

# FOR LEASE

**7100 JAMESSON ROAD**  
7100 Jamesson Road Midland, GA 31820



## OFFERING SUMMARY

Lease Rate:	\$4.50 SF/yr (NNN)
Total Building Size:	172,336 SF
Available Warehouse Space:	71,162 SF
Available Office Space	15,500 SF
Lot Size:	58.77 Acres
Year Built:	1984
Zoning:	LMI

## PROPERTY OVERVIEW

Situated on 58.77 acres, this property combines prime real estate with versatile industrial space. The building under roof spans 172,336 square feet, including 139,086 square feet of warehouse space and 33,250 square feet of office space. The warehouse features generous 30' x 60' column spacing and a ceiling height ranging from 27½' to 24'.

Key features include 16 loading docks (8 on each end), 2 drive-in doors (1 on each end), and fiber connectivity to the building, ensuring modern communications and technology infrastructure. The facility is well-equipped with robust power systems, including a 115Kv primary looped power supply and a 4,000 AMP secondary, 277/480 Volt, 3-phase system, offering reliable energy for heavy machinery or operational needs. The property also offers easy access to I-185, providing direct routes to Columbus, GA, and beyond, while being situated near a range of retail, dining, and employee amenities. The office space is furnished.

AVAILABLE: 86,662 SF including 71,162 SF of warehouse and 15,500 SF of office and 8 loading docks.

**Carson Cummings**  
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**COLDWELL BANKER  
COMMERCIAL**  
KENNON & PARKER

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## LOCATION DESCRIPTION

Midland, Georgia, is a growing suburban community located in the western part of the state, just outside of Columbus. It's strategically positioned with easy access to I-185, which makes it an appealing location for businesses needing quick transport routes to regional and national markets.

## PROPERTY HIGHLIGHTS

- Size: 172,336 SF total; 139,086 SF warehouse space, 33,250 SF office space.
- AVAILABLE: 86,662 SF (71,162 SF of warehouse, 15,500 SF of office and 8 loading docks)
- Zoned: LMI (Light Manufacturing and Industrial)
- Acreage: 58.77 acres
- Loading Docks: 16 total loading docks (8 on each end) and 2 drive-in doors (1 on each end).
- Ceiling Height: Ranges from 27½' to 24' with 30' x 60' column spacing.
- Power Supply: Primary 115Kv looped, Secondary 4,000 AMP – 277/480 Volt, 3-phase.
- Building is serviced by fiber.
- Location: Easy access to I-185 and U.S. Hwy 80.

## DISTANCE FROM STRATEGIC LOCATIONS

Hartsfield-Jackson Atlanta Airport

Hyundai Motor Manufacturing (Montgomery, AL)

Georgia Ports Authority (Savannah, GA)

Hyundai Motor Group Metaplant America  
(Ellabell, GA)

Kia Assembly Plant (West Point, GA)



