

FOR LEASE

7100 JAMESSON ROAD

Midland, GA 31820



SIZE: 172,336 SF
WAREHOUSE/OFFICE SPACE: 139,086 SF/ 33,250 SF
ZONING LMI
LEASE RATE: \$4.50/SF/YR

Carson Cummings
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KENNON & PARKER**

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PROPERTY DESCRIPTION

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. The facility is well-equipped with 115Kv primary looped power supply and a 4,000 AMP secondary, 277/480 Volt, 3-phase system. 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.

DISTANCE FROM STRATEGIC LOCATIONS

Hartsfield-Jackson Atlanta Airport	98 miles
Hyundai Motor Manufacturing (Montgomery, AL)	103 miles
Georgia Ports Authority (Savannah, GA)	240 miles
Hyundai Motor Group Metaplant America (Ellabell, GA)	215 miles
Kia Assembly Plant (West Point, GA)	41 miles

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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.
- 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.

OFFERING SUMMARY

Lease Rate:	\$4.50 SF/yr (NNN)
Building Size:	172,336 SF
Lot Size:	58.77 Acres
Year Built:	1984
Zoning:	LMI



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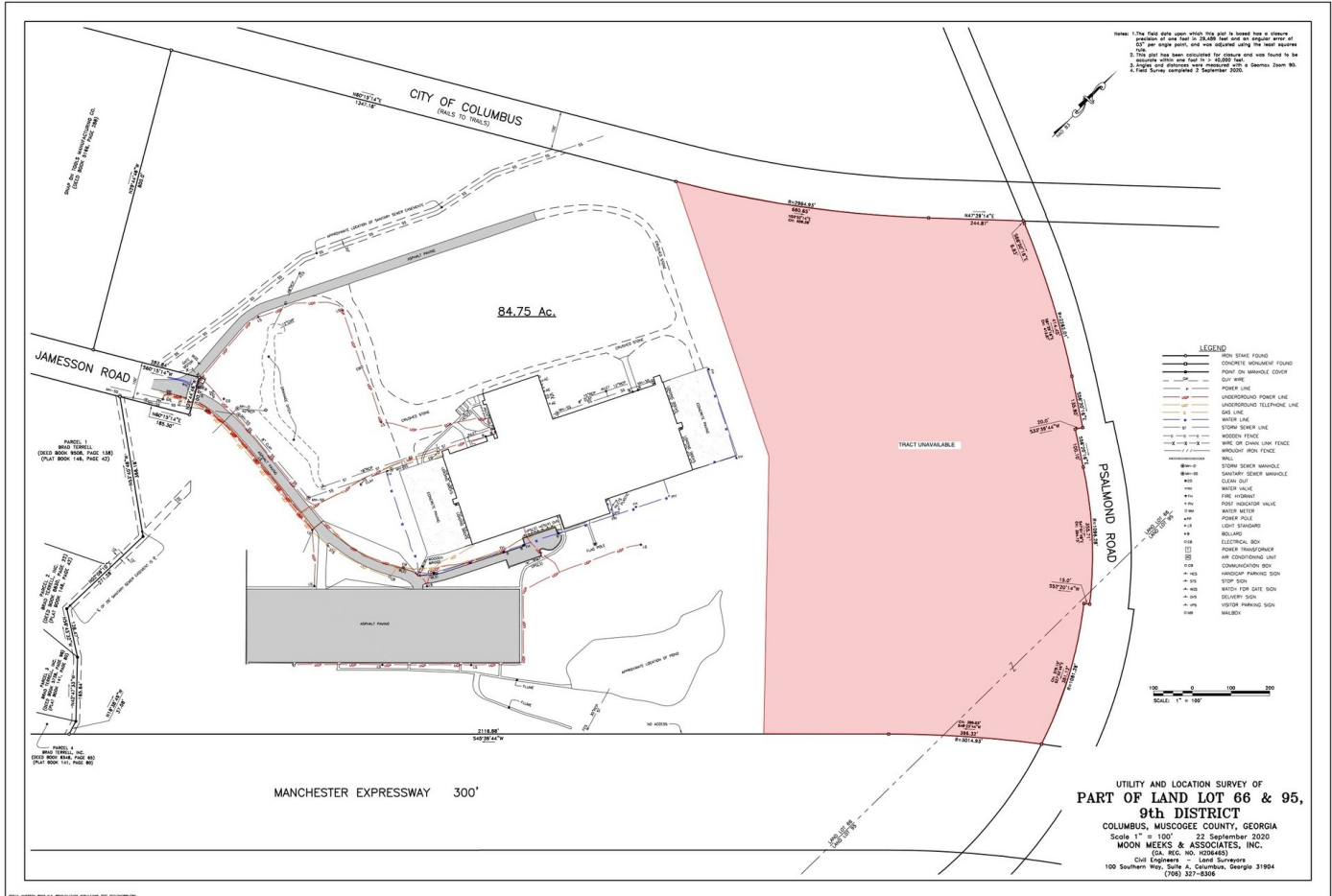


