



IPL Plastics

244 MERCER JUNCTION | MACON, GA 31210

PRICE
\$4,510,009

CAP
7.50%



SUB-\$70/SF @ LIST PRICE WITH NO OPTIONS

The property at list price is sub-\$70-/SF on the building – not even 50% of replacement cost. Given the tightness of the industrial market in Georgia and the southeast as a whole near interstates, the basis is well-protected.



ABSOLUTE NET LEASE WITH 5% ANNUAL ESCALATIONS

The property is subject to an absolute net lease with zero landlord responsibilities – the tenant is responsible for the roof, structure and HVAC. The lease features favorable 5% annual rent increases, creating consistent NOI growth throughout the term and a built-in hedge against inflation.

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OFFERED EXCLUSIVELY BY:



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