

23K SF + 3.5 Acres

Industrial Service Building With Optional Laydown Yard



MIDDLE GEORGIA INDUSTRIAL PARK



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

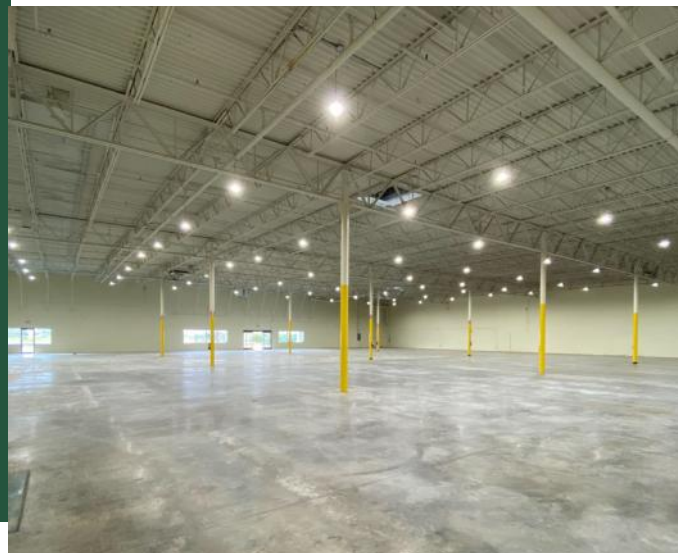


BUILDING 1100

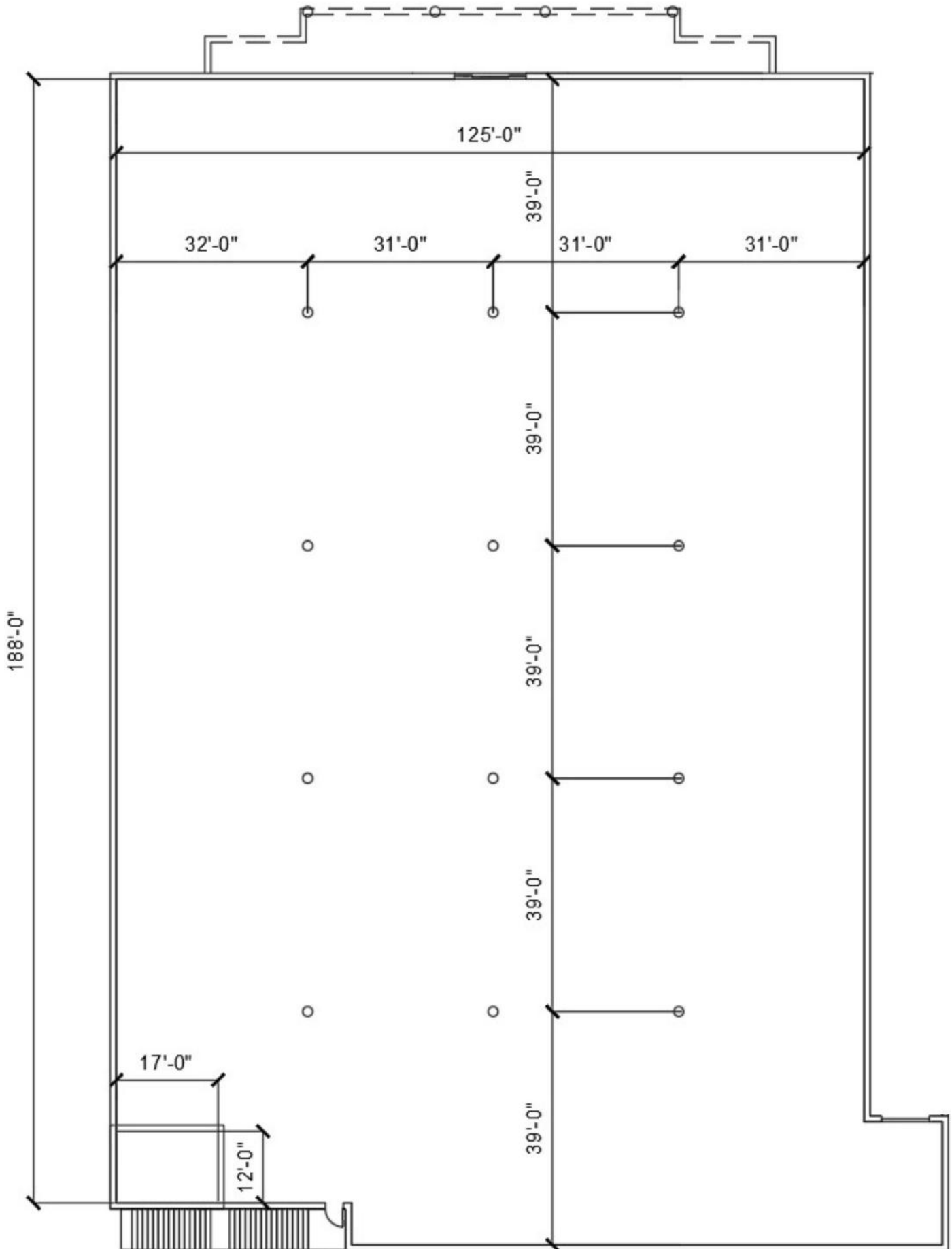
- 2 (12'x16') Future grade level doors
- 24' Clear Height
- 23,565 SF Available
- 3.5 Acres (Optional Laydown Yard)
- Dock High Doors
- Additional tailgate loading potential available upon request
- Extensive trailer and auto parking
- Upgraded sprinkler system
- LED Lighting
- Call Agent For Pricing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