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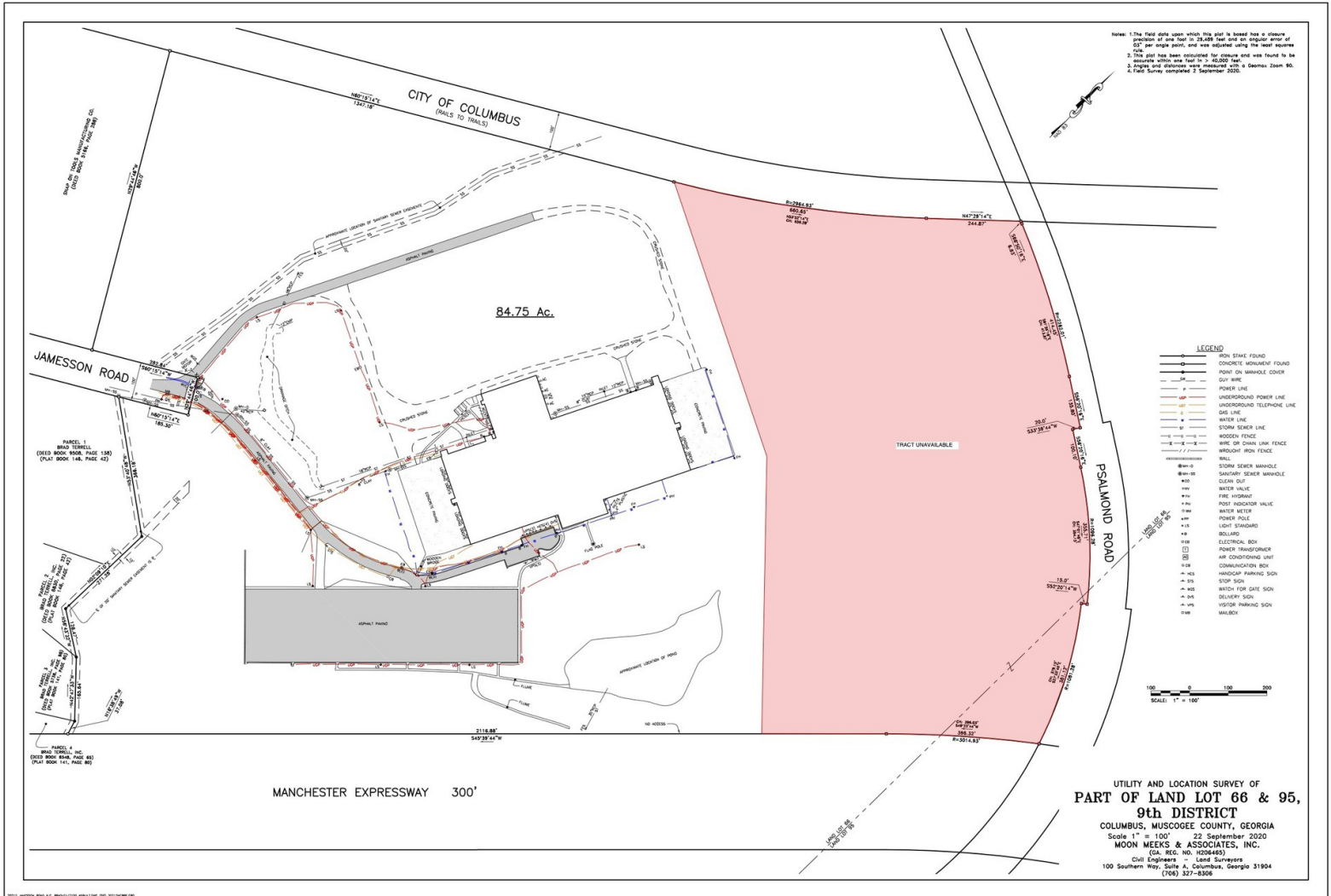


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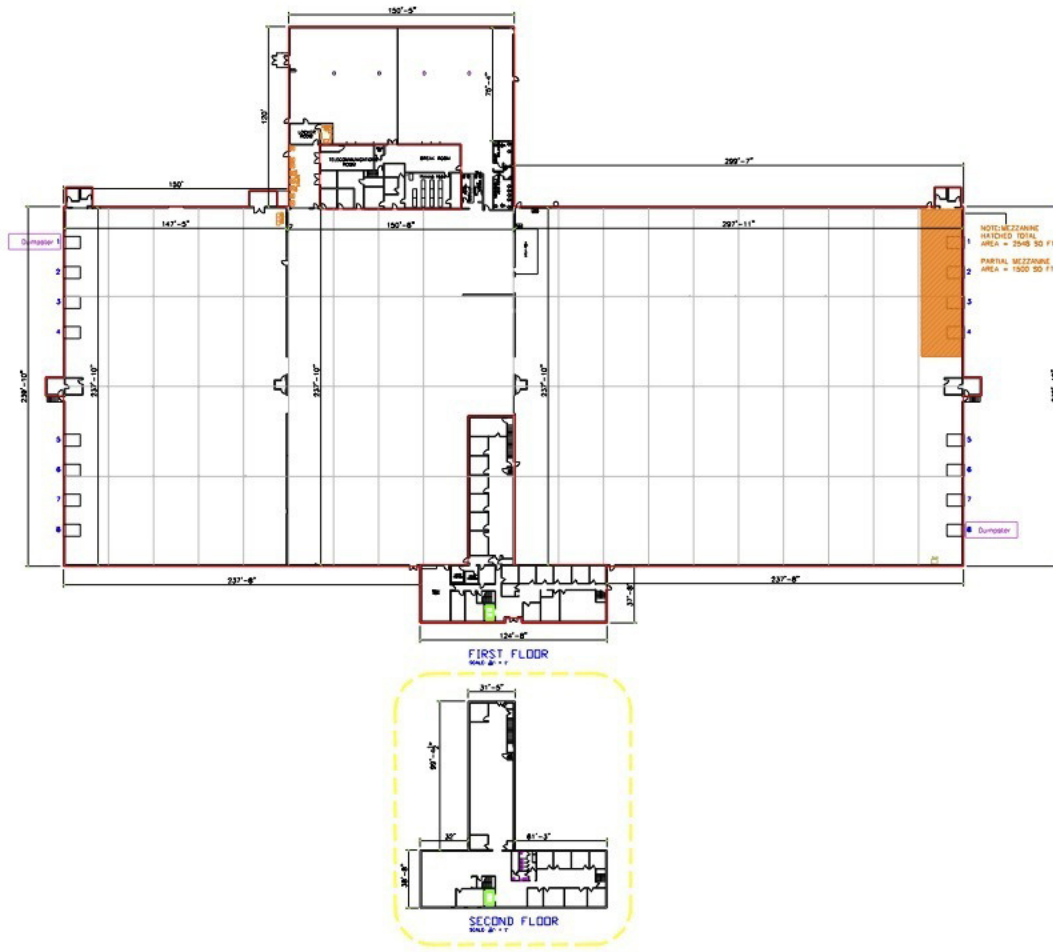
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WC | BRADLEY  
REAL ESTATE, LLC

