



FOR LEASE
20,750 SF WAREHOUSE ALONG I-20 AUGUSTA, GA
4304 SUDAN DR. AUGUSTA, GA 30907

EXECUTIVE SUMMARY

4304 Sudan Drive Unit C is a highly functional 20,750 SF industrial suite strategically positioned just off Interstate 20 at Exit 194 (Belair Road) in Augusta, Georgia. Located within an established industrial corridor, the property provides exceptional regional accessibility for manufacturing, warehousing, distribution, and service operations while offering convenient access to Augusta's major transportation network and the broader Southeast.

Suite C is predominantly open warehouse space complemented by two private offices. The suite features both a dock-high loading door and a drive-through door, allowing flexibility for shipping, receiving, equipment access, and vehicle circulation. The open floor plan can accommodate a variety of industrial users requiring efficient warehouse operations with minimal office buildout.

Situated on a 4.96-acre site with immediate interstate access, the property offers outstanding connectivity to Augusta, the greater Georgia market, and key Southeastern distribution hubs and presents an excellent leasing opportunity for companies seeking efficient industrial space in one of Augusta's most accessible industrial locations.

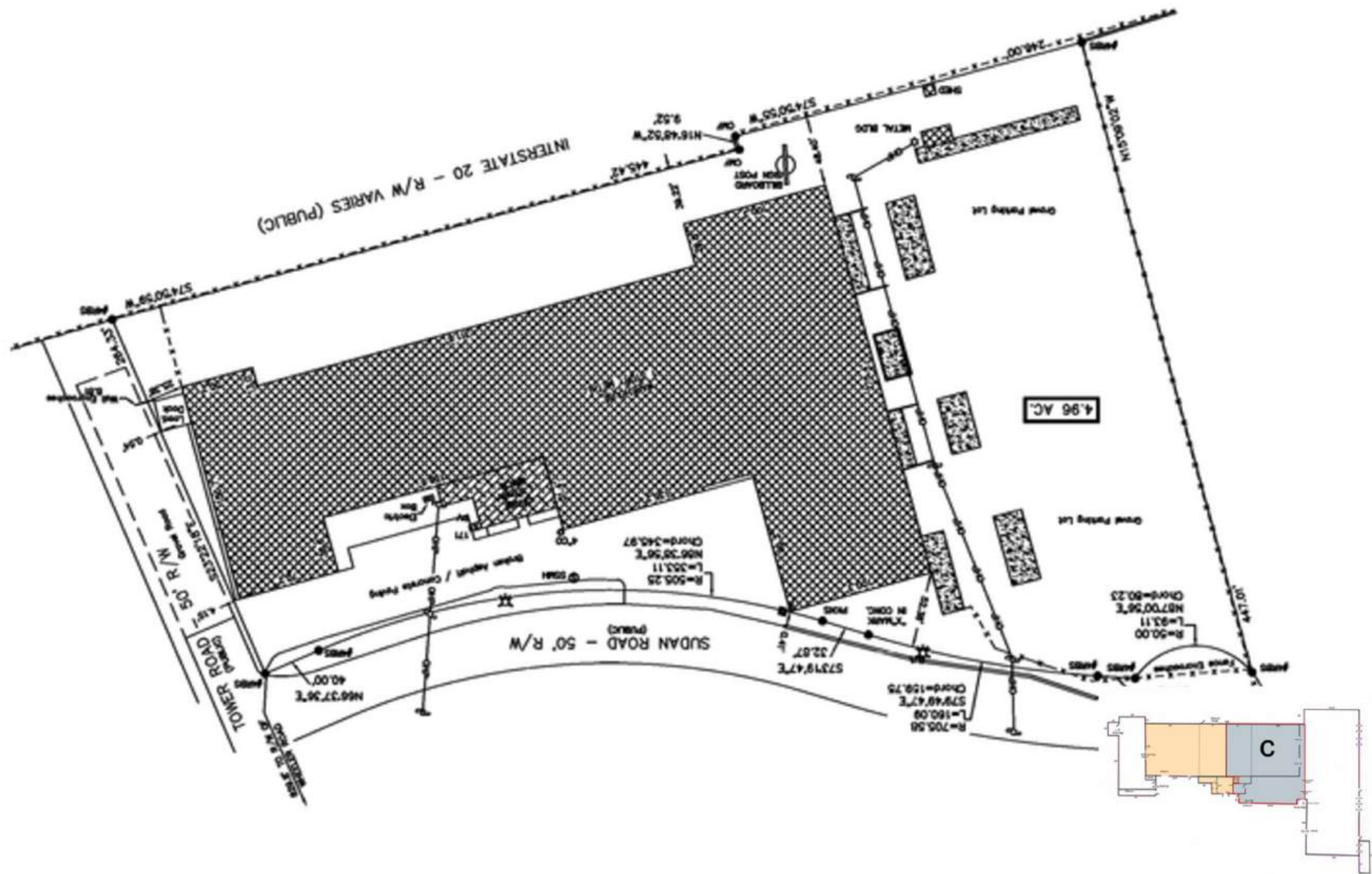
Property Highlights

- **20,750 SF industrial warehouse available**
- **Immediate access to Interstate 20**
- **2 dock-high and 1 drive-through door**
- **Wet sprinkler system**
- **Ample truck circulation and parking**
- **Excellent regional access to Augusta, I-520, and the Southeast logistics network**
- **Zoned Industrial**
- **Ceiling Heights 16'-19'**

