

# LEASE - LANDLORD WILL DIVIDE BUILDING

100 MCINTOSH PARKWAY

THOMASTON, UPSON COUNTY, GEORGIA 30286



PROPERTY VIDEO: [HTTPS://YOUTU.BE/SHLR07DZTMY](https://youtu.be/SHLR07DZTMY)

ARTHUR P BARRY III, SIOR

478.731.8000

ABARRY@CBCGEORGIA.COM

990 RIVERSIDE DRIVE  
MACON, GA 31201

**LEASE RATE:**  
**\$4.95/PSF, NNN**



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

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Revised 1/19/26

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PROPERTY VIDEO	<a href="https://youtu.be/SHLR07DZTMY">HTTPS://YOUTU.BE/SHLR07DZTMY</a>
SQUARE FOOTAGE	230,800± Square Feet Total (Landlord will divide building) -150,200± SF Available For Lease (5,000± SF Office)
SITE INFORMATION	18.54 Acres
CONSTRUCTION	·Built in 1983
CEILING HEIGHTS	• 18' clear:87,100± SF • 33' clear:47,800± SF
ROOF	New - 2020
FLOORING	6" concrete
HVAC	Ducting in place. Units are non-operational
PARKING	267 Shared asphalt paved parking spaces
TRUCK LOADING	• 17 Dock-high doors (8' X 10') • 2 Drive-in doors (14' X 17.1')
RAIL	8 Rail doors (13.11' X 10'); Served by Norfolk Southern
WATER/SEWER	Water and sewer is served by the City of Thomaston
GAS	·4" steel gas main
ELECTRICITY	6,250 KVA, 10,000 amps, 480 volts, 3 phase electrical service
FIRE PROTECTION	100% Wet sprinkler system
COMPRESSED AIR	Throughout warehouse areas
ACCESS	<ul style="list-style-type: none"><li>• Primary access provided by US Hwy. 19, which runs in a north-south direction. The road provides access to Griffin and Atlanta to the north and State Route 96 to the south</li><li>• State Route 74 provides east-west access</li><li>• State Route 36 runs in a southwesterly-northeasterly direction and provides access to Barnesville to the northeast</li><li>• Interstate 75, located approximately 13 miles east of Barnesville, can be accessed via state roads</li><li>• 216 miles from Port of Savannah</li></ul>

