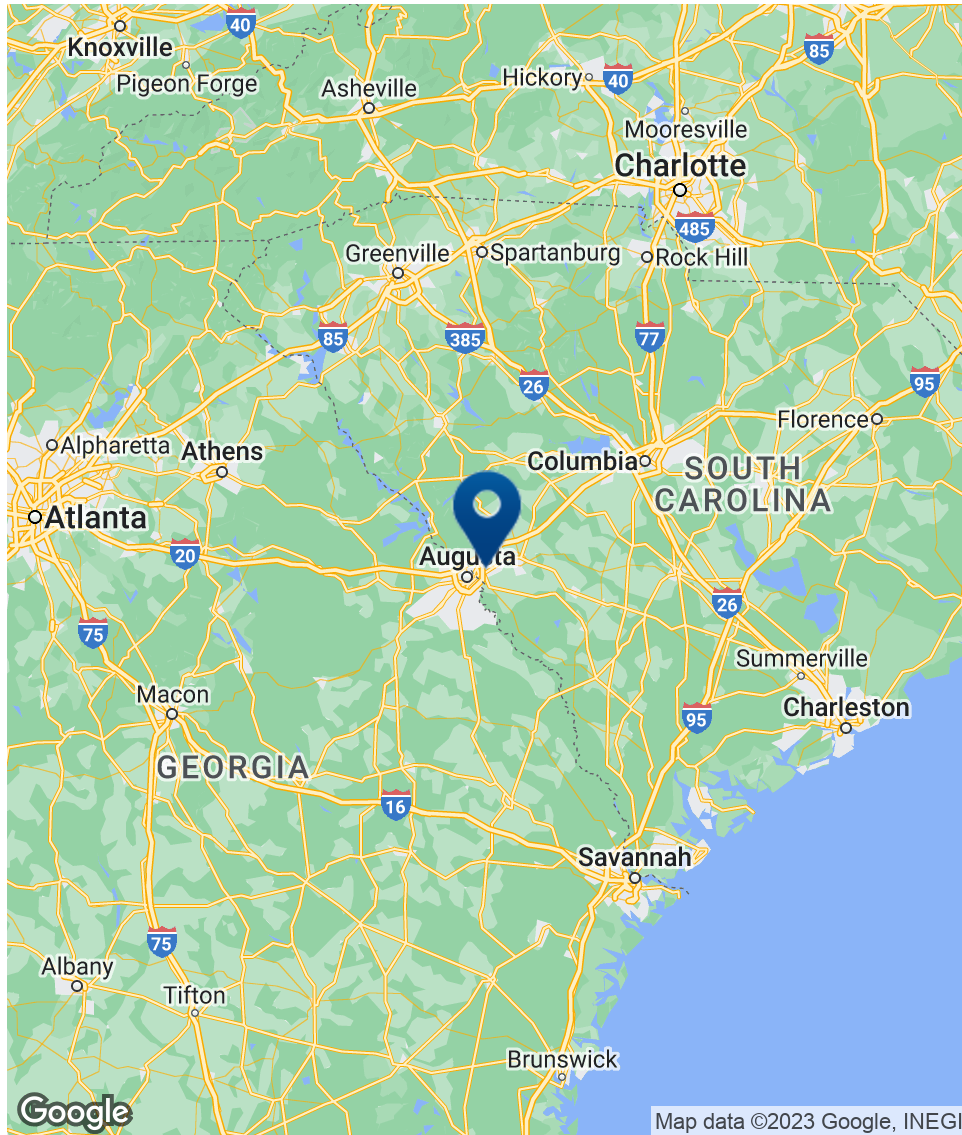
OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	2.5 Acres
Building Size:	6,325 SF



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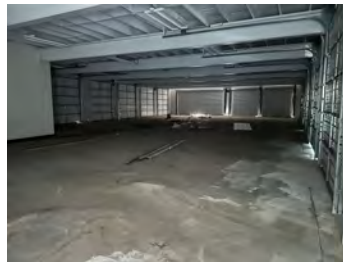
Location Map



