

3,900 SF + 1.3±Acres

Office Building For Lease



MIDDLE GEORGIA INDUSTRIAL PARK

2525 Pio Nono Ave Suite 1300, Macon, GA



**Lease Rate: \$7.00/psf (\$2,827.50/mo)
+ \$1.70 for CAM, Taxes, & Insurance**

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

Location Highlights

Office Details

Zoom Tours Available

Ready for Immediate Occupancy

- 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

- 3,900 Square Feet
- Floor plan includes multiple offices, break room, and two (2) restrooms.
- 1.3± Acres

**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

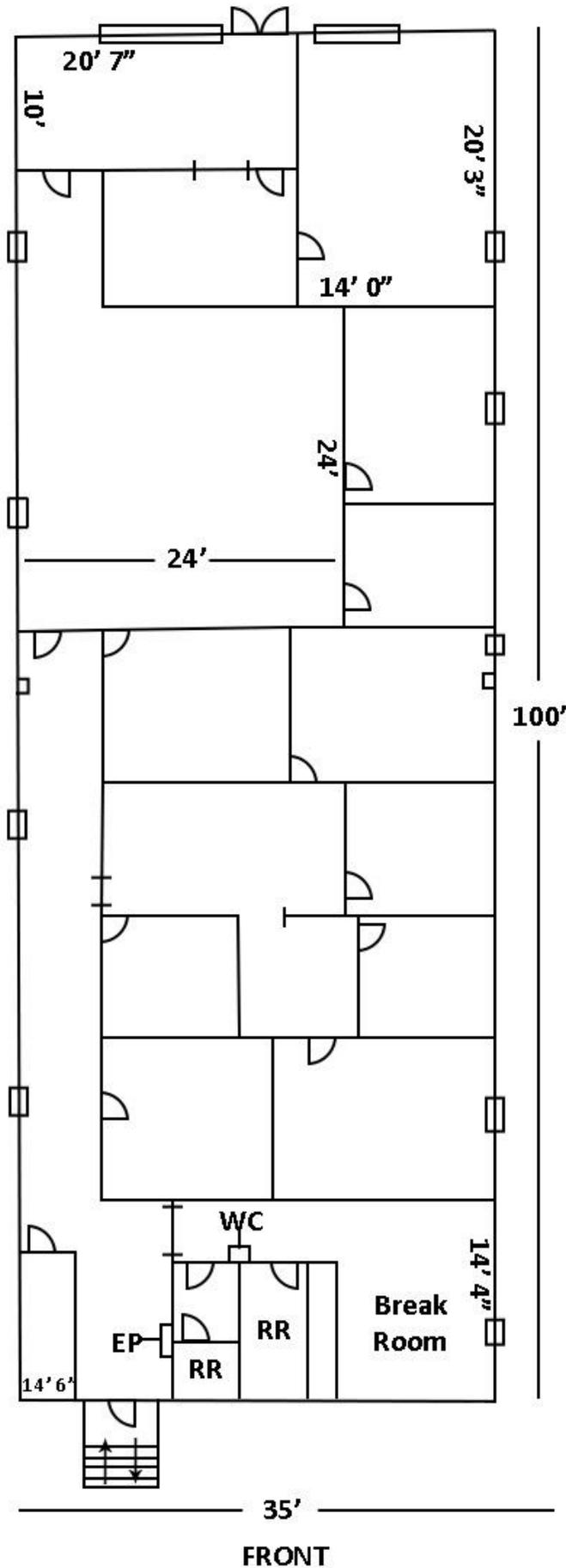


