

FOR LEASE

±271,352 SF industrial  
space available

4301 Evans to Locks Rd  
Evans, GA 30809

- Trailer storage available
- ±81.72 acres
- 14 dock-high positions




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View video 

360° Virtual Tour 

# Property Overview

## Available Space:

- ±271,352 SF available for lease
- 14 dock-high doors | 5 drive-in doors
- 20' - 38' clear height

## Property Specs:


Building area:	±652,000 SF total building size
County:	Columbia County
Zoning:	M-2
Acreage:	±81.72 acres   Features signage and fenced in doors
Power:	(2) 2500 KVA transformers 480V 3 phase
Rail served:	Dual rail spur with CSX
Utilities:	Power/Gas: Georgia Power/Georgia Natural Gas Water/Sewer: Columbia County Water
Construction:	Reinforced concrete
Sprinklers:	100% wet
Year built:	1982

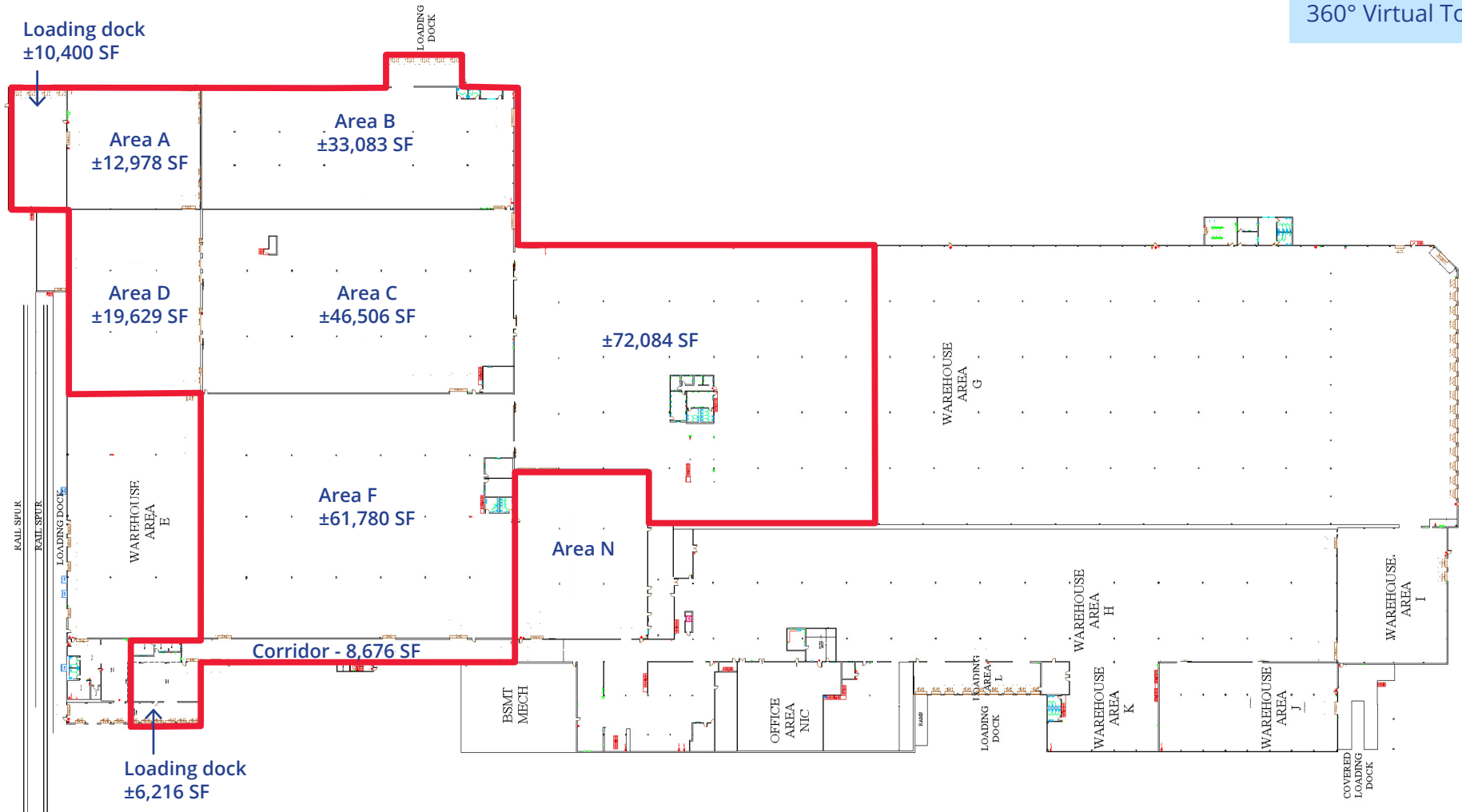
Lease rate: \$4.25 PSF NNN



# Floor plan



360° Virtual Tour 





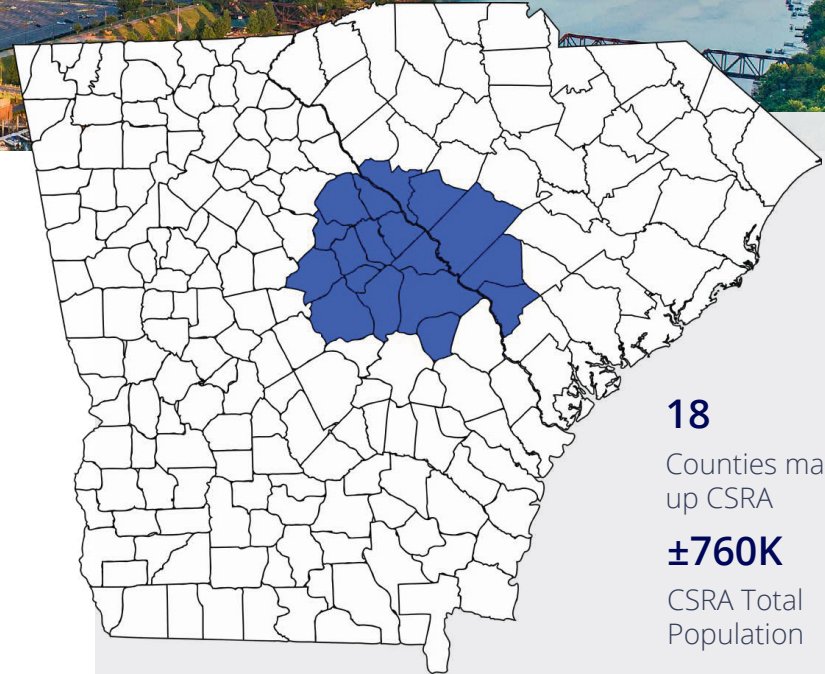
# Central Savannah River Area

The Central Savannah River Area (CSRA) is an 18-county region that includes both Georgia and South Carolina.

The region has a strong connection to manufacturing, transportation, and logistics, especially given its proximity to the river and major transportation corridors. The CSRA, spanning parts of eastern Georgia and western South Carolina with its anchor in Augusta, Georgia, presents a mixed economic landscape that leverages core sectors such as government/military installations, advanced manufacturing, logistics, healthcare, and research. Key economic drivers include federal and research facilities, advanced manufacturing & logistics, and healthcare/technology. As logistics and manufacturing supply-chains continue to evolve (especially with ports and inland freight hubs), the CSRA has a geographic advantage to capture more distribution, warehousing, and value-added manufacturing.

## Savannah River Nuclear Site

The Savannah River Site (SRS) serves as one of this area's strongest differentiators for industrial occupiers and investors, functioning as a major hub for critical infrastructure and employment in the region. This 310-square-mile secure federal energy, research, and manufacturing complex—managed by the U.S. Department of Energy and located just southwest of Barnwell County—is one of the area's largest employers, with roughly 11,000 workers across contracting, engineering, scientific, and security roles. Its key missions span nuclear materials management, environmental cleanup, advanced manufacturing, and national security research, supported by the high-skilled Savannah River National Laboratory. SRS represents a powerful demand driver, generating stable, government-backed spending and sustaining a robust ecosystem of industrial, maintenance, logistics, fabrication, and specialty contracting businesses that rely on proximity to the site.



