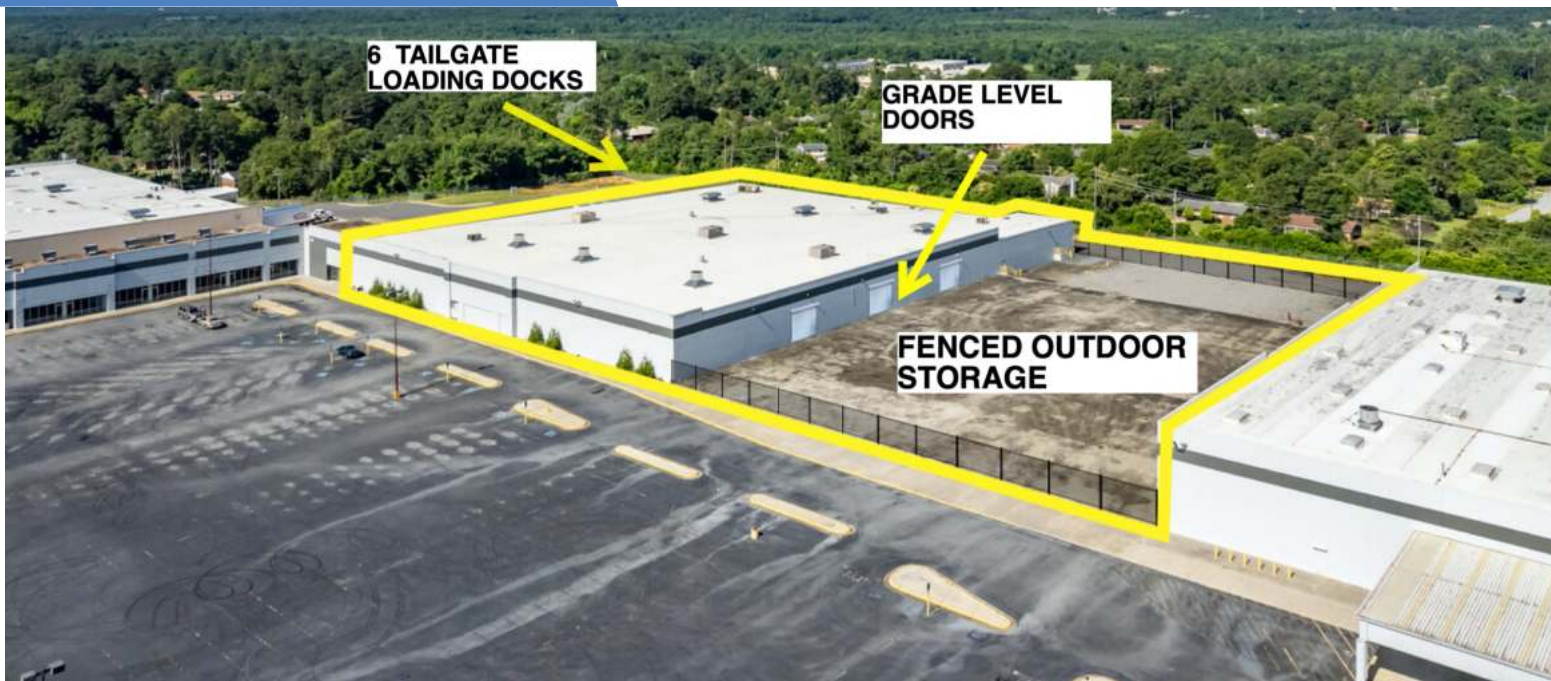


BUILDING 500

75,987 SF OF AVAILABLE WAREHOUSE



MIDDLE GEORGIA INDUSTRIAL PARK

2525 PIO NONO AVE., MACON, GA



Watch Drone Footage

click here



Located within the logistics hub of Macon, Georgia, MGIP is a unique 390,000 SF industrial park that sits on 45 acres.