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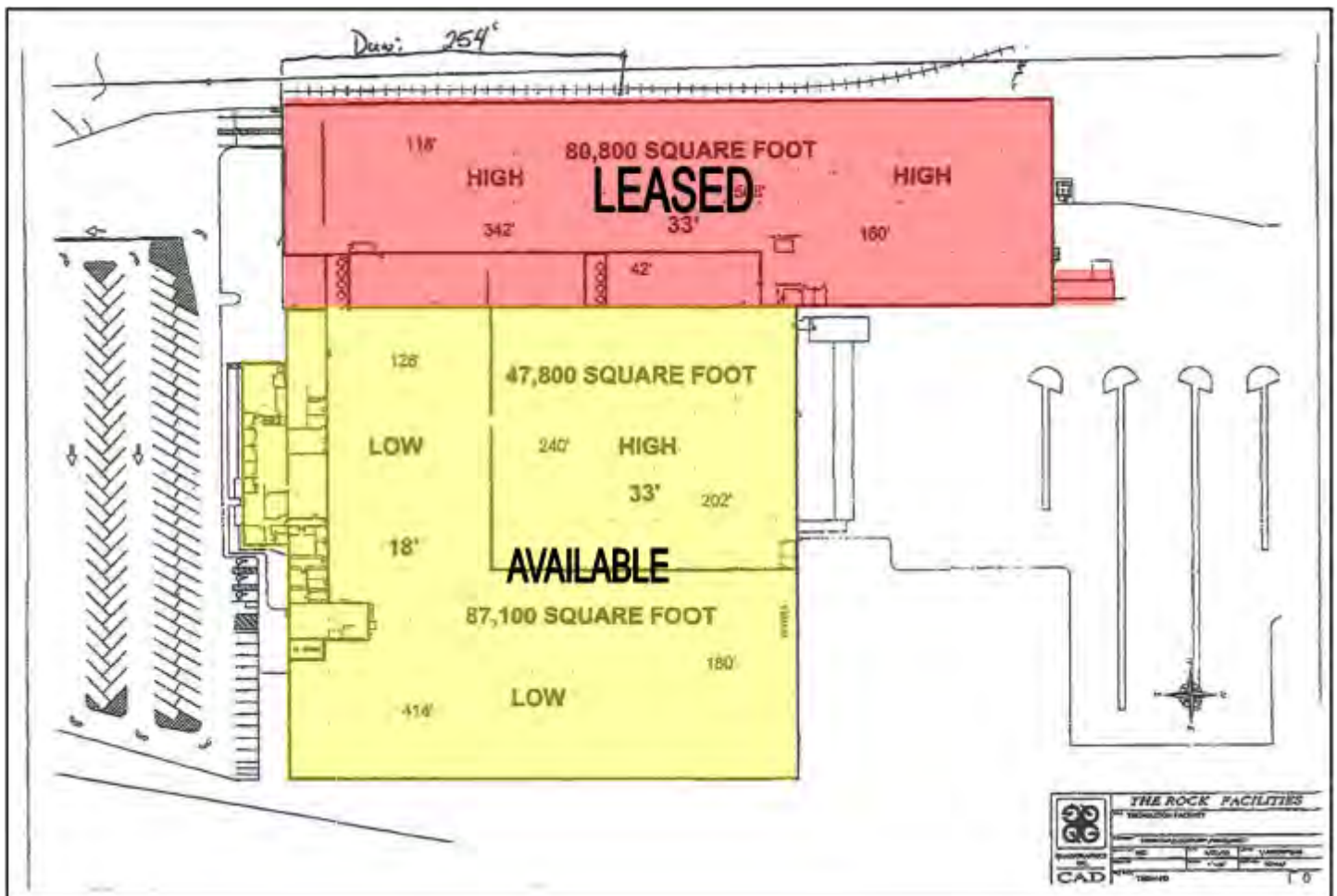
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## FACILITY LAYOUT