JAMESSON ROAD  
Columbus, GA

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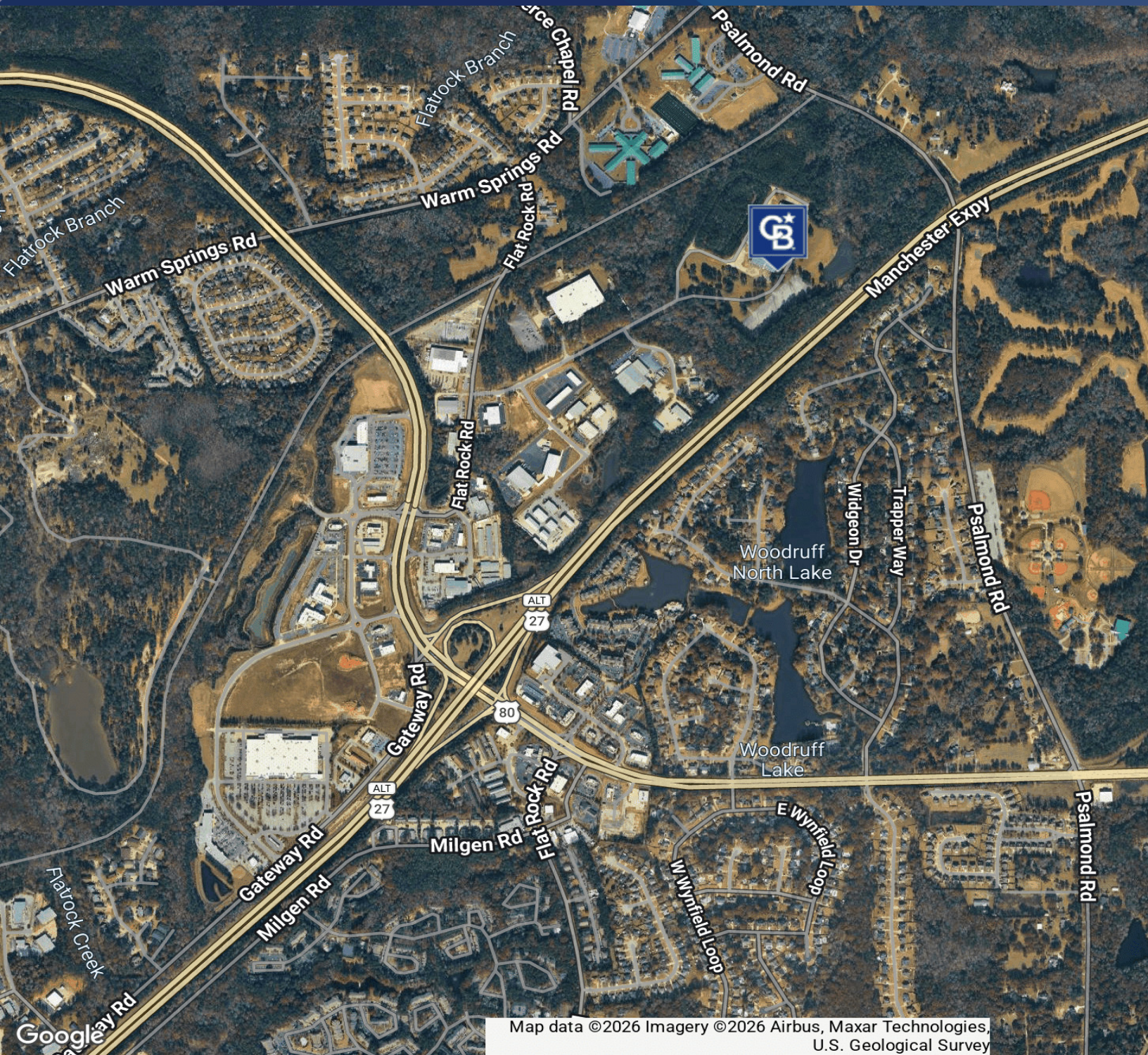


