

FOR LEASE

±257,125 SF industrial space available

4301 Evans to Locks Rd
Evans, GA 30809

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

Colliers

1301 Gervais Street, Suite 600
Columbia, SC 29201
P: +1 803 254 2300
colliers.com

Chuck Salley, SIOR
Managing Director
+1 803 401 4266
chuck.salley@colliers.com

Thomas Beard, SIOR
Executive Vice President
+1 803 401 4247
thomas.beard@colliers.com

John Peebles, SIOR
Executive Vice President
+1 803 401 4226
john.peebles@colliers.com

View video

360° Virtual Tour

Property **Overview**

Available Space:

- ±30,000 - ±257,125 SF available for lease
- 13 dock-high doors | 3 drive-in doors
- 14’ - 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

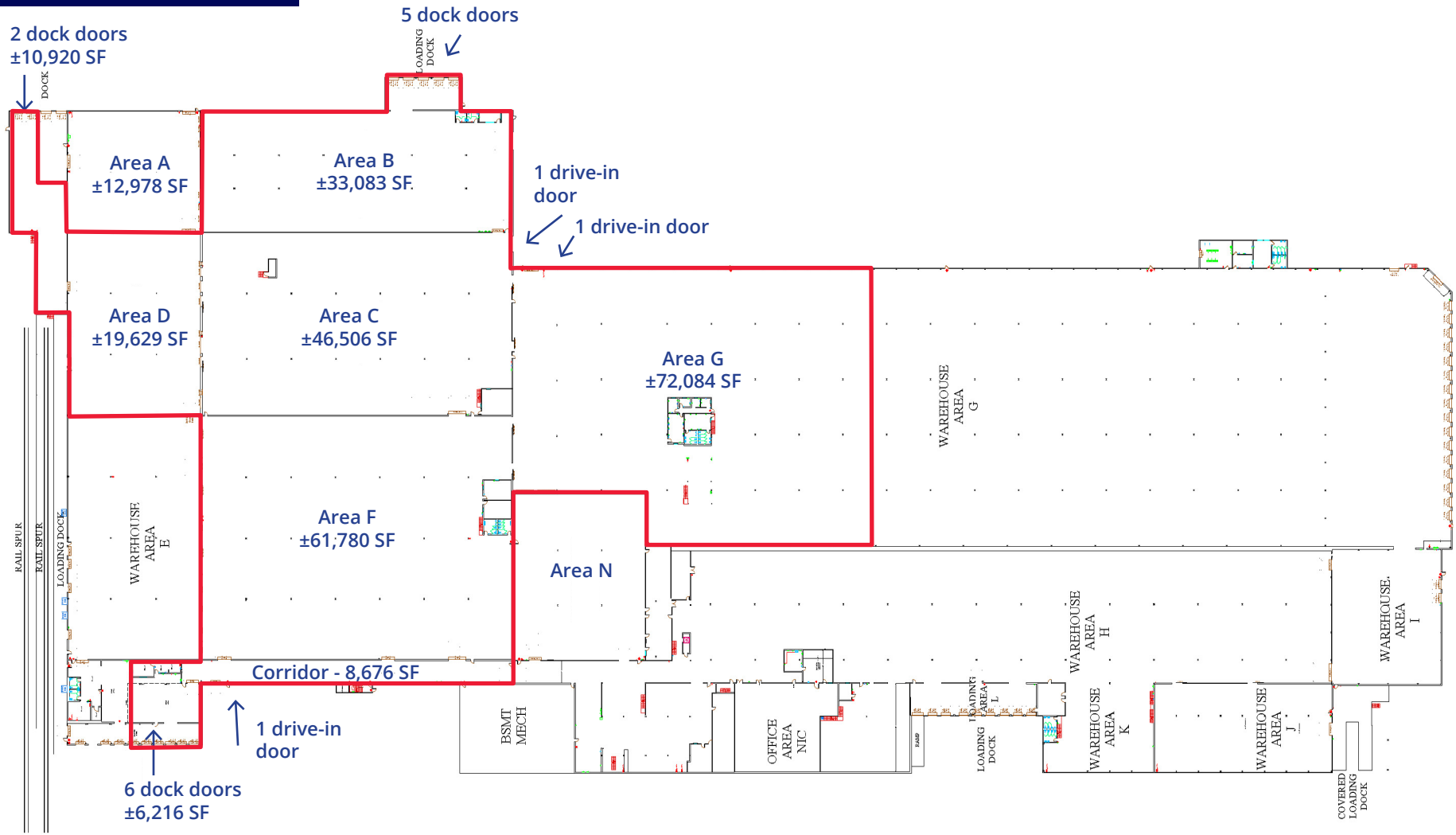




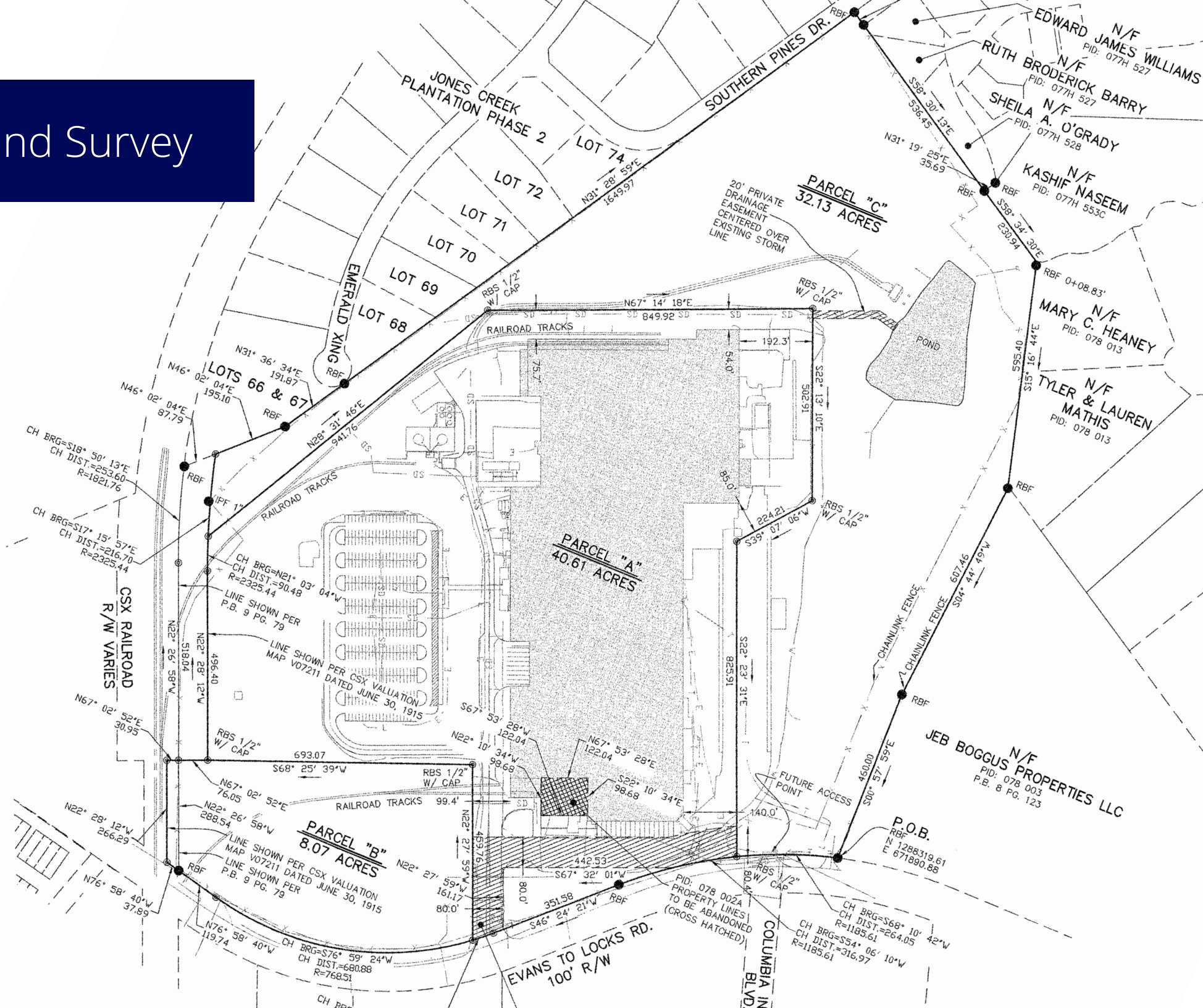



360° Virtual Tour

Floor plan


2 dock doors
±10,920 SF
5 dock doors
LOADING DOCK
DOCK
Area A
±12,978 SF
Area B
±33,083 SF
1 drive-in door
1 drive-in door
Area D
±19,629 SF
Area C
±46,506 SF
Area G
±72,084 SF
WAREHOUSE AREA G
RAIL SPUR
RAIL SPUR
LOADING DOCK
WAREHOUSE AREA E
Area F
±61,780 SF
Area N
Corridor - 8,676 SF
1 drive-in door
6 dock doors
±6,216 SF
BSMT MECH
OFFICE AREA N1C
LOADING DOCK
LOADING AREA L
WAREHOUSE AREA H
WAREHOUSE AREA K
WAREHOUSE AREA J
WAREHOUSE AREA I
COVERED LOADING DOCK