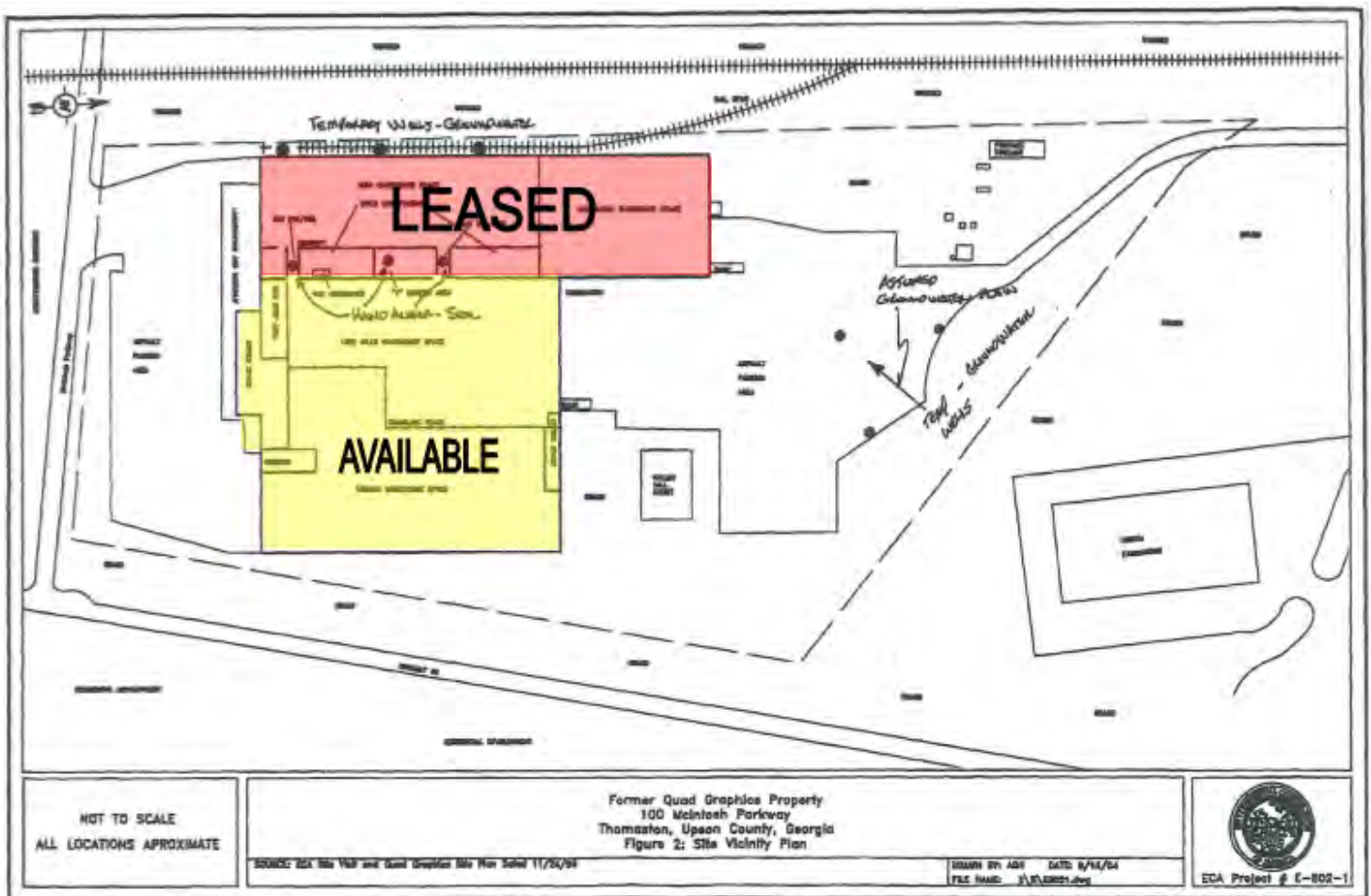




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## SITE PLAN



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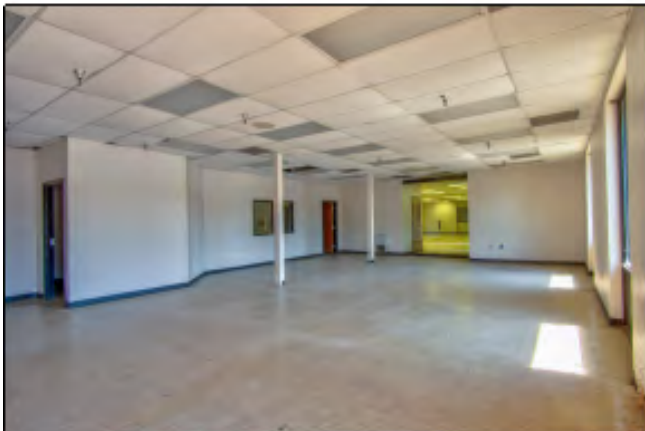