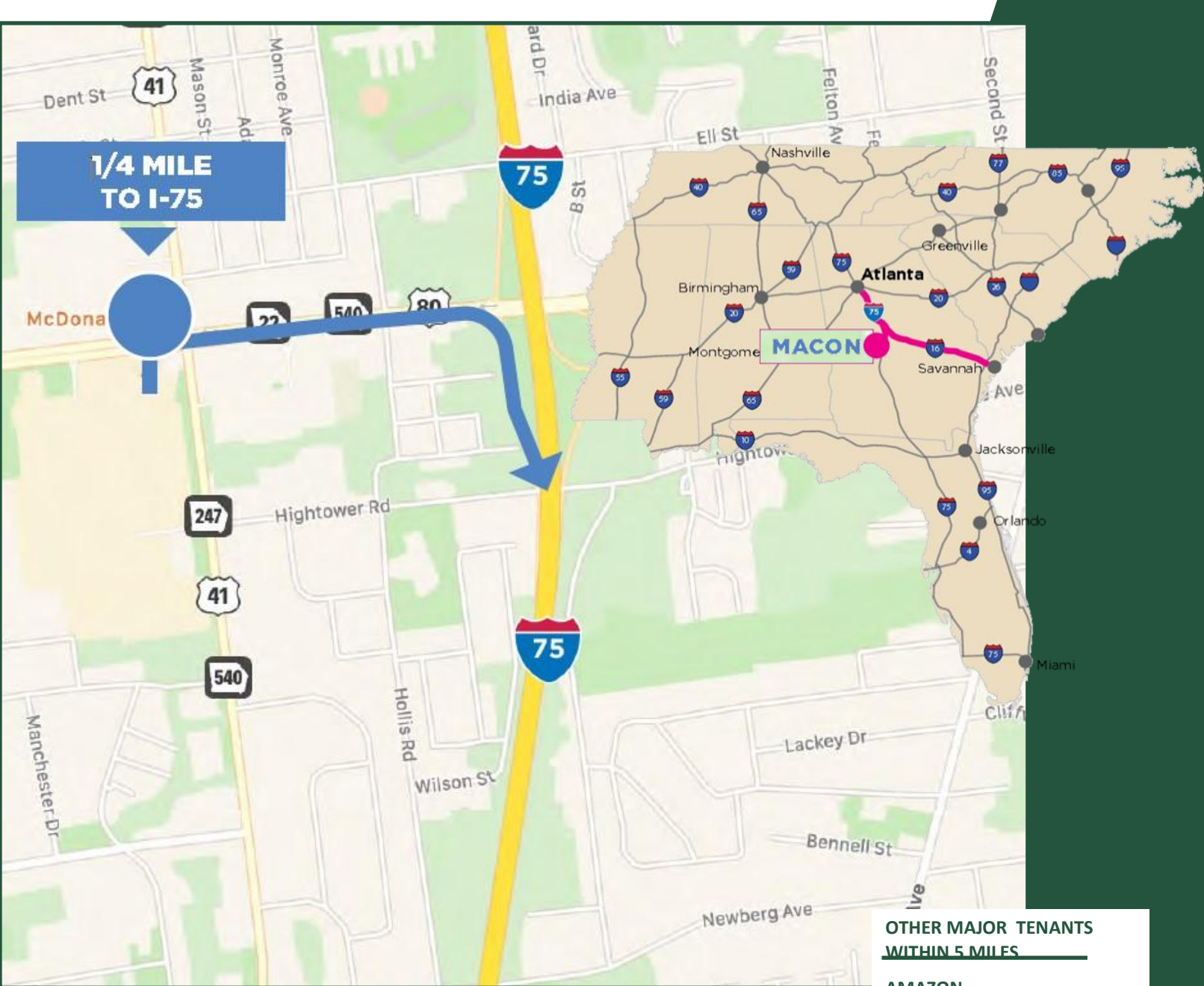
IDEAL FOR

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



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

**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