Land Survey



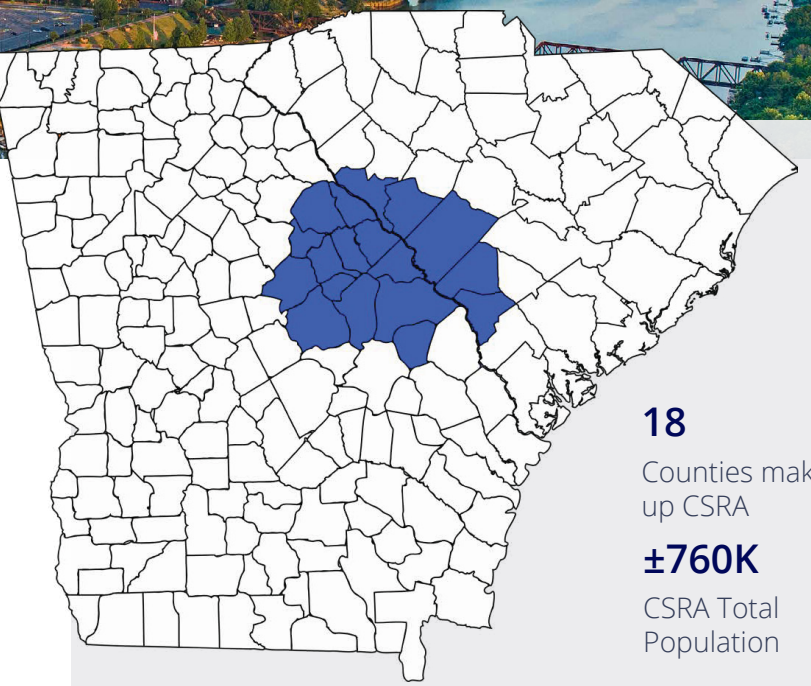
SOUTHERN PINES DR.
JONES CREEK PLANTATION PHASE 2
LOT 74
LOT 72
LOT 71
LOT 70
LOT 69
LOT 68
EMERALD XING
LOTS 66 & 67
N31° 28' 59"E 1649.97
N31° 36' 34"E 191.87
N46° 02' 04"E 195.10
N46° 02' 04"E 87.79
N28° 31' 46"E 941.76
CH BRG=S18° 50' 13"E CH DIST.=253.60 R=1821.76
CH BRG=S17° 15' 57"E CH DIST.=216.70 R=2325.44
CH BRG=N21° 03' 04"W CH DIST.=90.48 R=2325.44
LINE SHOWN PER P.B. 9 PG. 79
LINE SHOWN PER CSX VALUATION MAP V07211 DATED JUNE 30, 1915
CSX RAILROAD R/W VARIES
N22° 26' 58"W
N22° 28' 12"W
518.04
496.40
N67° 02' 52"E 30.95
N67° 02' 52"E 76.05
N22° 28' 12"W 266.29
N22° 26' 58"W 288.54
N76° 58' 40"W 37.89
N76° 58' 40"W 119.74
CH BRG=S76° 59' 24"W CH DIST.=680.88 R=768.51
RBS 1/2" W/ CAP
693.07
S68° 25' 39"W
RAILROAD TRACKS
99.4'
PARCEL "B" 8.07 ACRES
N22° 27' 59"W 161.17
80.0'
459.76
N67° 14' 18"E 849.92
192.3'
75.7'
54.0'
S22° 13' 10"E 502.91
85.0'
224.21
S39° 07' 06"W
PARCEL "A" 40.61 ACRES
S67° 53' 28"W 122.04
N22° 10' 34"W 98.68
N67° 53' 28"E 122.04
S22° 10' 34"E 98.68
S22° 23' 31"E 825.91
442.53
S67° 32' 01"W
351.58
S46° 24' 21"W
80.0'
PID: 078 002A PROPERTY LINES TO BE ABANDONED (CROSS HATCHED)
EVANS TO LOCKS RD. 100' R/W
COLUMBIA IN BLVD.
PARCEL "C" 32.13 ACRES
20' PRIVATE DRAINAGE EASEMENT CENTERED OVER EXISTING STORM LINE
POND
FUTURE ACCESS POINT
140.0'
80.4'
S58° 30' 13"E 536.45
N31° 19' 25"E 35.69
S58° 34' 30"E 230.94
RBF 0+08.83'
595.40
S15° 16' 44"E
CHAINLINK FENCE
607.46
S04° 44' 49"W
460.00
S00° 57' 59"E
P.O.B.
N 1288319.61
E 671890.88
CH BRG=S68° 10' 42"W CH DIST.=264.05 R=1185.61
CH BRG=S54° 06' 10"W CH DIST.=316.97 R=1185.61
N/F EDWARD JAMES WILLIAMS PID: 077H 527
N/F RUTH BRODERICK BARRY PID: 077H 527
N/F SHEILA A. O'GRADY PID: 077H 528
N/F KASHIF NASEEM PID: 077H 553C
N/F MARY C. HEANEY PID: 078 013
N/F TYLER & LAUREN MATHIS PID: 078 013
N/F JEB BOGGUS PROPERTIES LLC PID: 078 003 P.B. 8 PG. 123



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.