18

Counties make up CSRA

±760K

CSRA Total Population

## Largest Manufacturers in CSRA



3.1M SF Warehouse



1.96M SF Distribution Center



1.8M SF Distribution Center



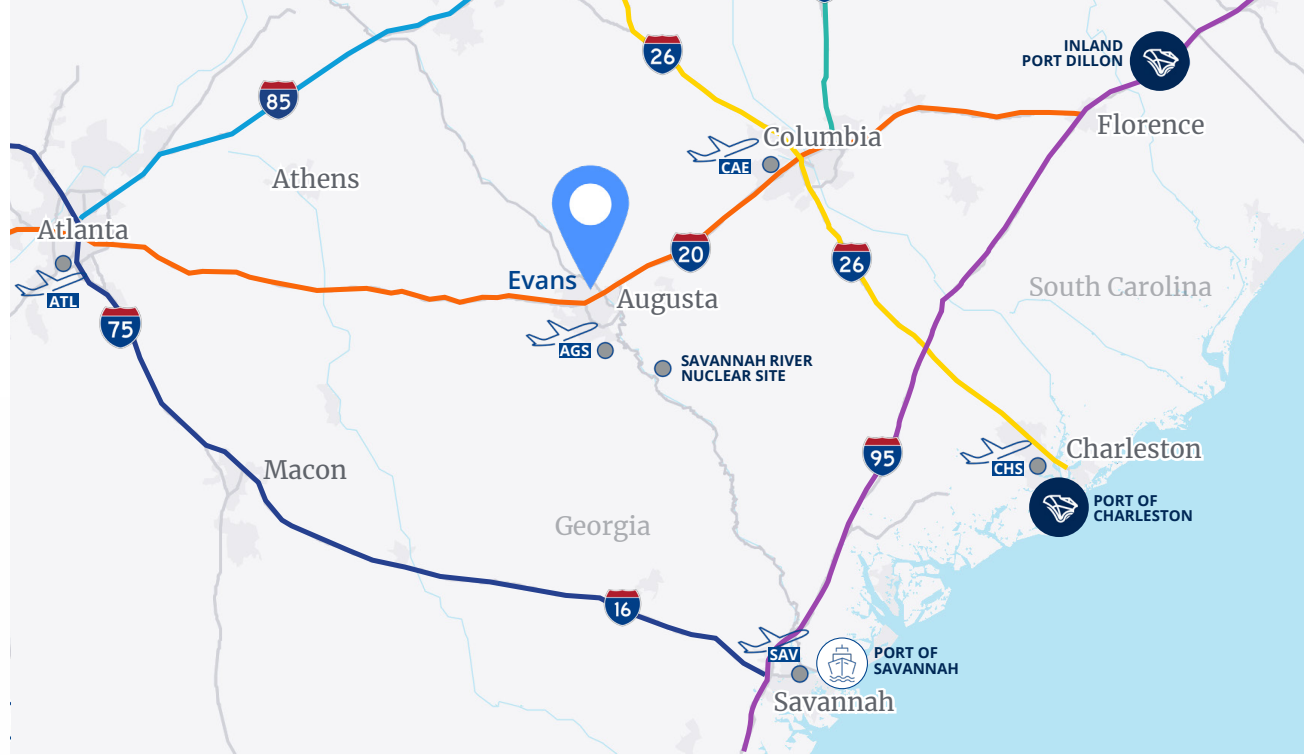
2.42M SF Manufacturing Plant



1.66 M SF Warehouse

# Location

Evans	±1.3 miles
I-20	±6.3 miles
I-520	±6.5 miles
Augusta	±11 miles
Highway 25	±12.3 miles
Augusta Regional Airport	±19.6 miles



Evans to Locks Road

±1 AC outdoor storage



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