Lease Rate \$5.67 PSF/YR
TICAM \$1.07 PSF/YR
Available JULY 2026



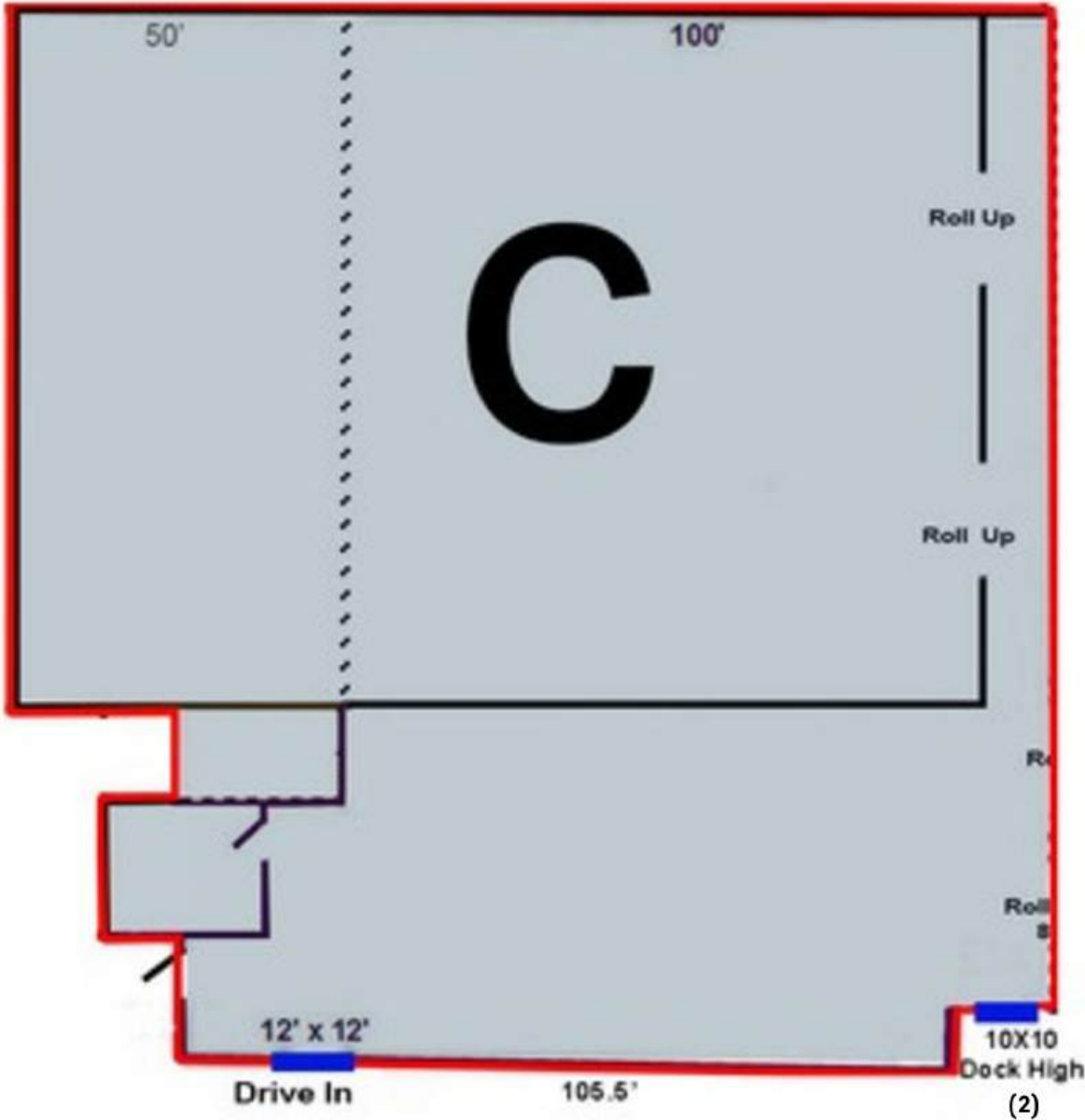
SITE PLAN



SITE PLAN



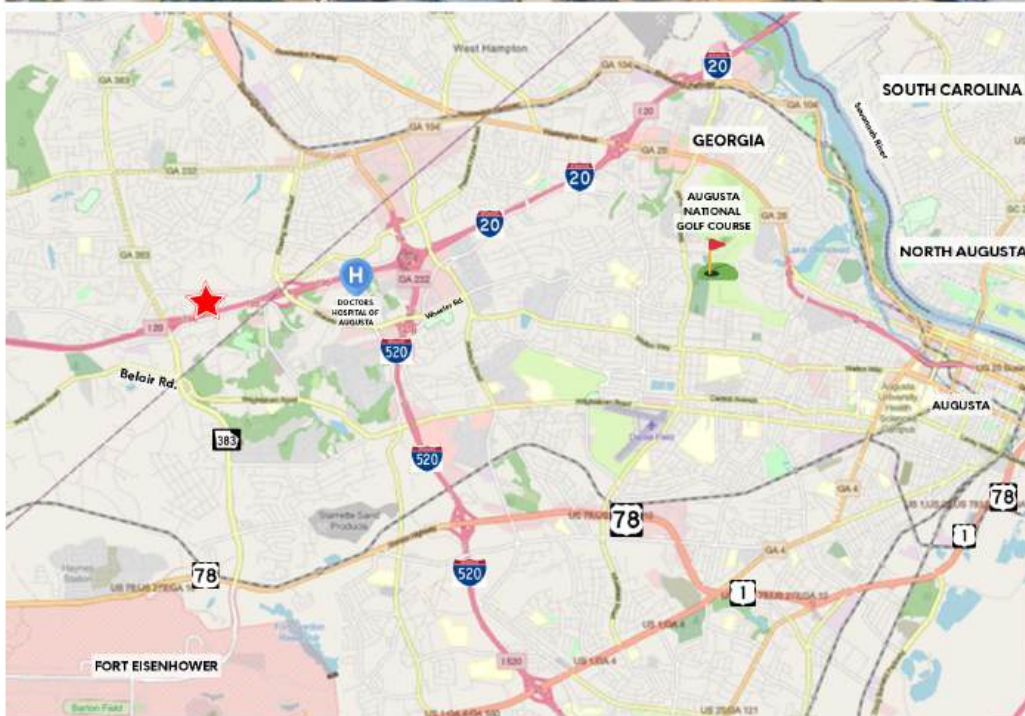
FLOOR PLAN



GALLERY



TRADE AREA



Situated just off I-20 at Exit 194 (Belair Road), 4304 Sudan Drive is surrounded by a diverse mix of industrial users, contractors, distribution facilities, and commercial businesses. The property is minutes from major retail, dining, lodging, and service amenities along the Belair Road and Washington Road corridors, providing convenience for both employees and customers.

The property's strategic location provides convenient access to the Port of Savannah, Augusta Regional Airport, Interstate 520, and the Southeast's major freight corridors. Combined with Augusta's expanding economy—driven by advanced manufacturing, healthcare, cybersecurity, defense, and logistics—4304 Sudan Drive offers businesses a highly connected location with access to a skilled workforce and a stable operating environment.

Augusta-Richmond is a Tier 1 county and prides itself on its business-friendly environment, educated workforce, and fostering public/private partnerships with area companies.

The Augusta Economic Development Authority offers competitive incentives to businesses looking to relocate or expand to Augusta and over the last five years, it has added over 7,300 new jobs to the local economy.

Area Highlights

