

FOR LEASE

±6,123-SF Industrial Outdoor Storage Site Opportunity on ±4.77-acre Lot in Augusta

1984 Tobacco Road, Augusta, GA

Located on ±4.77 acres, 1984 Tobacco Road offers a versatile Industrial Outdoor Storage (IOS) site within a growing commercial and industrial corridor. The property includes a ±6,123 SF industrial building, a secured fenced yard and a Norfolk Southern rail spur running along the western boundary—enhancing logistics and operational flexibility.

With strong visibility, excellent access and ample yard space, the site is well-suited for equipment storage, fleet parking, materials handling or other IOS-driven uses.

LEASE RATE:

\$9,000/mo NNN

Colliers



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Property Details

Address: 1984 Tobacco Rd, Augusta, GA 30906

County: Richmond

TMS: 156-0-075-01-0

Size: ±6,123 SF ±4.77 acres
±4 acres improved

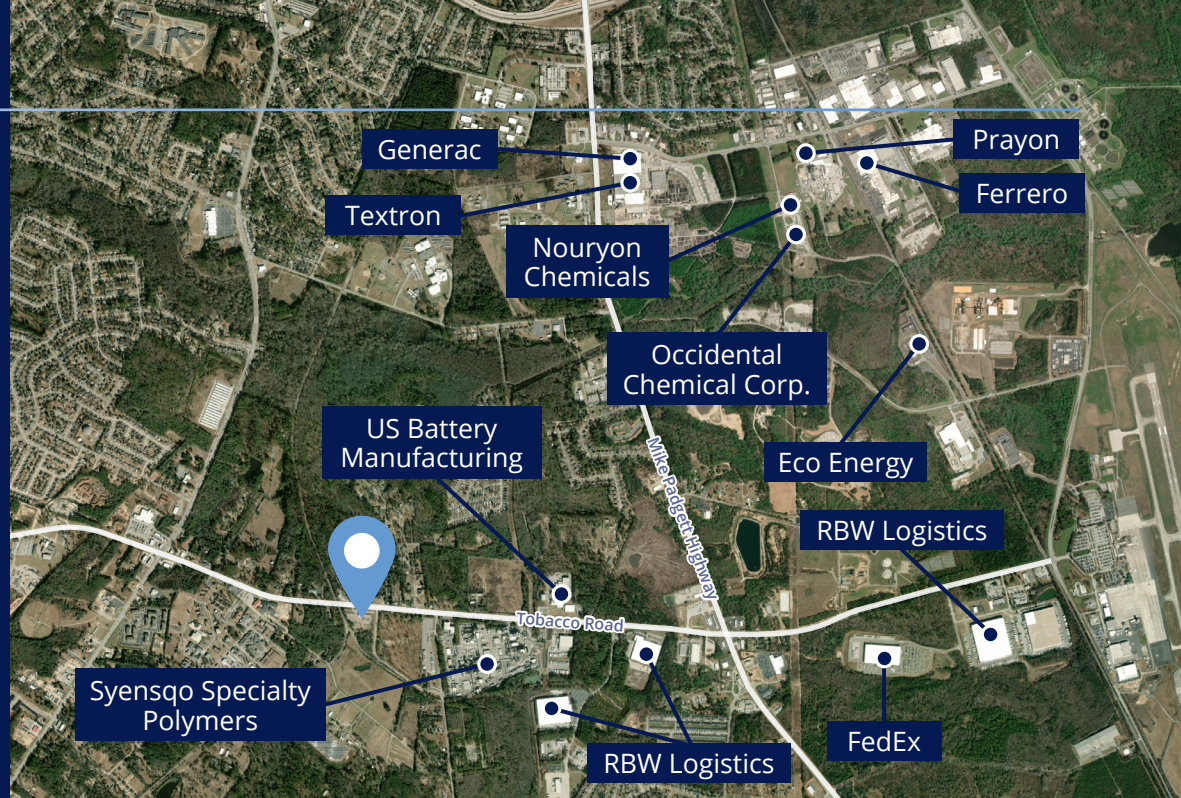
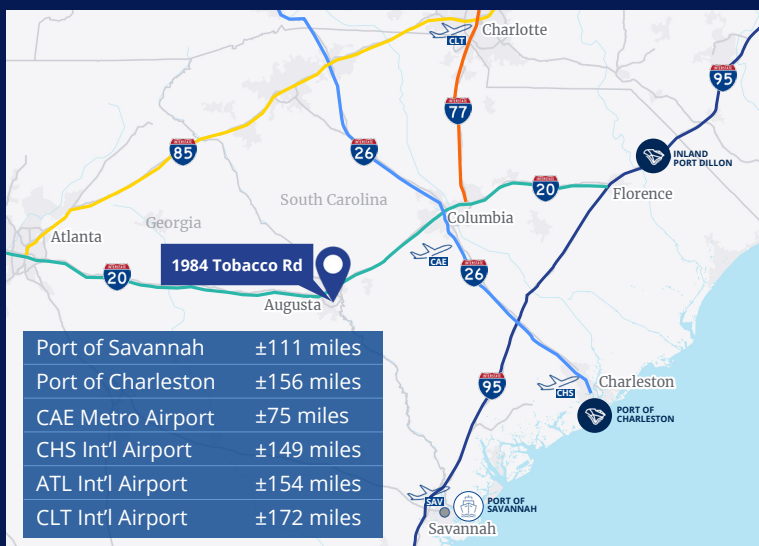
Building Area:	Office	±1,600 SF
	Warehouse/ Storage	±4,523 SF
	Total	±6,123 SF

Loading: 11 loading positions with concrete dock aprons

Year Built: 1981

Parking: On-site, surface

Zoning: HI - Heavy Industrial



1984 Tobacco Road

Property Photos



1984 Tobacco Road | Augusta, GA

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