

# LEASE - LANDLORD WILL DIVIDE BUILDING

100 MCINTOSH PARKWAY  
THOMASTON, UPSON COUNTY, GEORGIA 30286



PROPERTY VIDEO: [HTTPS://YOUTU.BE/ShlRo7DZTMY](https://youtu.be/ShlRo7DZTMY)

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

<b>PROPERTY VIDEO</b>	<a href="https://youtu.be/ShLr07DZTMY">HTTPS://YOUTU.BE/SHLRO7DZTMY</a>
<b>SQUARE FOOTAGE</b>	230,800± Square Feet Total (Landlord will divide building) -150,200± SF Available For Lease (5,000± SF Office)
<b>SITE INFORMATION</b>	18.54 Acres
<b>CONSTRUCTION</b>	Built in 1983
<b>CEILING HEIGHTS</b>	<ul style="list-style-type: none"> <li>• 18' clear: 87,100± SF</li> <li>• 33' clear: 47,800± SF</li> </ul>
<b>ROOF</b>	New - 2020
<b>FLOORING</b>	6" concrete
<b>HVAC</b>	Ducting in place. Units are non-operational
<b>PARKING</b>	267 Shared asphalt paved parking spaces
<b>TRUCK LOADING</b>	<ul style="list-style-type: none"> <li>• 17 Dock-high doors (8' X 10')</li> <li>• 2 Drive-in doors (14' X 17.1')</li> </ul>
<b>RAIL</b>	8 Rail doors (13.11' X 10'); Served by Norfolk Southern
<b>WATER/SEWER</b>	Water and sewer is served by the City of Thomaston
<b>GAS</b>	4" steel gas main
<b>ELECTRICITY</b>	6,250 KVA, 10,000 amps, 480 volts, 3 phase electrical service
<b>FIRE PROTECTION</b>	100% Wet sprinkler system
<b>COMPRESSED AIR</b>	Throughout warehouse areas
<b>ACCESS</b>	<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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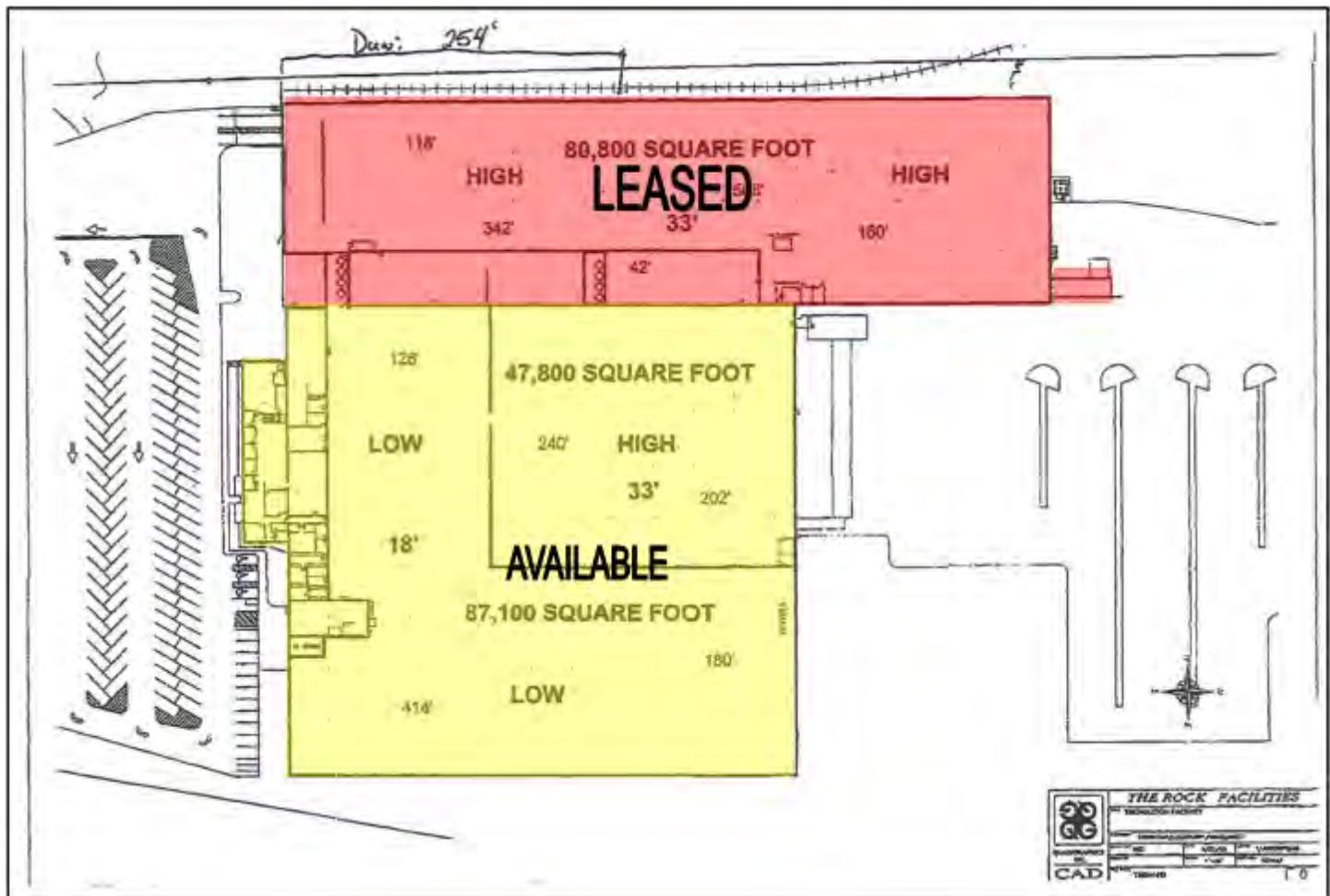
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## FACILITY LAYOUT