Location Highlights



Located in an Opportunity Zone



Less Developed Census Tract



1/4 mile to I-75 | 3 Miles to I-16



2 Hours to Port of Savannah |
1 Hour to Atlanta



3 Regional and International Airports

Warehouse Detail



Ready for Immediate Occupancy



Zoom Tours Available



Brand New Renovations



Extensive Trailer and Auto Parking



Annual CAM of \$0.69 PF

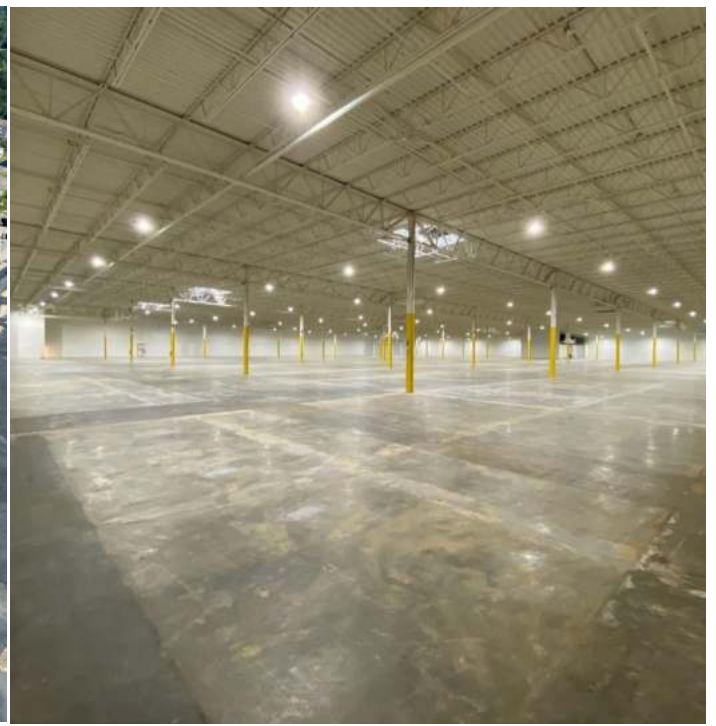


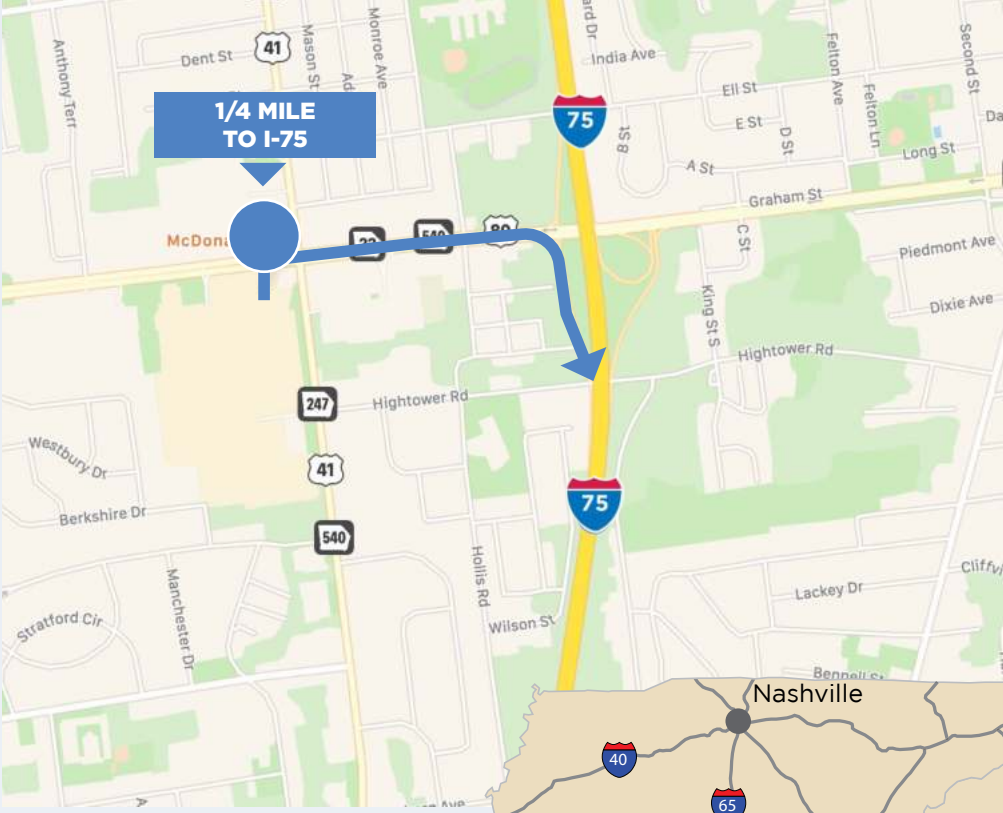
BUILDING SPECS

- » 3 (12'x16') grade level doors with outside storage
- » 22' Clear Height
- » 6 Dock-High Doors
- » Additional tailgate loading potential available
- » Extensive trailer and auto parking
- » Upgraded sprinkler system
- » LED Lighting