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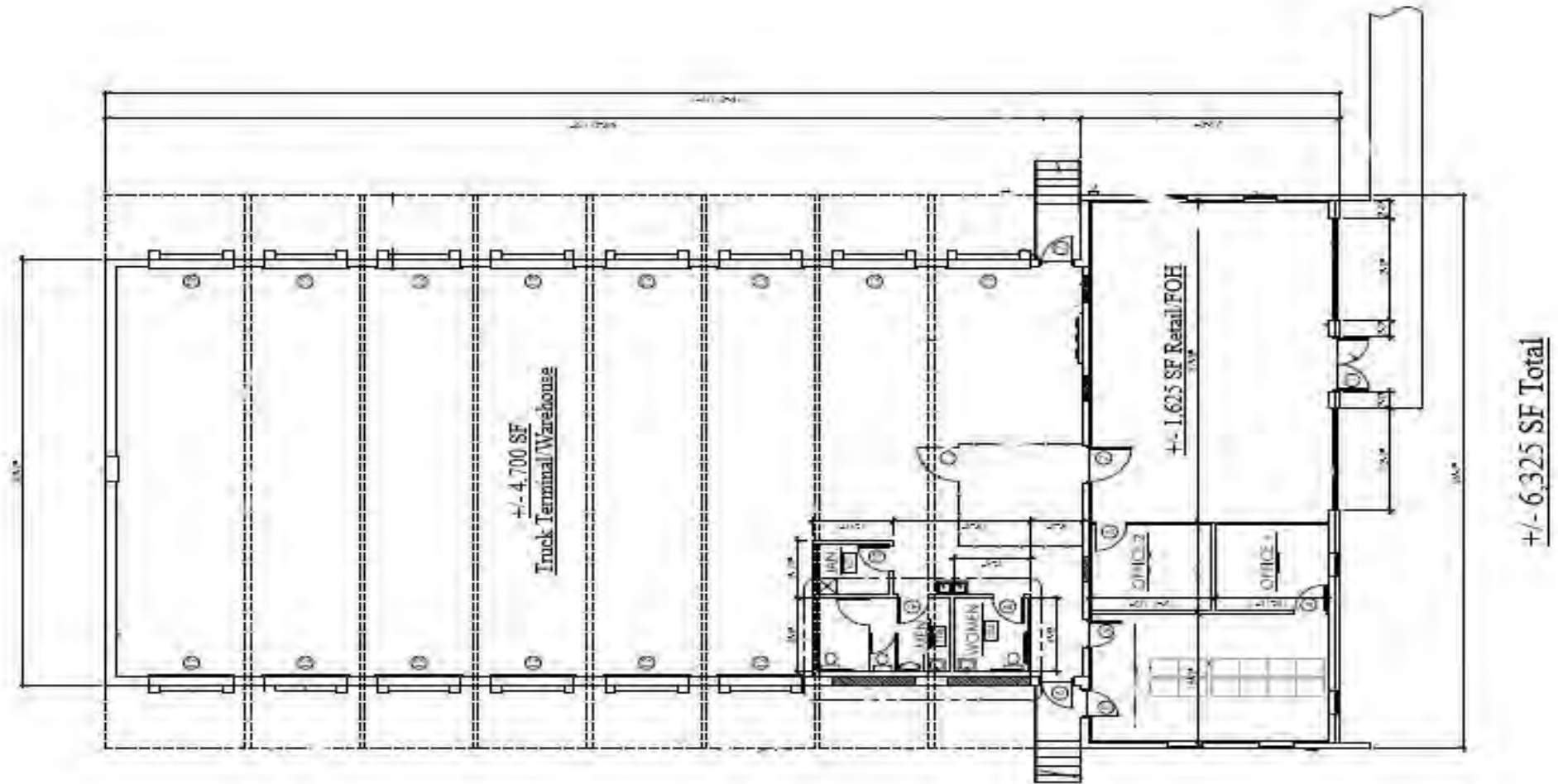
Additional Photos