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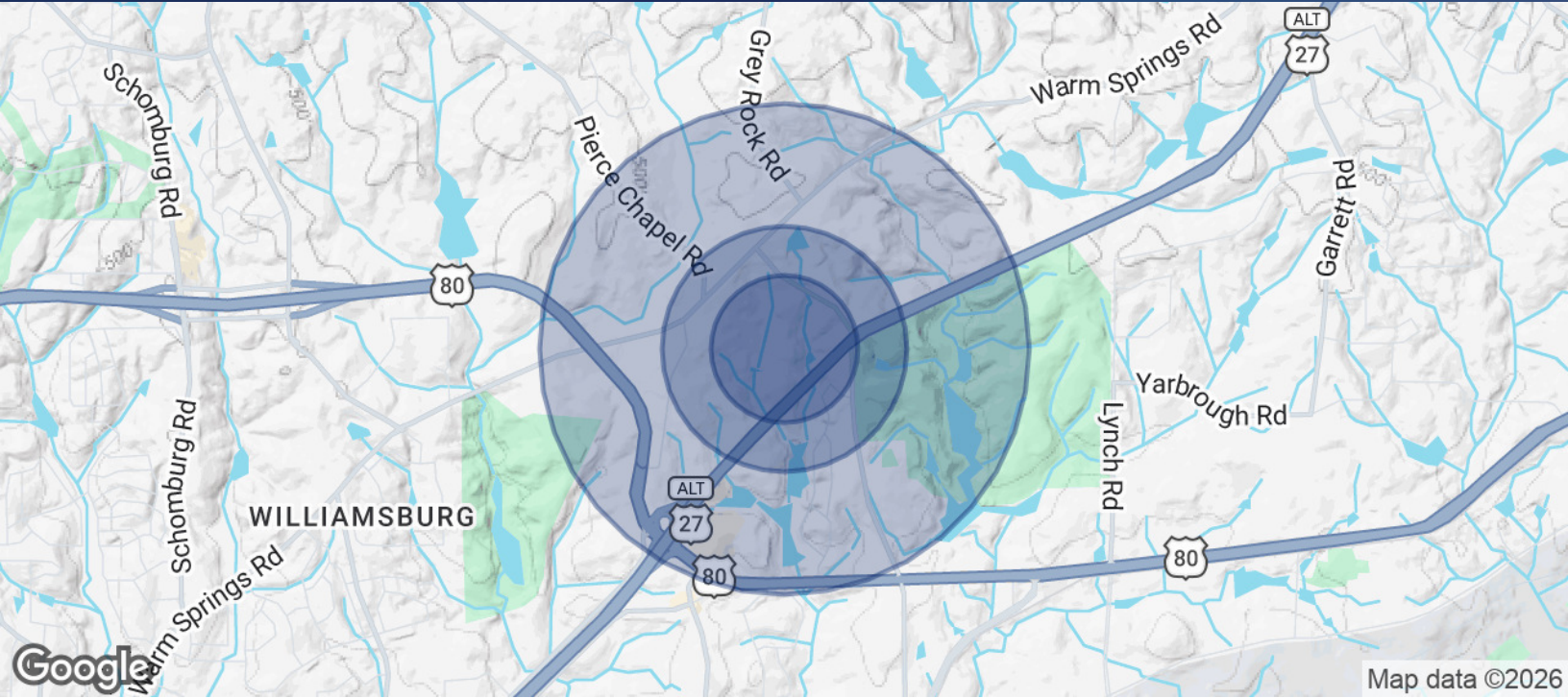


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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	117	534	2,197
Average Age	43	41	40
Average Age (Male)	41	40	38
Average Age (Female)	44	42	41

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	50	217	894
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$113,449	\$125,897	\$117,076
Average House Value	\$299,772	\$341,779	\$334,855

Demographics data derived from AlphaMap

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