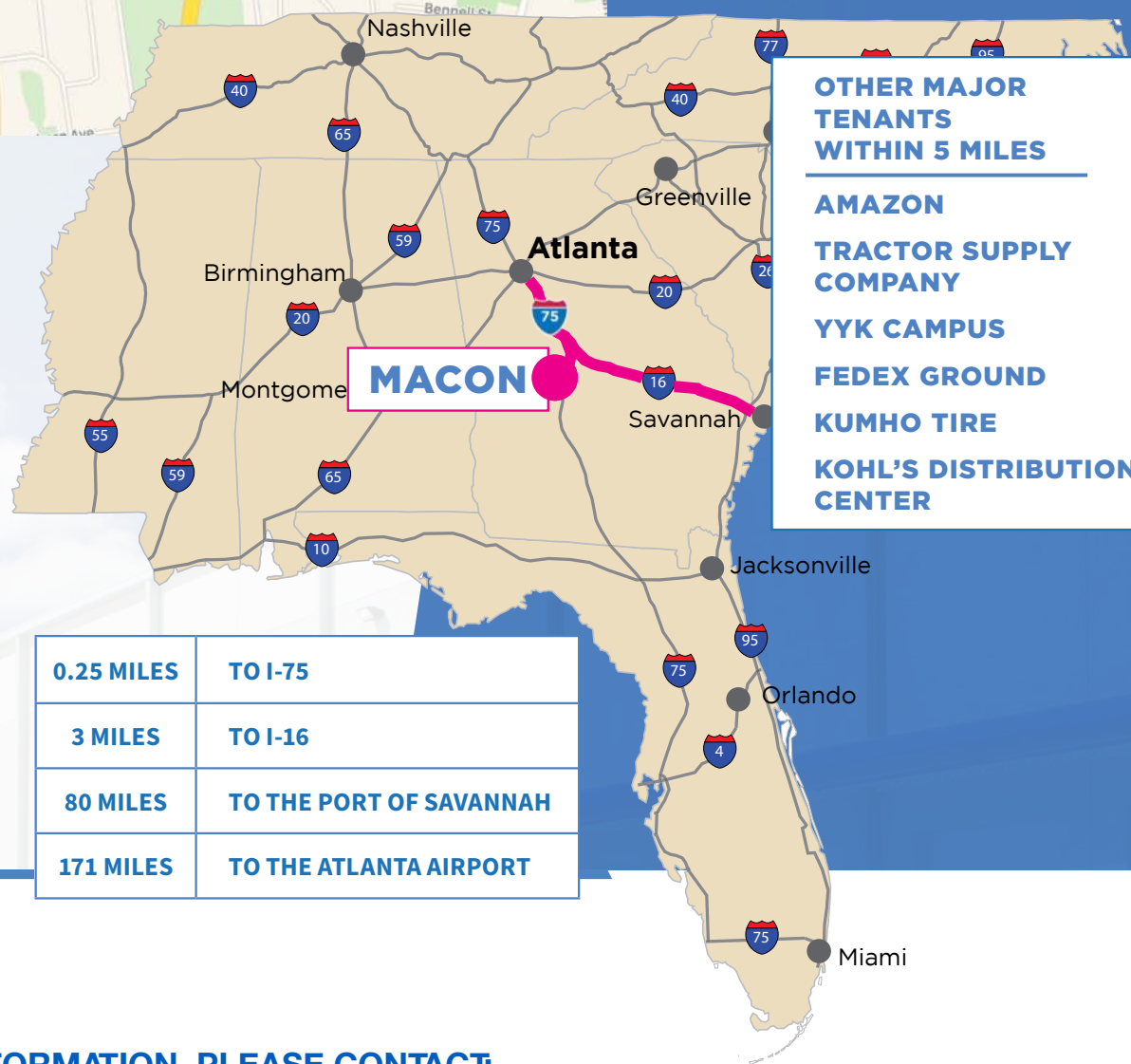
IDEAL FOR

- » Building supply
- » Equipment rental
- » Truck maintenance
- » Trade dispatch
- » Service hub
- » Truck parking
- » Heavy auto-parking





LOCATION STORY



- OTHER MAJOR TENANTS WITHIN 5 MILES**
- AMAZON**
 - TRACTOR SUPPLY COMPANY**
 - YYK CAMPUS**
 - FEDEX GROUND**
 - KUMHO TIRE**
 - KOHL'S DISTRIBUTION CENTER**

0.25 MILES	TO I-75
3 MILES	TO I-16
80 MILES	TO THE PORT OF SAVANNAH
171 MILES	TO THE ATLANTA AIRPORT

FOR MORE INFORMATION, PLEASE CONTACT:

GILBERT VALDEZ
 404 509 4482
 GILBERT.VALDEZ@CUSHWAKE.COM

CHASE WALKER
 229 343 0933
 CHASE.WALKER@CUSHWAKE.COM

16 Acres of Parking or
323,019 SF BTS

Available for Lease



MIDDLE GEORGIA INDUSTRIAL PARK




2525 PIO NONO AVE., MACON, GA



Watch Drone Footage
click here



Location Highlights

-  1/4 mile to I-75 | 3 Miles to I-16
-  2 Hours to Port of Savannah |
1 Hour to Atlanta
-  3 Regional and International Airports

Warehouse Detail

-  Brand New Renovations
-  Extensive Trailer and Auto Parking
-  Low Annual CAMs

16 ACRES OF PARKING AVAILABLE FOR LEASE

SPECS

- » 16 Total Acres
- » 12,550 & 3,638 SF Office/Warehouse
- » Fully lit asphalt site
- » Flexible Zoning
- » Signalized Access
- » Multiple points of ingress/egress

IDEAL FOR:

- » Truck or Car Fleet
- » Building Supplies
- » Equipment Rental
- » Service Hub



BUILD TO SUIT AVAILABLE FOR LEASE

» Total Building Size:
323,019 SF

» Total Office: BTS

» Clear Height: 32'
minimum

» Building Depth: 463'

