

MIDDLE GEORGIA INDUSTRIAL PARK

2525 Pio Nono Ave Suite 200 & 300

Macon, GA 31206



SIZE: 16,199 SF Warehouse (Can be divided 5,678 SF minimum - 16,199 SF max)
1,540 SF Office (optional)
TOTAL SF: 17,739 SF

TRAFFIC: 17,337 VPD Pio Nono Ave
22,633 VPD on Eisenhower Pkwy

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

DESCRIPTION: Ready for immediate occupancy. Brand new renovations. Extensive Trailer and Auto parking.

- Notes:**
- Excess land available
 - 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
 - NEW tailgate loading dock



Lease Price: \$7.50/PSF plus NNN

(Estimated CAM, Taxes, and Insurance: \$1.70/PSF)

**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

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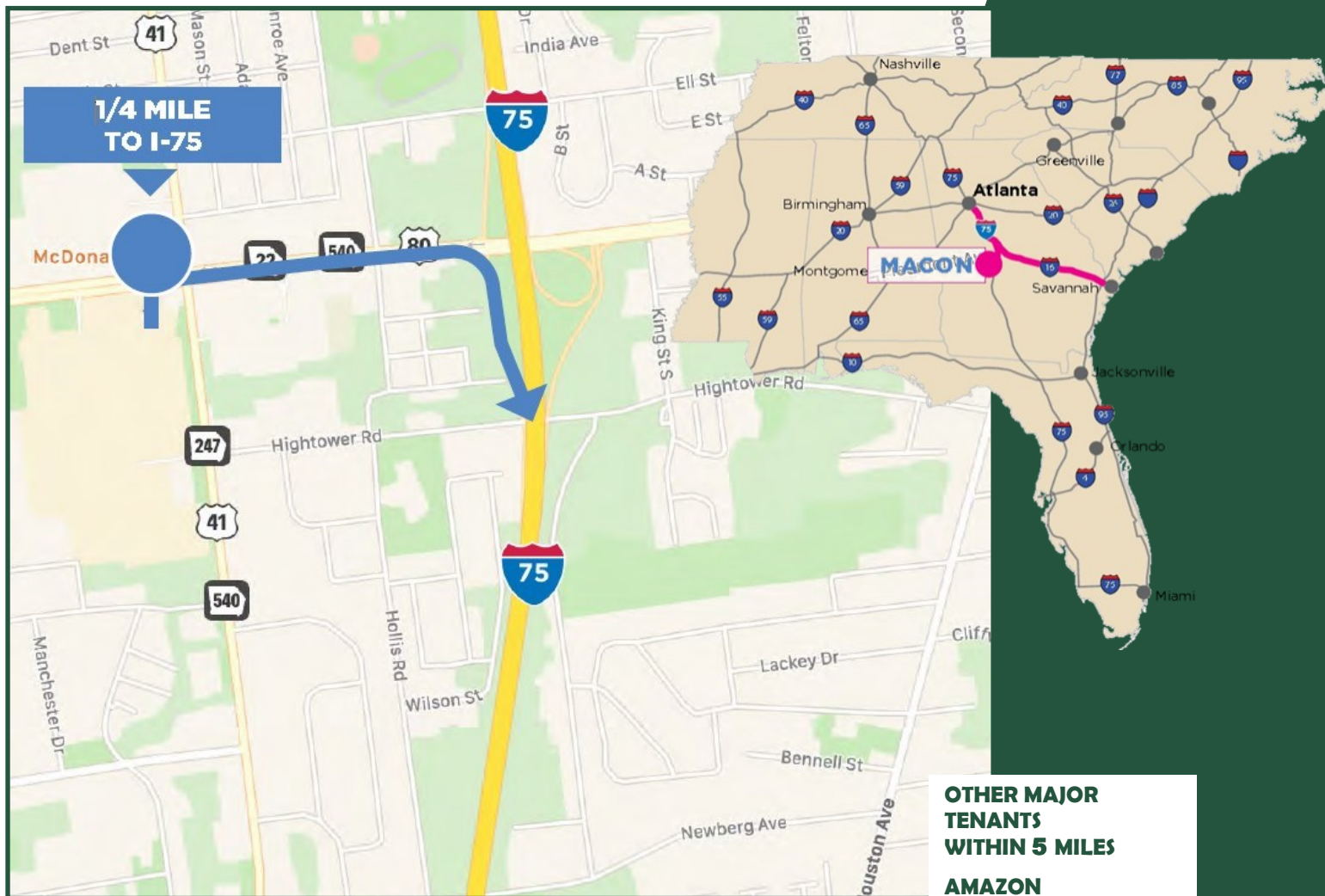
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OTHER MAJOR TENANTS WITHIN 5 MILES

- 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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