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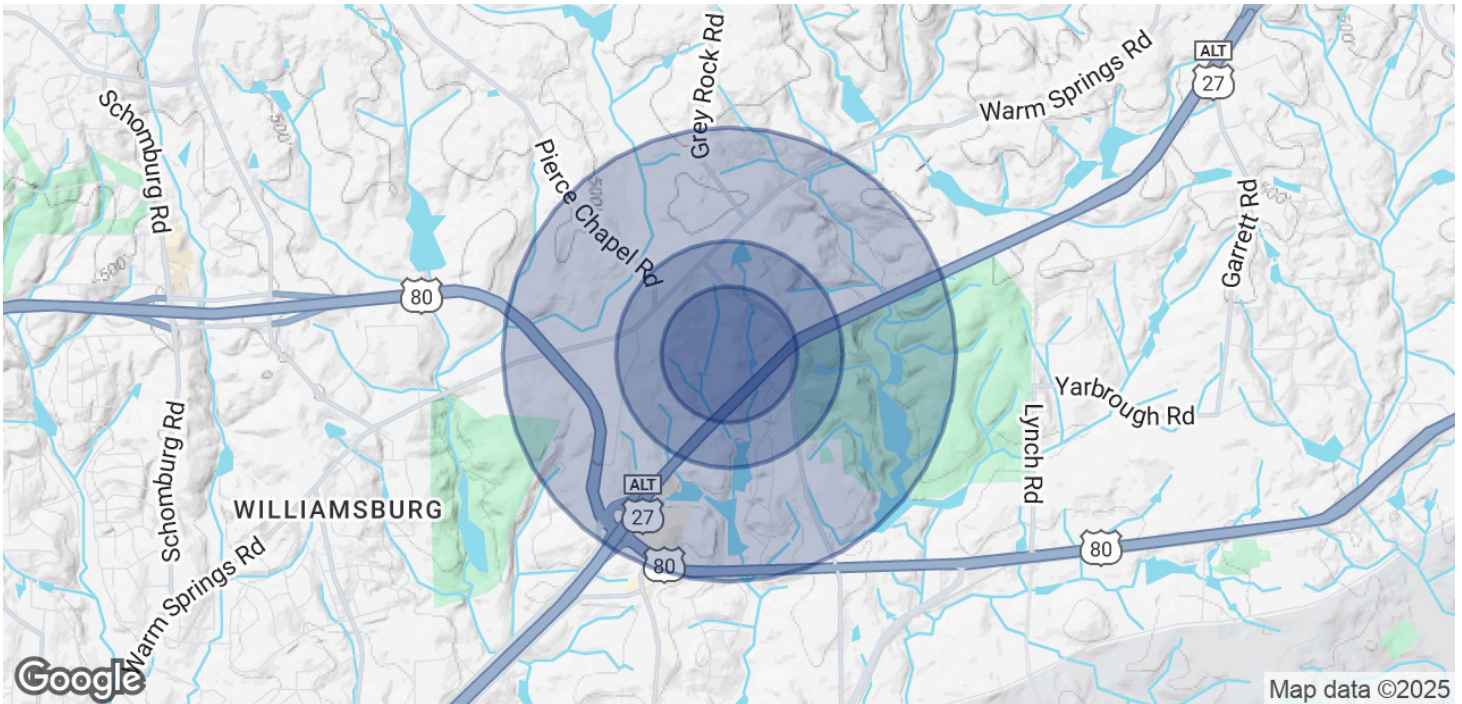


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POPULATION

	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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