18
Counties make up CSRA

±760K
CSRA Total Population

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.

Largest Manufacturers in CSRA

Kimberly-Clark
3.1M SF Warehouse

Walmart
1.96M SF Distribution Center

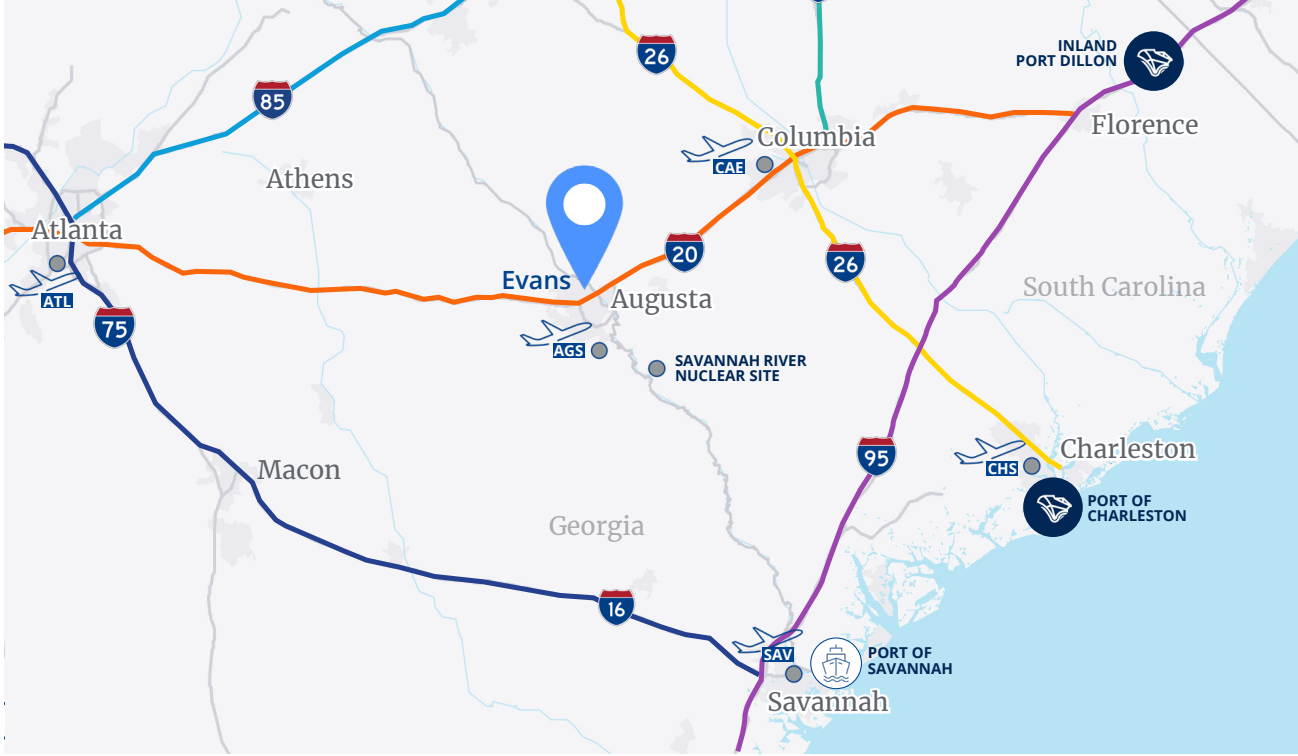
Academy SPORTS+OUTDOORS
1.8M SF Distribution Center

BRIDGESTONE
2.42M SF Manufacturing Plant

WestRock
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





Colliers

1301 Gervais Street, Suite 600
Columbia, SC 29201
P: +1 803 254 2300
colliers.com

Chuck Salley, SIOR
Managing Director
+1 803 401 4266
chuck.salley@colliers.com

Thomas Beard, SIOR
Executive Vice President
+1 803 401 4247
thomas.beard@colliers.com

John Peebles, SIOR
Executive Vice President
+1 803 401 4226
john.peebles@colliers.com

360° Virtual Tour



Copyright © 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.