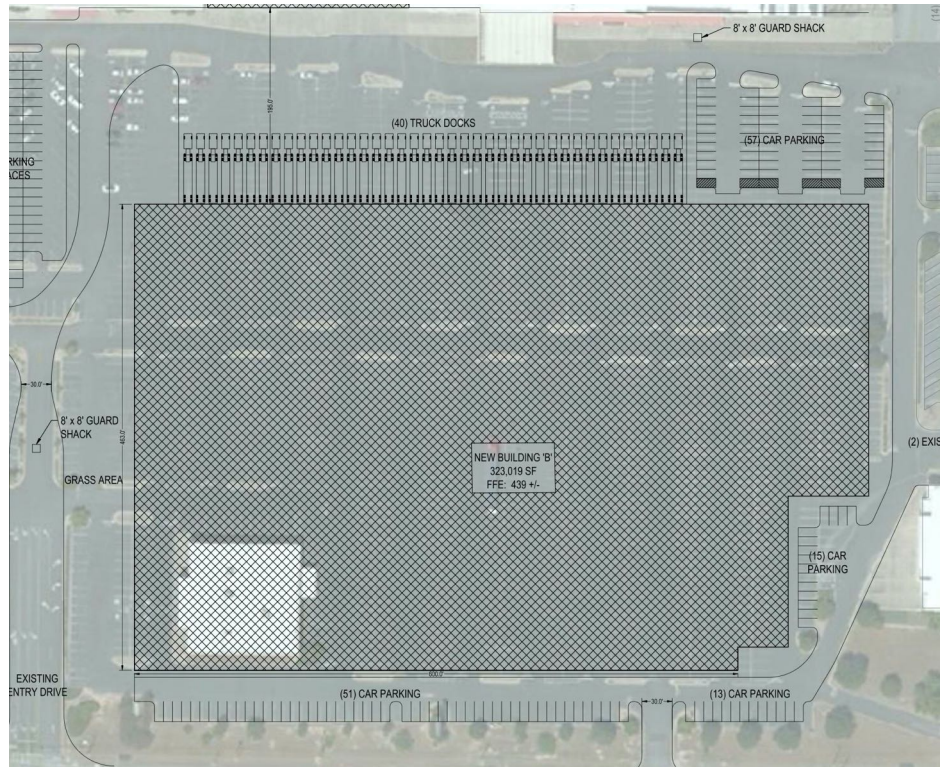
» Construction: Tilt-up
concrete, site-cast

