

23K SF + 3.5 Acres

Industrial Service Building With Optional Laydown Yard



# MIDDLE GEORGIA INDUSTRIAL PARK

2525 Pio Nono Ave Suite 1100, Macon, GA



**CONTACT AGENT FOR PRICING**

Located within the logistics hub of Macon, Georgia. MGIP is a unique 390,000 SF Industrial Park that sits on 45 acres.

## Location Highlights

### Zoom Tours Available

- 1/4 miles to I-75 | 3 Miles to I-16
- 2 Hours to Port of Savannah | 1 Hour to Atlanta
- 3 Regional and International Airports

## Warehouse Detail

### Ready for Immediate Occupancy

- Brand New Renovations
- Extensive Trailer and Auto Parking
- Annual CAM of \$1.70 PF

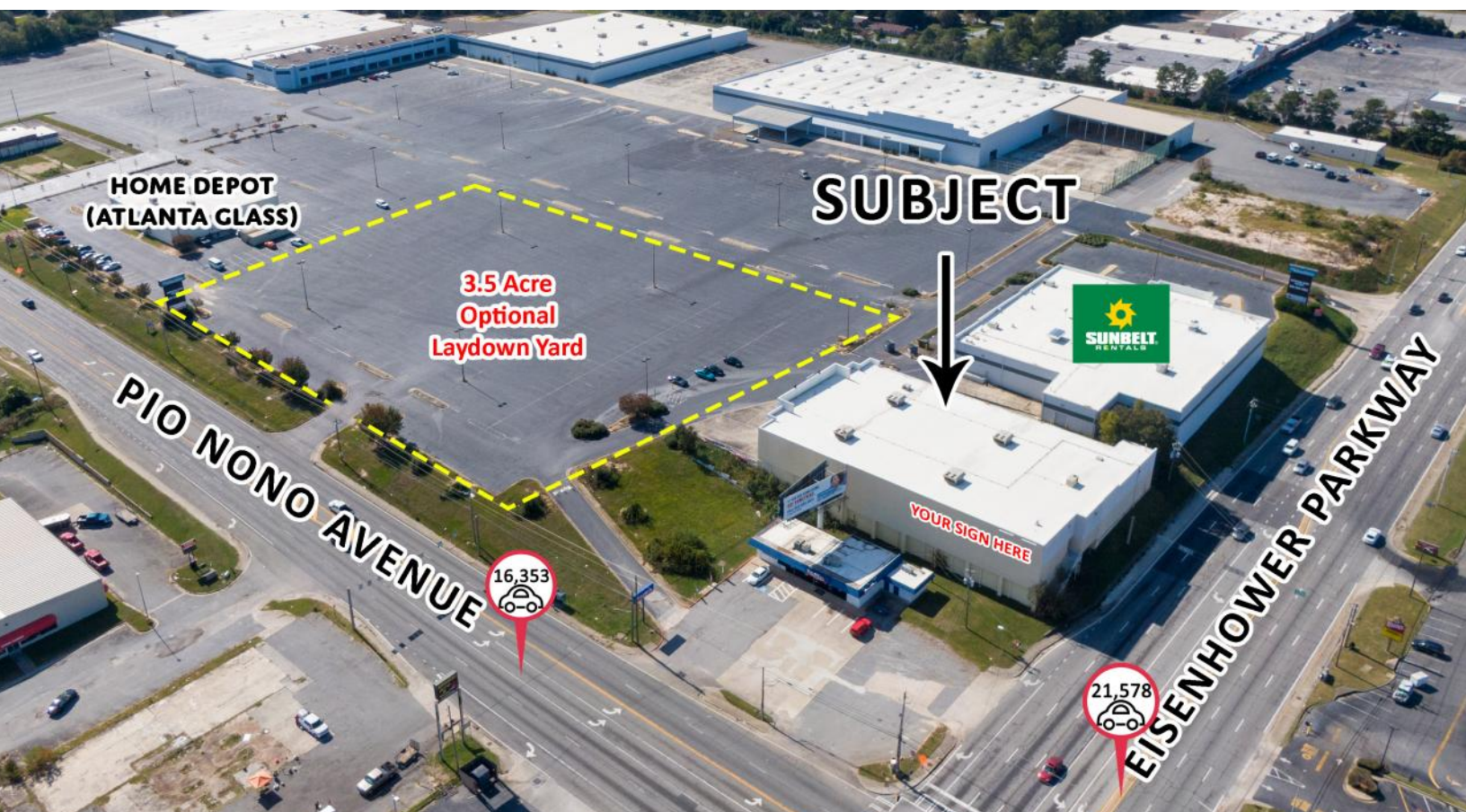
**FOR MORE  
INFORMATION  
CONTACT**

Lan Heath, Commercial Sales & Leasing  
478-731-5899 (C)  
478-746-9421 (O)  
lheath@fickling.com