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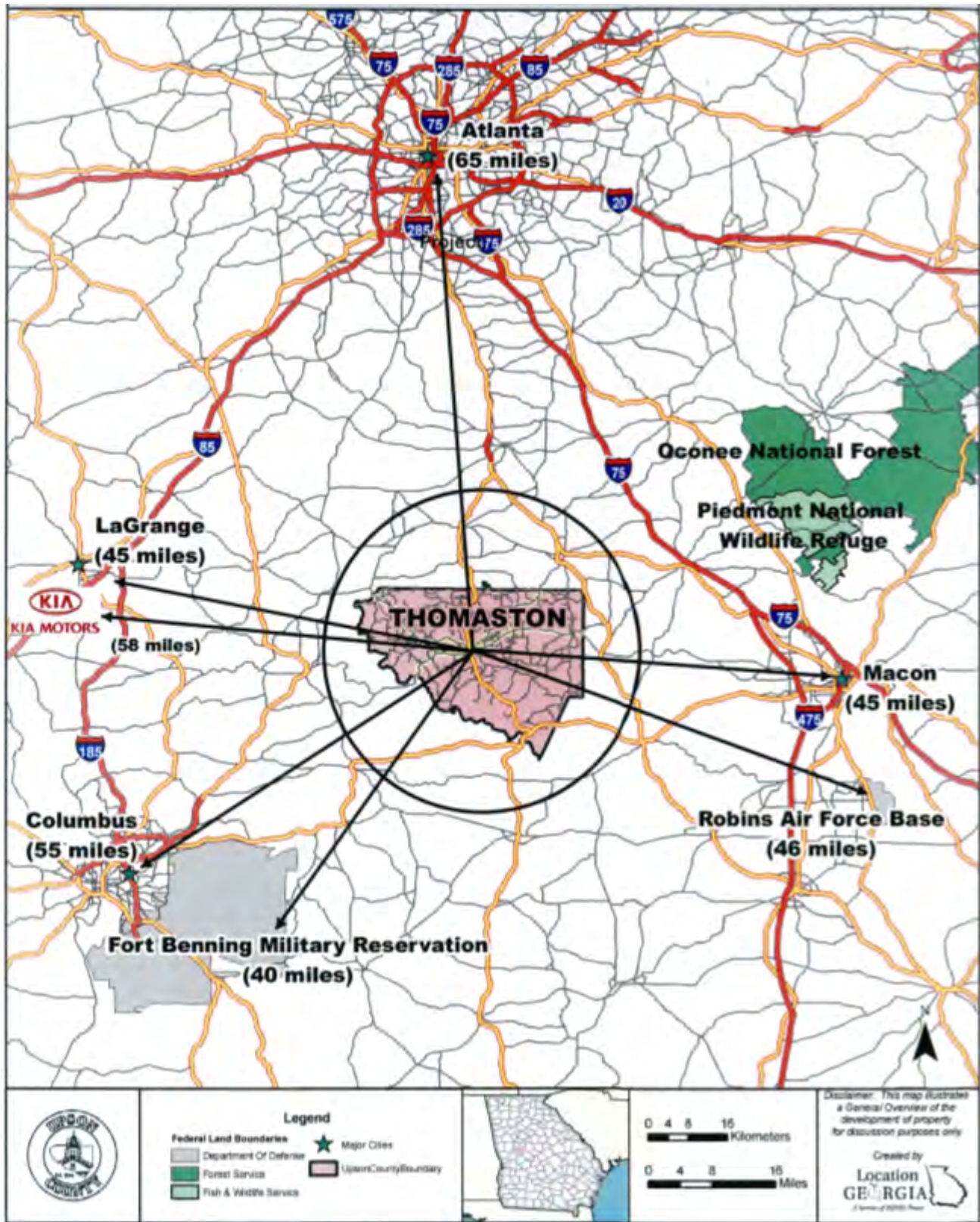
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## AERIAL PARCEL MAP

