

23K SF + 3.5 Acres

Industrial Service Building With Optional Laydown Yard



MIDDLE GEORGIA INDUSTRIAL PARK

2525 Pio Nono Ave Suite 1100, Macon, GA



CONTACT AGENT FOR PRICING

Located within the logistics hub of Macon, Georgia. MGIP is a unique 390,000 SF Industrial Park that sites on 45 acres.

Location Highlights

Zoom Tours Available

- 1/4 miles 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

- Brand New Renovations
- Extensive Trailer and Auto Parking
- Annual CAM of \$1.70 PF

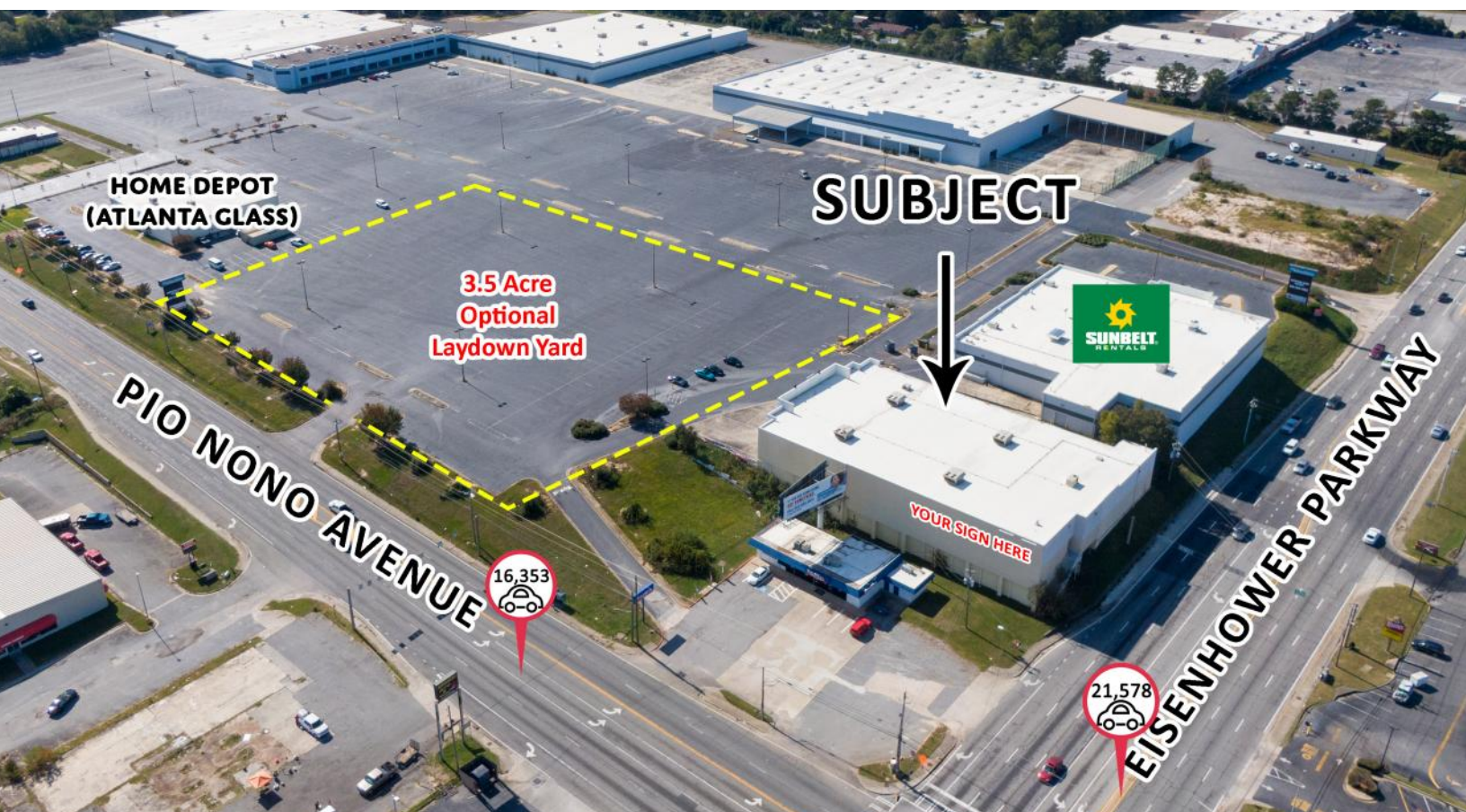
**FOR MORE
INFORMATION
CONTACT**

Lan Heath, Commercial Sales & Leasing
478-731-5899 (C)
478-746-9421 (O)
lheath@fickling.com