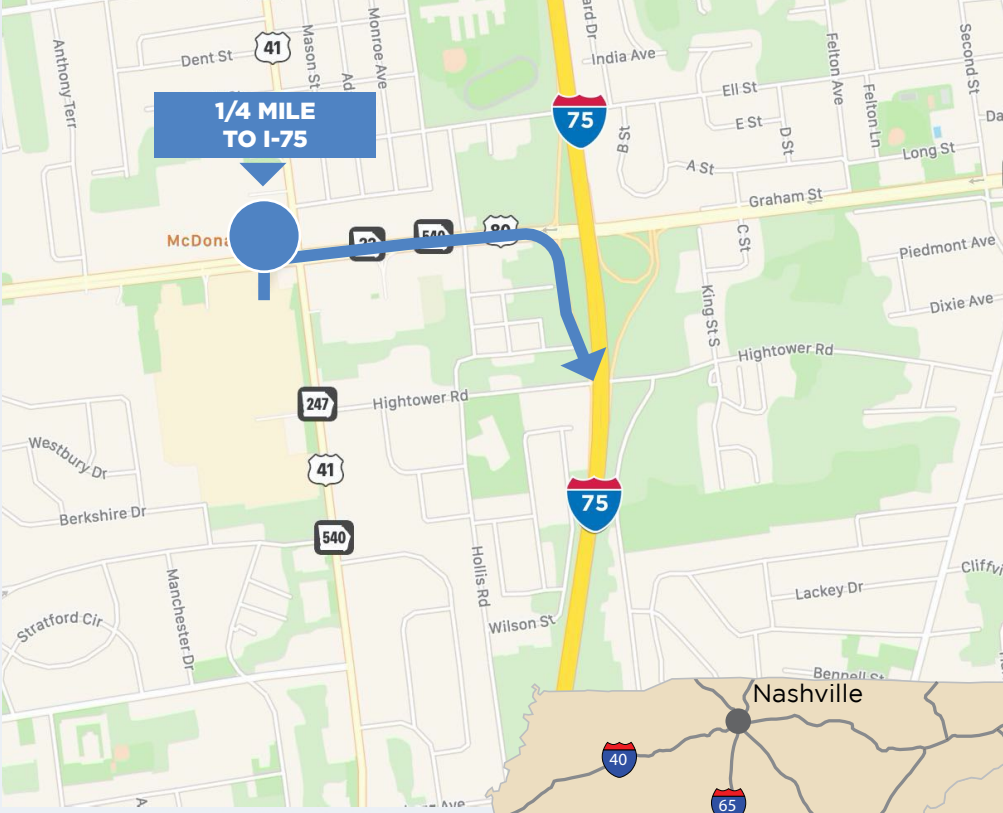
» 40 docks 9x10

» Sprinkler: ESFR

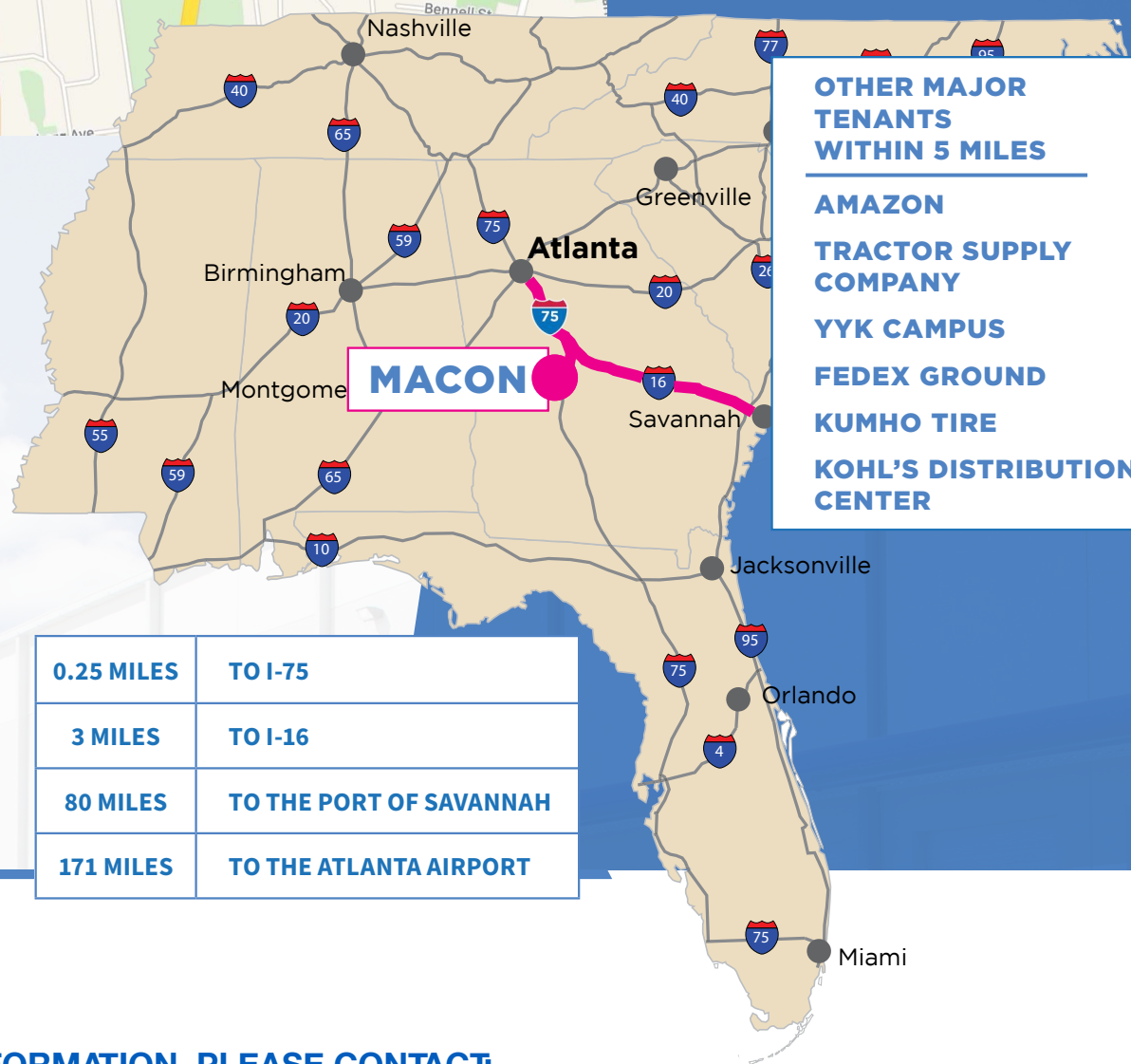
» Lighting: BTS

» Truck Court: 180'





LOCATION STORY



- OTHER MAJOR TENANTS WITHIN 5 MILES**
- AMAZON**
 - TRACTOR SUPPLY COMPANY**
 - YYK CAMPUS**
 - FEDEX GROUND**
 - KUMHO TIRE**
 - KOHL'S DISTRIBUTION CENTER**

0.25 MILES	TO I-75
3 MILES	TO I-16
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171 MILES	TO THE ATLANTA AIRPORT

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 229 343 0933
 CHASE.WALKER@CUSHWAKE.COM

BUILDING 2815

3,638 SF + Industrial Outdoor Storage






MIDDLE GEORGIA INDUSTRIAL PARK




2815 PIONONO AVE., MACON, GA

Located within the logistics hub of Macon, Georgia, MGIP is a unique 390,000 SF industrial park that sits on 45 acres.