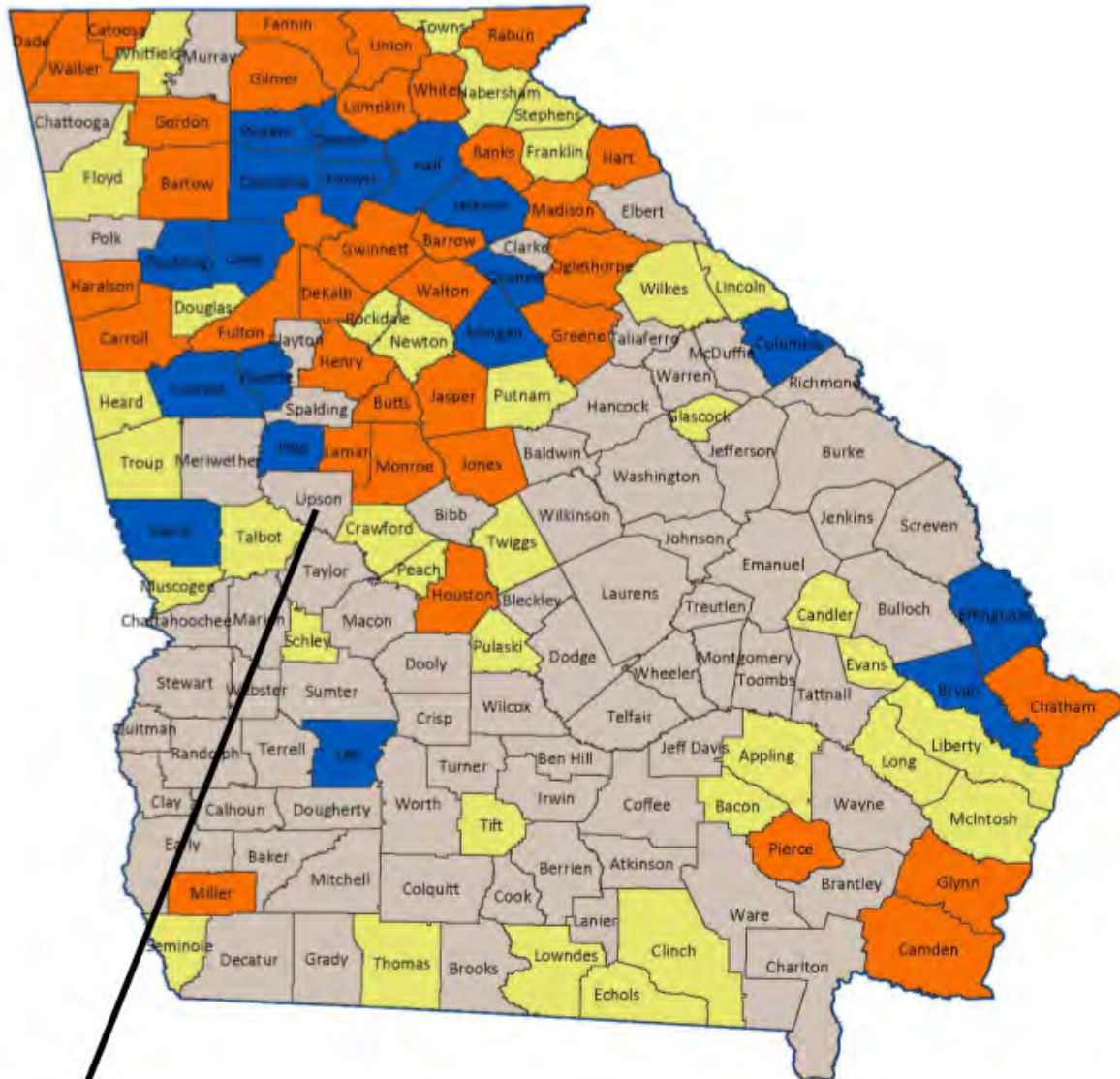






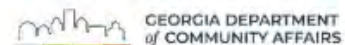


## 2025 Job Tax Credit Tiers



-  Tier 1 - 71 counties
-  Tier 2 - 35 counties
-  Tier 3 - 35 counties
-  Tier 4 - 18 counties

For more information on Tax Credits:  
<https://dca.georgia.gov/financing-tools/incentives/job-tax-credits>



## DEMOGRAPHICS - UPSON COUNTY

