

GRAD CERTIFIED SELECT SITE

ROBINS INTERNATIONAL INDUSTRIAL PARK

Warner Robins, Georgia · Peach County

- ▶ 2-10 Acres Available — Tract 6
- ▶ Pre-Lease & Build-to-Suit Welcome
- ▶ Heavy Industrial Zoning | All Utilities On-Site
- ▶ 1 Mile from I-75 | Federal Trade Zone



THE OPPORTUNITY

10 Acres · Robins International Industrial Park



Illustrative Uses for Flexible Heavy Industrial Zoning

A Premier Industrial Development Opportunity

10 acres within the GRAD-Certified Robins International Industrial Park — one of Georgia's most shovel-ready industrial destinations, located just 1 mile from I-75 in Warner Robins.

We are actively seeking tenants for:

Pre-Lease

Secure space early in our planned development at preferred rates and terms.

Single-Tenant Build-to-Suit

We design and construct to your exact specifications on our 10-acre site.

Flexible Multi-Tenant

Various unit configurations to match your exact industrial footprint needs.

2-10 Acres

Available Now

Heavy Industrial

Zoning (HI)

GRAD Certified

Select Site

Federal Trade

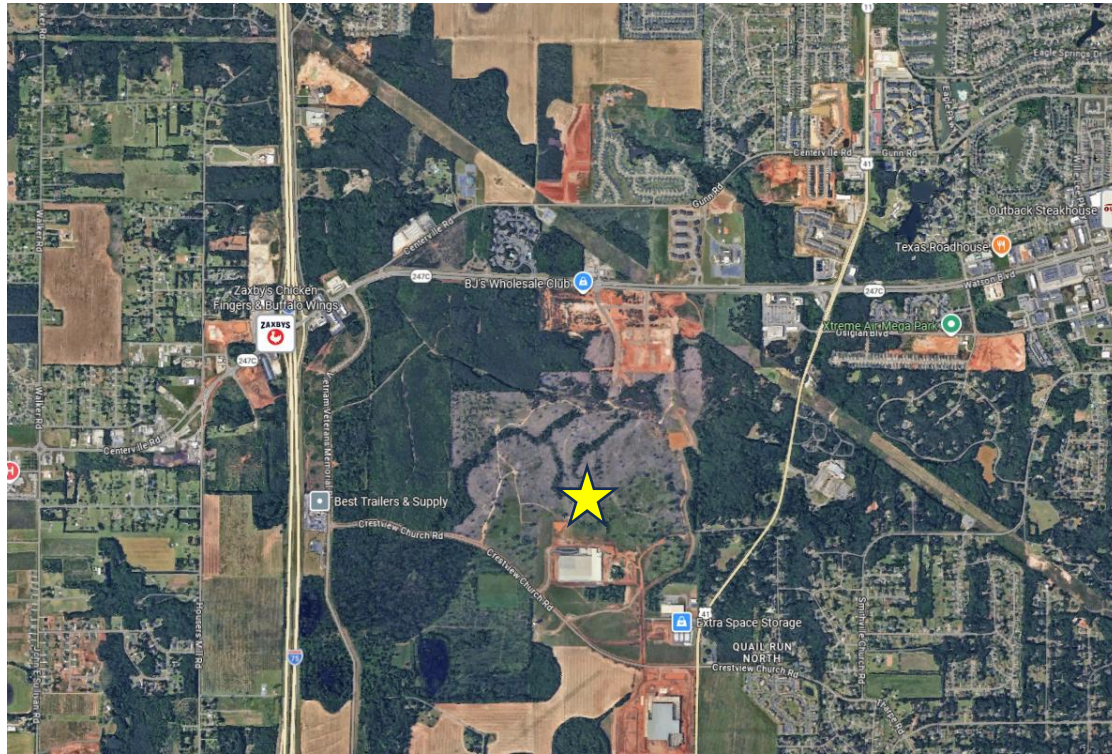
Zone Eligible

All Utilities

On-Site Ready

LOCATION & CONNECTIVITY

Warner Robins, Georgia



Site Map: Tract 6 at 32°36'15.9"N 83°43'35.5"W

Strategically Located at Georgia's Industrial Crossroads

Robins International Industrial Park sits along I-75 in central Georgia — equidistant between Atlanta and Savannah with direct highway, air, and logistics connections.

1 Mile

to I-75 (Exits 144 & 146)

1.2 Hours

to Atlanta Hartsfield Airport

15 Minutes

to Middle GA Regional Airport

2.5 Hours

to Port of Savannah

7 Miles

to Robins Air Force Base

At Entrance

Highway 41 Direct Access

UTILITIES ON-SITE:

Water: 12" Main
(City of Warner Robins)

Sewer: 24" Main
(City of Warner Robins)

Gas: 6" Main
(Mid State Energy)

Electric: Flint Energies
(Customer Choice)

Telecom: Cox,
AT&T, Windstream

WHY THIS SITE — AND NEXT STEPS



Proven Industrial Community

Home to Pure Flavor, Local Bounti, Pratt Industries, and Flint Energies — a thriving industrial ecosystem already in place.



Elite Regional Labor Market

One of the Southeast's best labor pools, anchored by Robins AFB — Georgia's largest industrial complex — just 7 miles away.



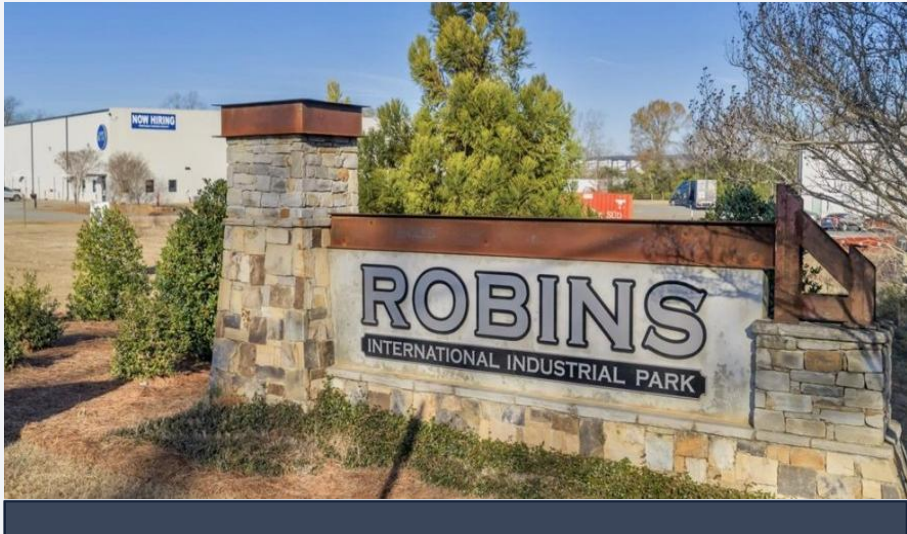
Outstanding Incentives

Peach County offers competitive tax incentives, freeport exemptions, and Federal Trade Zone designation to reduce operating costs.



Shovel-Ready GRAD Site

Fully certified with all utilities in place, protective covenants filed, and city-approved site plan review process established.



LET'S BUILD SOMETHING TOGETHER

We are actively seeking tenants interested in pre-leasing space or pursuing a build-to-suit project. Whether you need 5,000 sq ft or the full 10 acres, let's discuss how we can structure a deal that works for you.

Stuart Veal 478.256.7508 | stuart@oakindustrialpartners.com

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EXHIBIT A — PRELIMINARY PLAT

Dated 12/10/25