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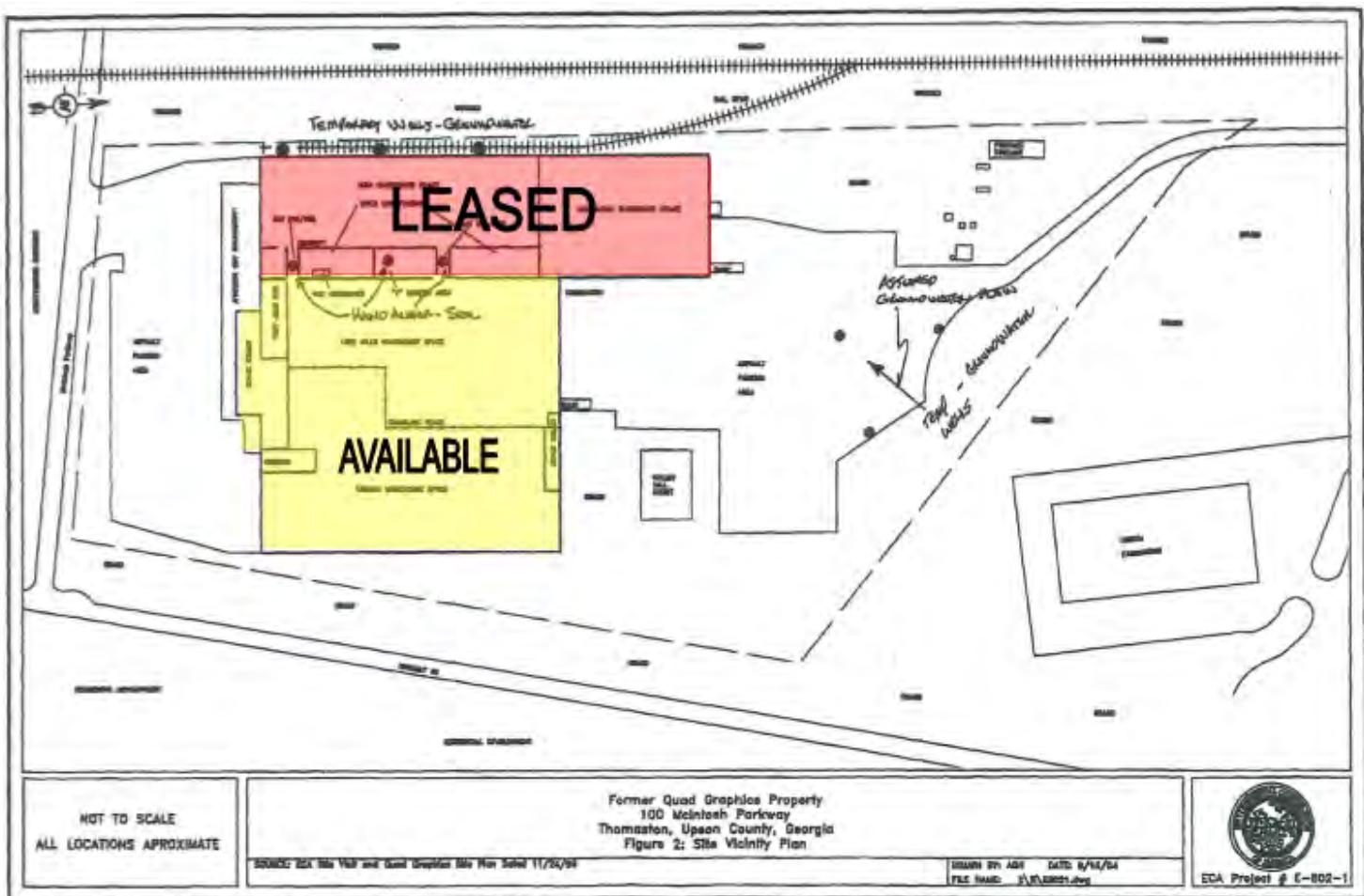


