



OFFICE/WAREHOUSE SPACE AVAILABLE

4332 Wheeler Road | Martinez, GA 30907

FOR LEASE

1,800 SF


APN | 074 078



JORDAN TROTTER
COMMERCIAL REAL ESTATE

TRIPP WILSON

tripp@jordantrotter.com
706 • 736 • 1031

A large industrial building with a metal facade and a roll-up door. The building is situated on Wheeler Road in Columbia County, near the former Adventure Crossing location. The building is metal with a stucco facade and offers space for lease. The building is 1,800 SF and is built out with a reception area, an office, conference room, 2 ADA restrooms, and a large room in the rear with a ground level roll up door. The back room can be used as storage or office/break room. The building is convenient to I-20 and I-520 (Bobby Jones Expressway) and is central to Columbia and Richmond counties.

This space is located on Wheeler Road in Columbia County near the former Adventure Crossing location. The building is metal with a stucco facade and offers space for lease.

This 101 unit is built out with a reception area, an office, conference room, 2 ADA restrooms and a large room in the rear with a ground level roll up door. The back room can be used as storage or office/break room.

- 1,800 SF office/warehouse space for lease
- Convenient to I-20 and I-520 (Bobby Jones Expressway)
- Central to Columbia and Richmond counties





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EVANS



COLUMBIA ROAD



SITE

MARTINEZ



Augusta Exchange

RIVERWATCH PARKWAY

FURY'S FERRY ROAD

BEAVER ROAD

DAVIS ROAD

520

20

Population

	1 mi	3 mi	5 mi
Total Population	5,086	40,311	104,436
Median Age (m)	37.4	36.2	35.1
Median Age (f)	36.1	38.3	36.9

Households & Income

	1 mi	3 mi	5 mi
Total Households	1,860	14,974	39,155
Persons per HH	2.7	2.7	2.7
Average Income	\$78,029	\$66,981	\$68,613
Average Value	\$170,709	\$163,386	\$168,257