Location Highlights

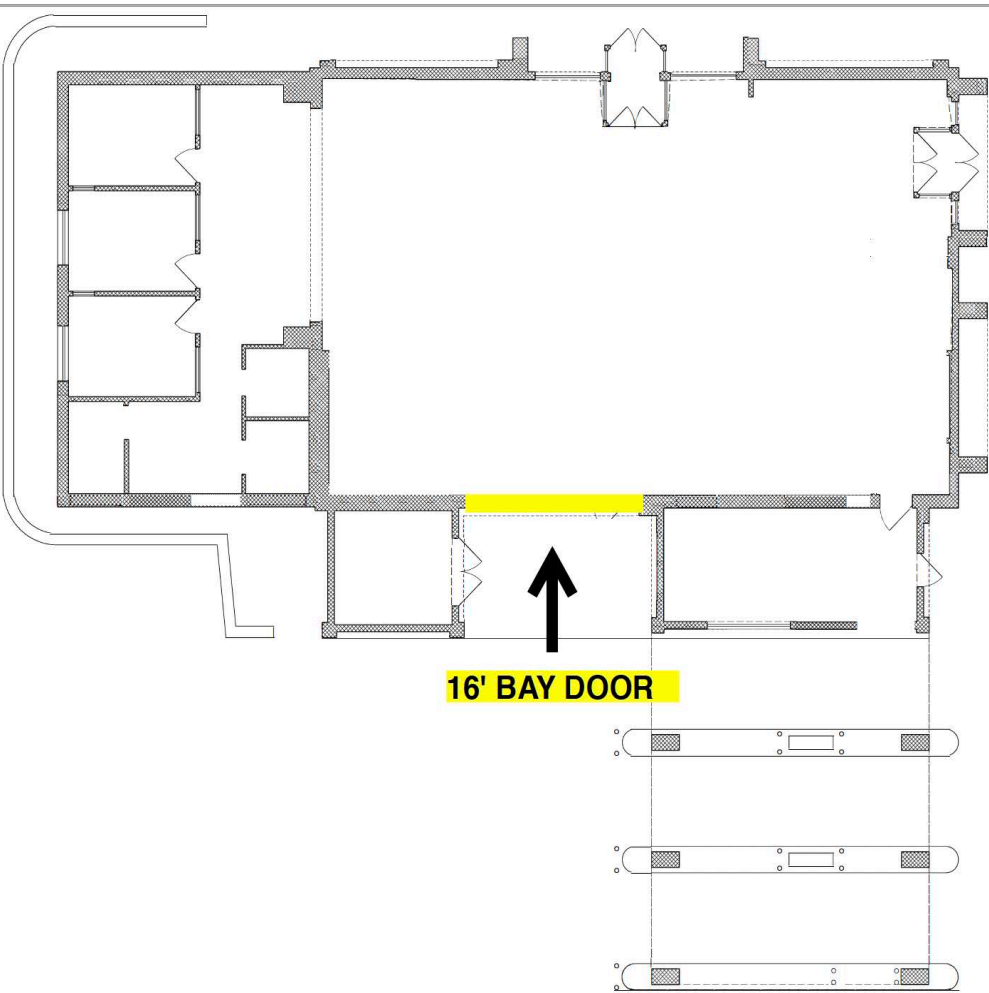
-  1/4 mile to I-75 | 3 Miles to I-16
-  2 Hours to Port of Savannah | 1 Hour to Atlanta
-  3 Regional and International Airports

Warehouse Detail

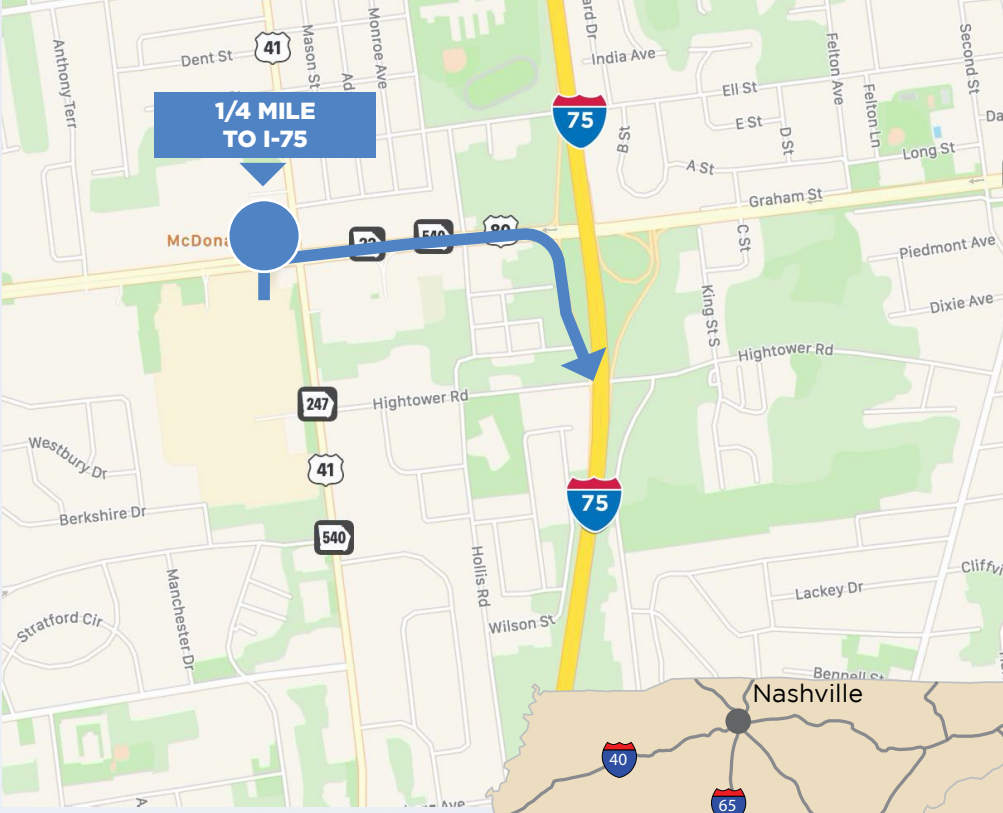
-  Brand New Renovations
-  Extensive Trailer and Auto
-  Low Annual CAM%