commercial.fickling.com

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company



BUILDING 1100

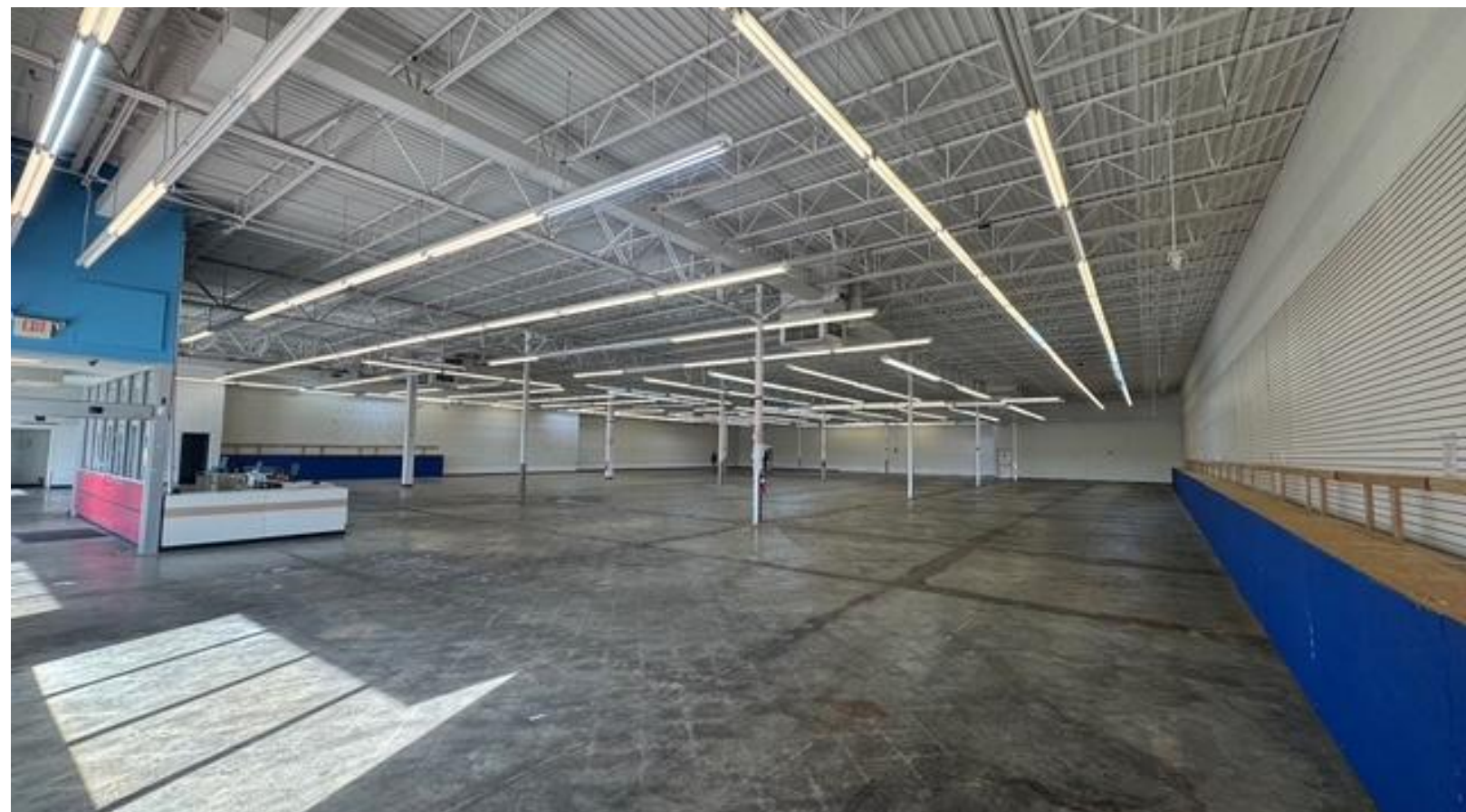
- 2 (12'x16') Future grade level doors
- 24' Clear Height
- 23,565 SF Available
- 3.5 Acres (Optional Laydown Yard)
- Dock High Doors
 - Additional tailgate loading potential available upon request
- Extensive trailer and auto parking
- Upgraded sprinkler system
- LED Lighting
- Call Agent For Pricing Information

