

FOR SALE OR LEASE



Prime M-2 Heavy Industrial Opportunity

220 Cargill Road Connector
Macon | Bibb County, GA 31216

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±29 Acres
4,800 SF Warehouse/Storage
M-2 Zoning
Heavy Industrial
Fenced and lit

*photo is a rendering

Property Highlights



Key Highlights

- > ±29 acres with expansive graveled yard
- > ±4,800 SF warehouse/storage building (built 2008)
- > Steel frame construction
- > Public utilities available to site
- > Site is fenced and lit
- > Zoned M-2 Heavy Industrial—supporting high-impact uses
- > Infrastructure in place for near-term deployment or expansion

±29
ACRES

Durable
CONSTRUCTION

Zoned M-2
HEAVY
INDUSTRIAL

±4,800 SF
WAREHOUSE/
STORAGE

Property Highlights



Zoning & Use Flexibility

- > Advanced manufacturing & fabrication
- > Distribution & logistics centers
- > Recycling, waste processing & energy production
- > Heavy equipment maintenance & fleet storage
- > Asphalt, concrete batching, or chemical processing facilities
- > Junkyards, staging areas for utilities or natural disaster relief

Demographic Reach

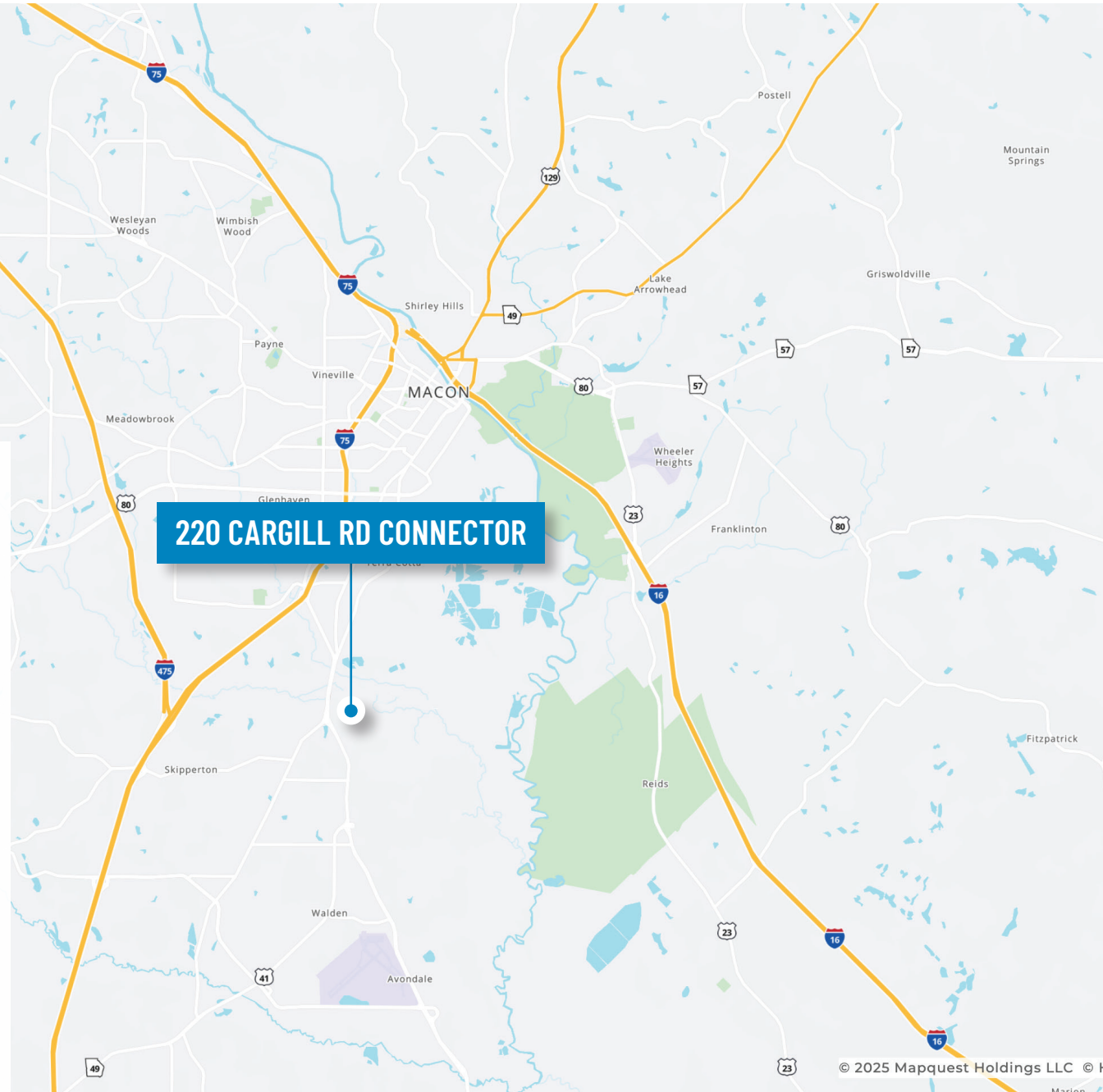
- > Over 390,000 people within a 30-mile radius
- > Access to a skilled industrial labor force
- > Extensive local amenities and over 5,700 hotel rooms support business travel and workforce housing