Watch Drone Footage
click here





Use Case
Warehouse/Showroom



LOCATION STORY



- OTHER MAJOR TENANTS WITHIN 5 MILES**
- AMAZON**
 - TRACTOR SUPPLY COMPANY**
 - YYK CAMPUS**
 - FEDEX GROUND**
 - KUMHO TIRE**
 - KOHL'S DISTRIBUTION CENTER**

0.25 MILES	TO I-75
3 MILES	TO I-16
80 MILES	TO THE PORT OF SAVANNAH
171 MILES	TO THE ATLANTA AIRPORT

FOR MORE INFORMATION, PLEASE CONTACT:

MARK SABBAGH
 212-228-2386
 MARK@ULTIMATEREALTYLLC.COM



BUILDING 1200

12,550 SF + Industrial Outdoor Storage






MIDDLE GEORGIA INDUSTRIAL PARK




2525 P I O N O N O A V E . , M A C O N , G A

Located within the logistics hub of Macon, Georgia, MGIP is a unique 390,000 SF industrial park that sits on 45 acres.

Location Highlights

-  1/4 mile to I-75 | 3 Miles to I-16
-  2 Hours to Port of Savannah | 1 Hour to Atlanta
-  3 Regional and International Airports

Warehouse Detail

-  Brand New Renovations
-  Extensive Trailer and Auto
-  Low Annual CAM%

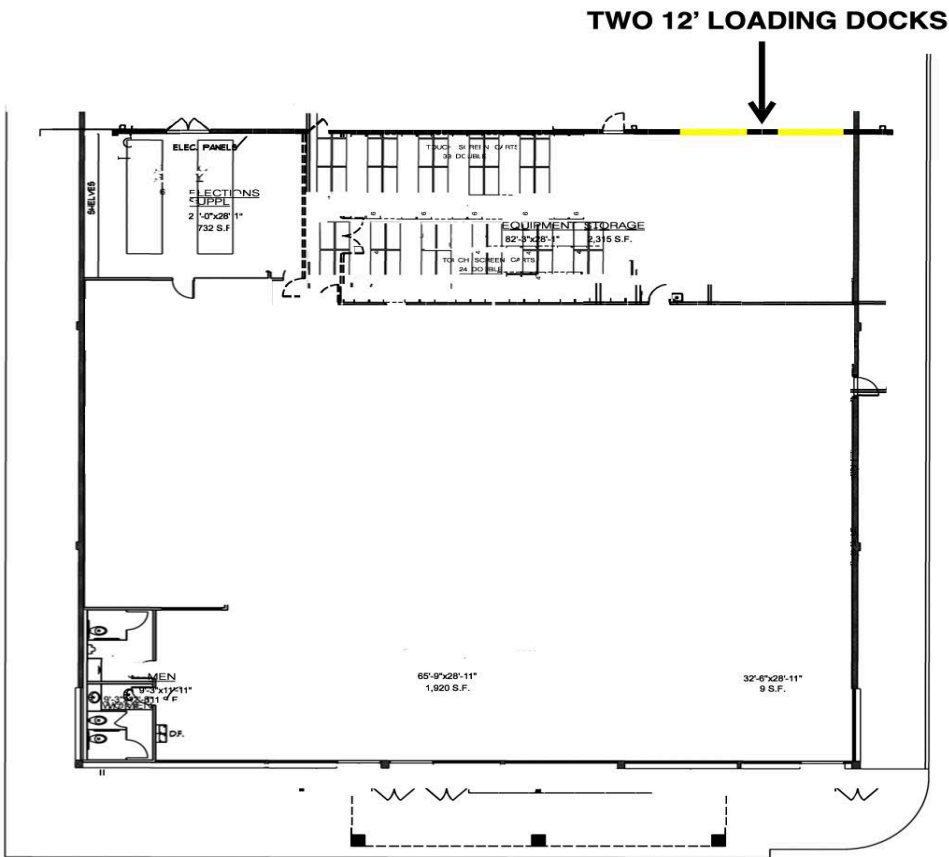
Watch Drone Footage
click here





Use Case

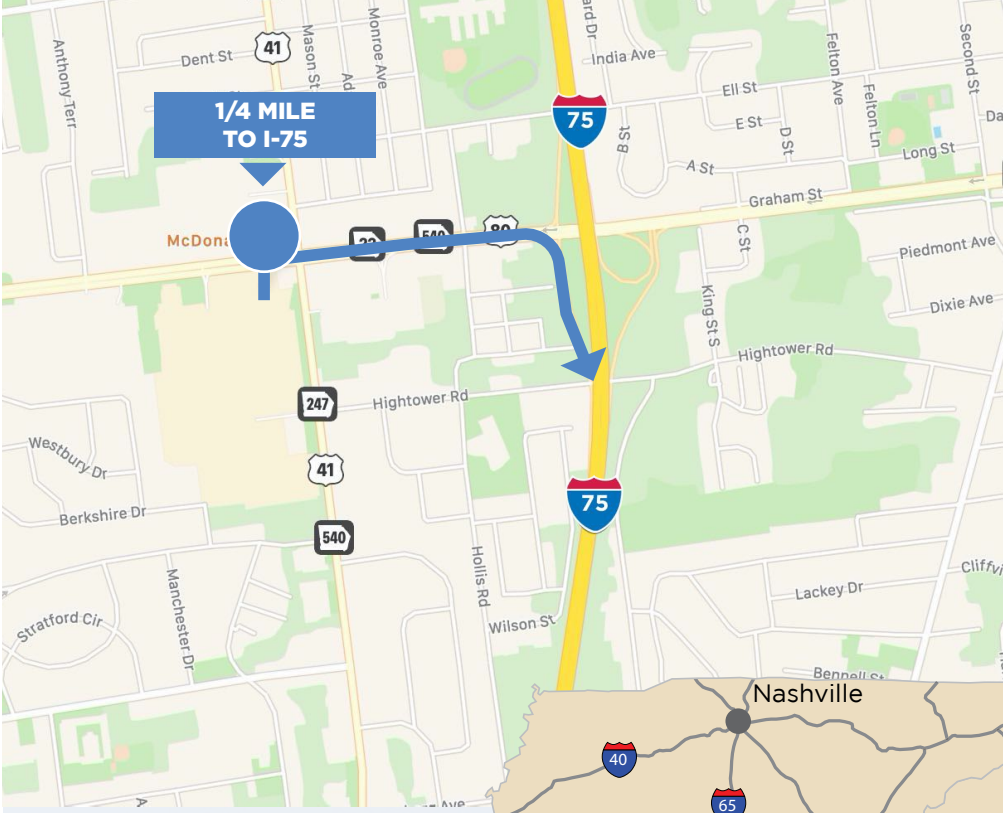
Warehouse/Showroom



PROPOSED FLOOR PLAN
1/8" = 1'-0"

11,813 TOTAL NET S.F.





LOCATION STORY



- OTHER MAJOR TENANTS WITHIN 5 MILES**
- AMAZON
 - TRACTOR SUPPLY COMPANY
 - YYK CAMPUS
 - FEDEX GROUND
 - KUMHO TIRE