IDEAL FOR

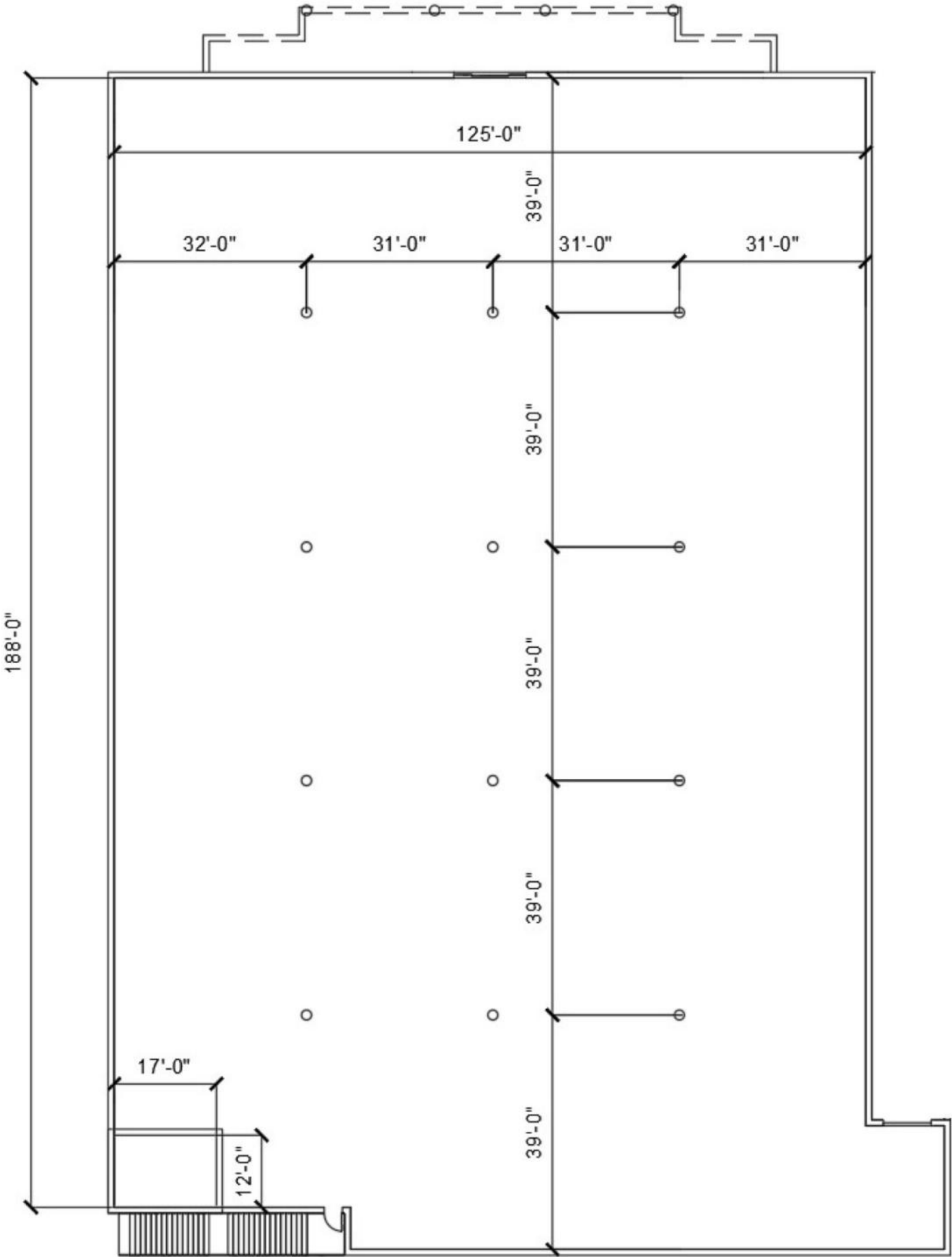
- Building Supply
- Equipment Rental
- Truck Maintenance
- Trade Dispatch
- Service Hub
- Truck Parking
- Heavy Auto-Parking