- Augusta-Richmond County (ARC) economic development invested \$832 million in capital investments in 2023.
- Augusta is the 3rd most populous city in Georgia (after Atlanta and Columbus).
- Augusta is rated by U.S. News & World Report as one of the best places to live and retire in the U.S.

DEMOGRAPHICS

Ring of 10 miles

Daytime Population



360,705

Total Population



372,444

Total Daytime Population

Area Growth Rate



0.9% ↑

Pop Growth Rate is 61.4% higher than **United States**



1.1% ↑

Housing Units Growth Rate is 15% higher than **United States**

Business Environment

11.4K

Total Businesses

169K

Total Employees

\$21.5B

Total Sales

5.0%

Unemployment Rate



7.2

Avg Number of Employees



36

Total Businesses Per Square Mile

Workforce Info



18.4%

Services



19.9%

Trades/Skilled Labor



61.8%

Office Based

Largest Businesses in Area

Company/Business Name	Business Category
Bcyberone LLC	Independent
Church of Jesus Christ of Latter Day Saints	Branch
Rest Area I-20 Eb MM 181	Kiosk
Simonia Baptist Church	Independent
Frost Heating & Cooling Inc	Independent
Hot Stuff Bulldogs LLC	Independent
Bec Custom Homes & Development	Independent
Willow Creek Outdoor Management	Independent
Carren RV Inc	Independent
Old Union Baptist Church	Independent



Source: This infographic contains data provided by Esri-Data Axle (2026), Esri (2026). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

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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