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## SITE PLAN



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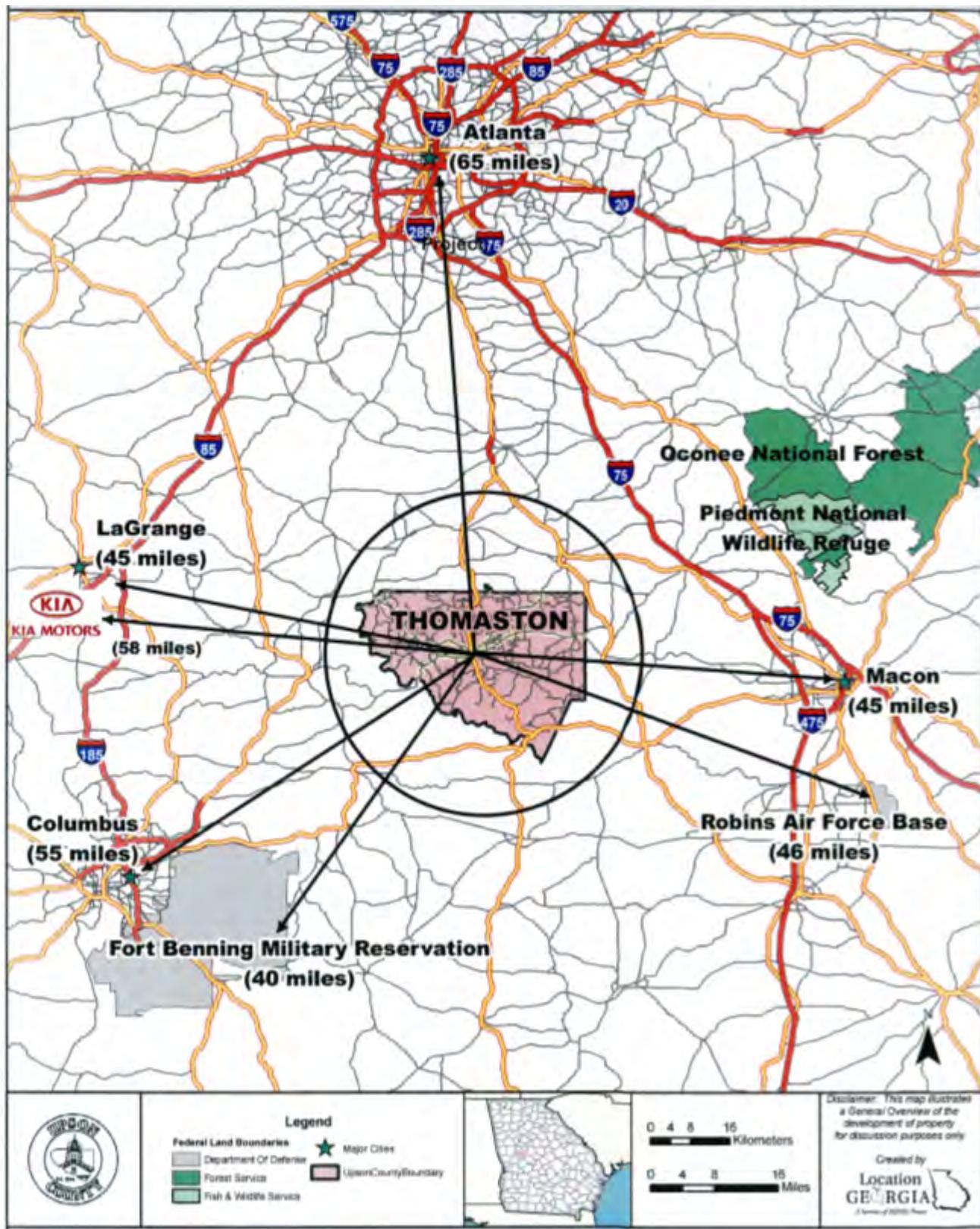
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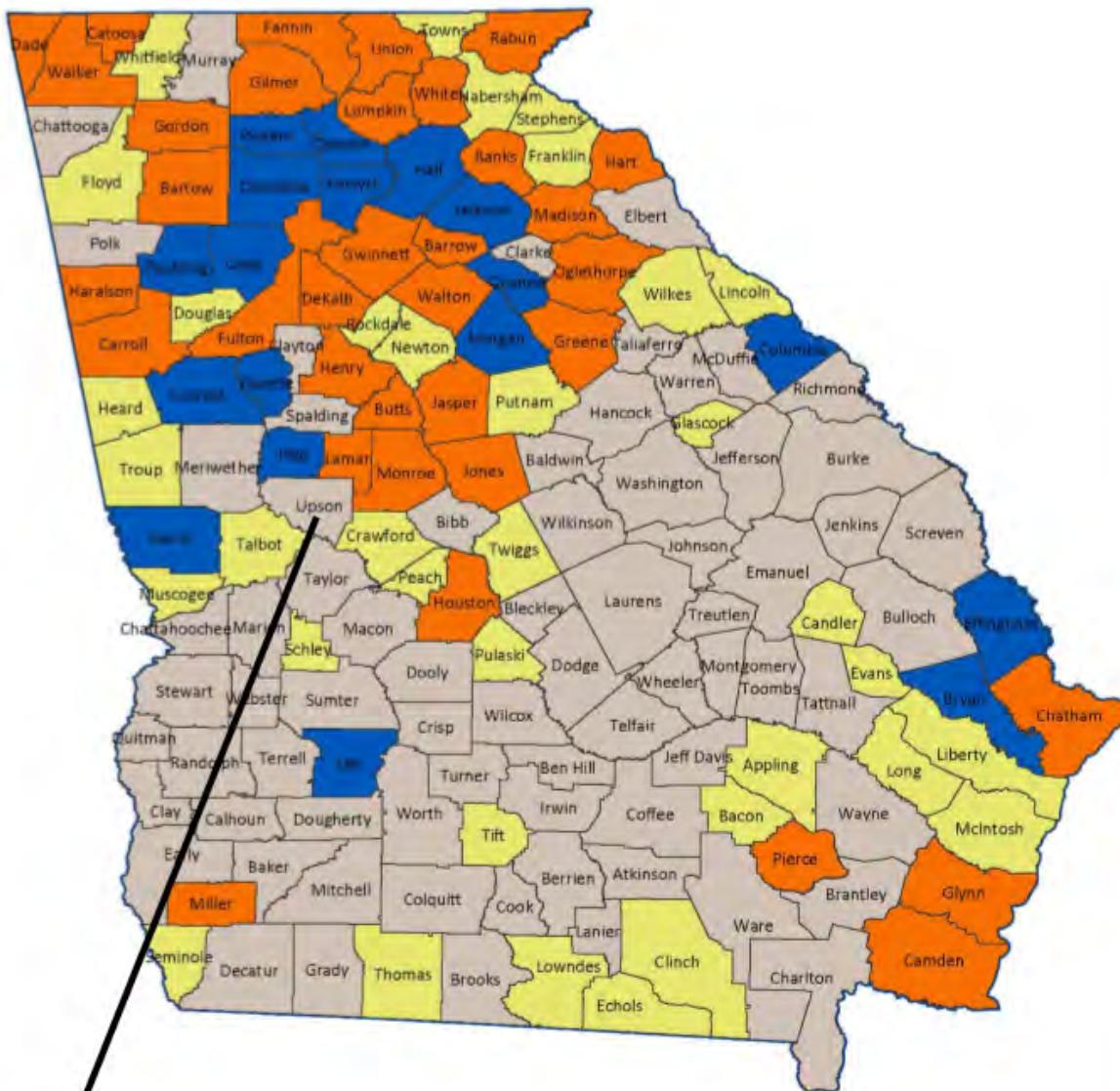
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## AERIAL PARCEL MAP





## 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>



GEORGIA DEPARTMENT  
of COMMUNITY AFFAIRS

## DEMOGRAPHICS - UPSON COUNTY