Location and Proximity

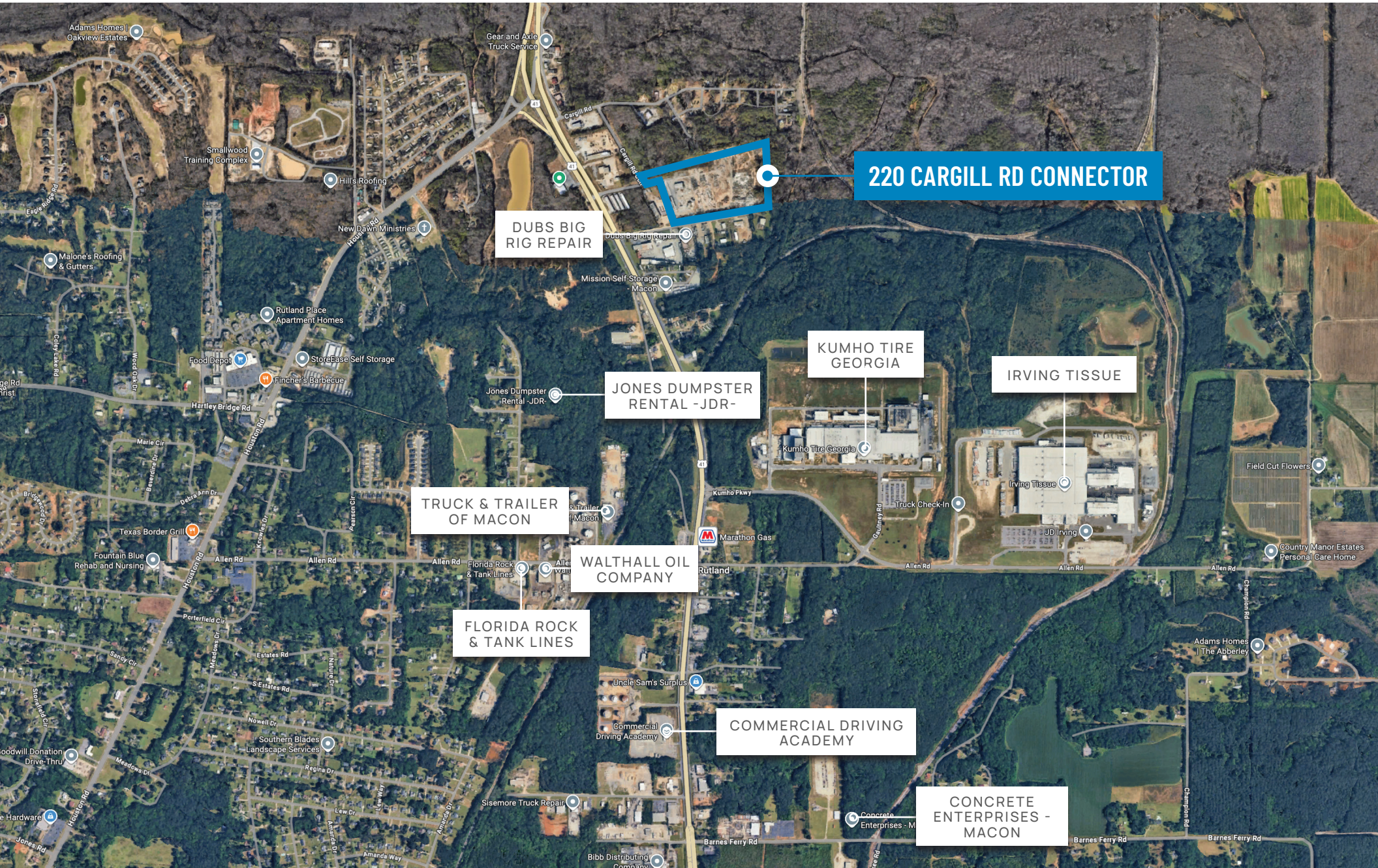
Positioned at the center of Middle Georgia, Macon offers exceptional access to major transportation infrastructure and workforce resources.

KEY DISTANCES

- > 1 MINUTE TO US-41 (HAWKINSVILLE RD)
- > 5 MINUTES TO I-75 (EXIT 160)
- > <3 MILES TO I-16 (EAST-WEST CONNECTOR)
- > 10 MINUTES TO DOWNTOWN MACON
- > 1 HOUR 20 MINUTES TO ATLANTA (I-75N)
- > 2 HOURS 34 MINUTES TO PORT OF SAVANNAH (I-16E)
- > 1 HOUR 20 MINUTES TO HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT (I-75N)
- > PROXIMITY TO NORFOLK SOUTHERN'S LARGEST RAIL SWITCHING YARD IN THE SOUTHEAST



Neighboring Tenants



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