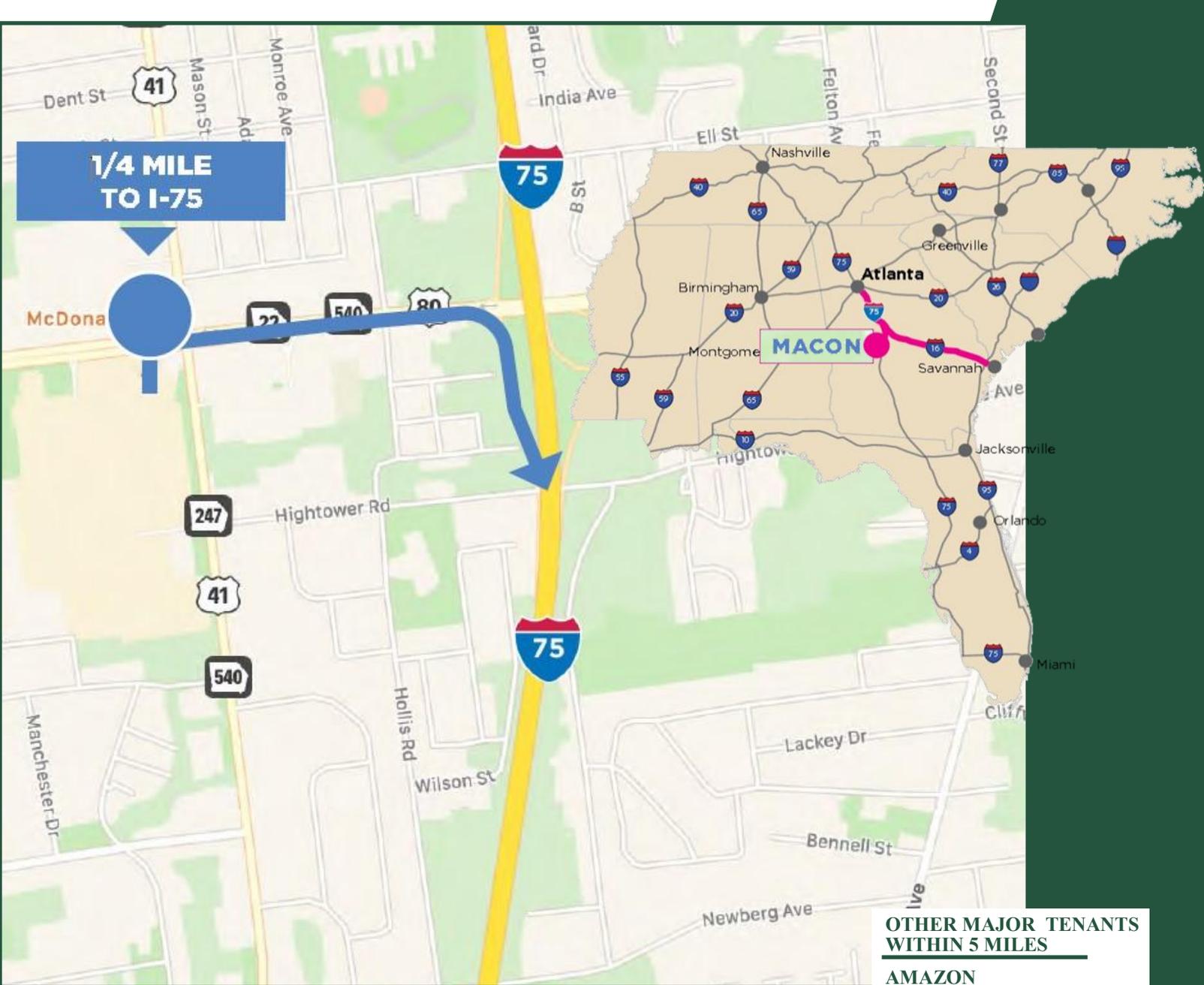
BUILDING 1300

- 3,900 Square Feet.
- Floor plan includes multiple offices, break room, and two (2) restrooms.
- Built in 1980.
- Sign recognition and high visibility on Eisenhower Parkway.
- Would be an ideal location for an office such as tax services, professional, or government.
- Lease Rate: \$7.00/psf (\$2,827.50/mo) + \$1.70 for CAM, Taxes, and Insurance.



FLOOR PLAN OF SUITE 1300





- 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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