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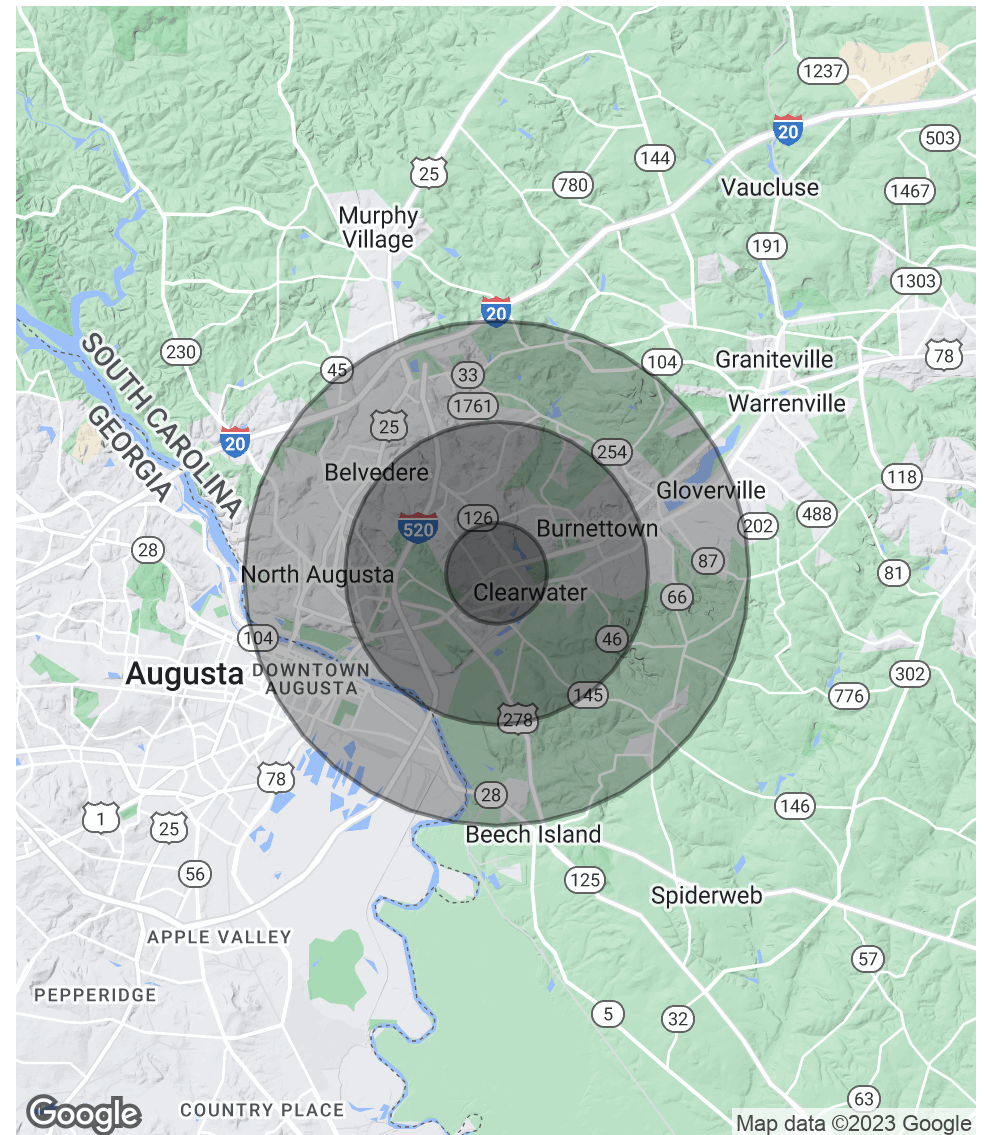
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Demographics Map & Report

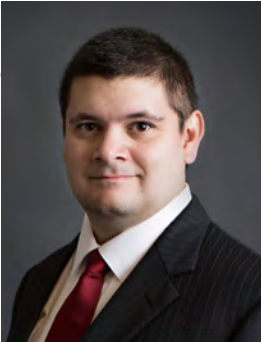
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,138	17,262	57,490
Average Age	32.3	35.2	38.1
Average Age (Male)	30.8	35.6	36.6
Average Age (Female)	36.7	36.1	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	906	7,772	26,804
# of Persons per HH	2.4	2.2	2.1
Average HH Income	\$40,466	\$43,388	\$51,045
Average House Value	\$186,814	\$129,067	\$138,740

* Demographic data derived from 2020 ACS - US Census



Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

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PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for sixteen years. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States. In addition to the Augusta, GA region, Joe is licensed and personally handles all transactions in Georgia, Alabama, South Carolina, and North Carolina.

Joe has also grown S&H into one of the nation's leading property management firms. Currently managing over 6,500 units consisting of apartments, single family rentals, and manufacturing housing communities. S&H also acts as an asset manager for over ten million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to www.ccim.com or www.sior.com.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

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