 - KOHL'S DISTRIBUTION CENTER

0.25 MILES	TO I-75
3 MILES	TO I-16
80 MILES	TO THE PORT OF SAVANNAH
171 MILES	TO THE ATLANTA AIRPORT

FOR MORE INFORMATION, PLEASE CONTACT:

MARK SABBAGH
 212-228-2386
 MARK@ULTIMATEREALTYLLC.COM



BUILDINGS 200 & 300

1,000- 16,199 SF OF
AVAILABLE WAREHOUSE OR
FLEX SPACE



MIDDLE GEORGIA INDUSTRIAL PARK

2525 PIONONO AVE., MACON, GA



Watch Drone Footage
click here




Located within the logistics hub of Macon, Georgia, MGIP is a unique 390,000 SF industrial park that sits on 45 acres.

Location Highlights

 **Located in an Opportunity Zone**

 **Less Developed Census Tract**

 1/4 mile to I-75 | 3 Miles to I-16

 2 Hours to Port of Savannah |
1 Hour to Atlanta

 3 Regional and International Airports

Warehouse Detail

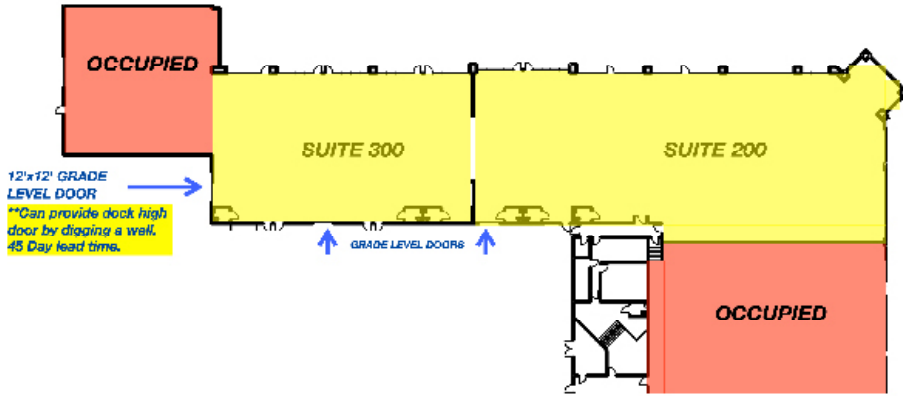
 **Ready for Immediate Occupancy**

 **Zoom Tours Available**

 **Brand New Renovations**

 **Extensive Trailer and Auto Parking**

 **Annual CAM of \$0.85 PSF**



BUILDING 200/300

- » 22' Clear Height
- » 16,199 SF Available
- » 3 Drive-In Doors
- » Can provide dock high door by digging a well. 45 day lead time.
- » Showroom potential
- » Rear Loading
- » Extensive trailer and auto parking

LOCATION STORY



FOR MORE INFORMATION, PLEASE CONTACT:

MARK SABBAGH

212-228-2386

MARK@ULTIMATEREALTYLLC.COM