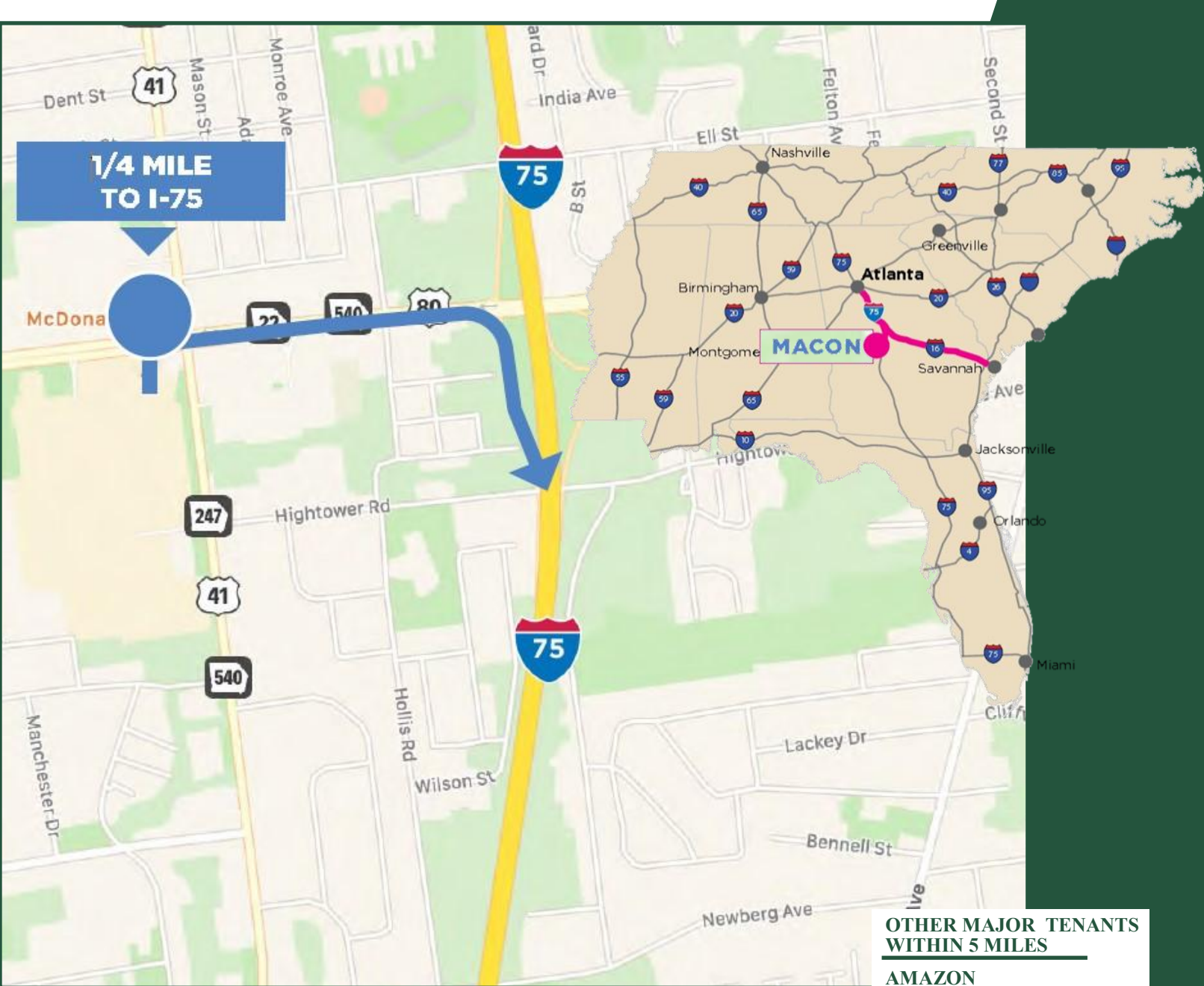


PHOTOS OF SUITE 1100



FLOOR PLAN OF SUITE 1100





- OTHER MAJOR TENANTS WITHIN 5 MILES**
- AMAZON
 - TRACTOR SUPPLY COMPANY
 - YKK 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

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