[commercial.fickling.com](http://commercial.fickling.com)

577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company



## BUILDING 1100

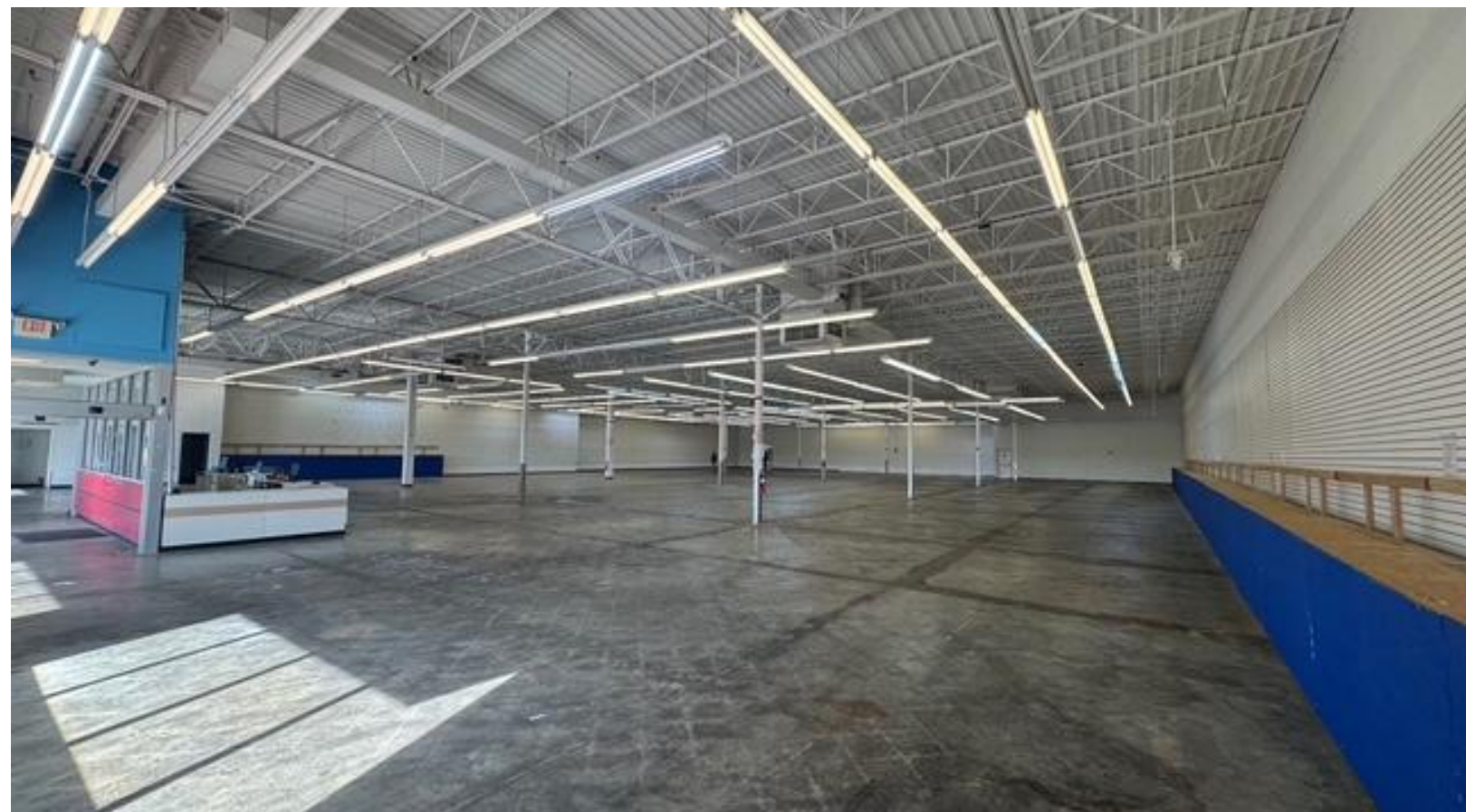
- 2 (12'x16') Future grade level doors
- 18' Ceiling Height (15'6" to lowest obstruction)
- 23,565 SF Available
- 3.5 Acres (Optional Laydown Yard)
- Dock High Doors
  - Additional tailgate loading potential available upon request
- Extensive trailer and auto parking
- Upgraded sprinkler system
- LED Lighting
- Call Agent For Pricing Information

## IDEAL FOR

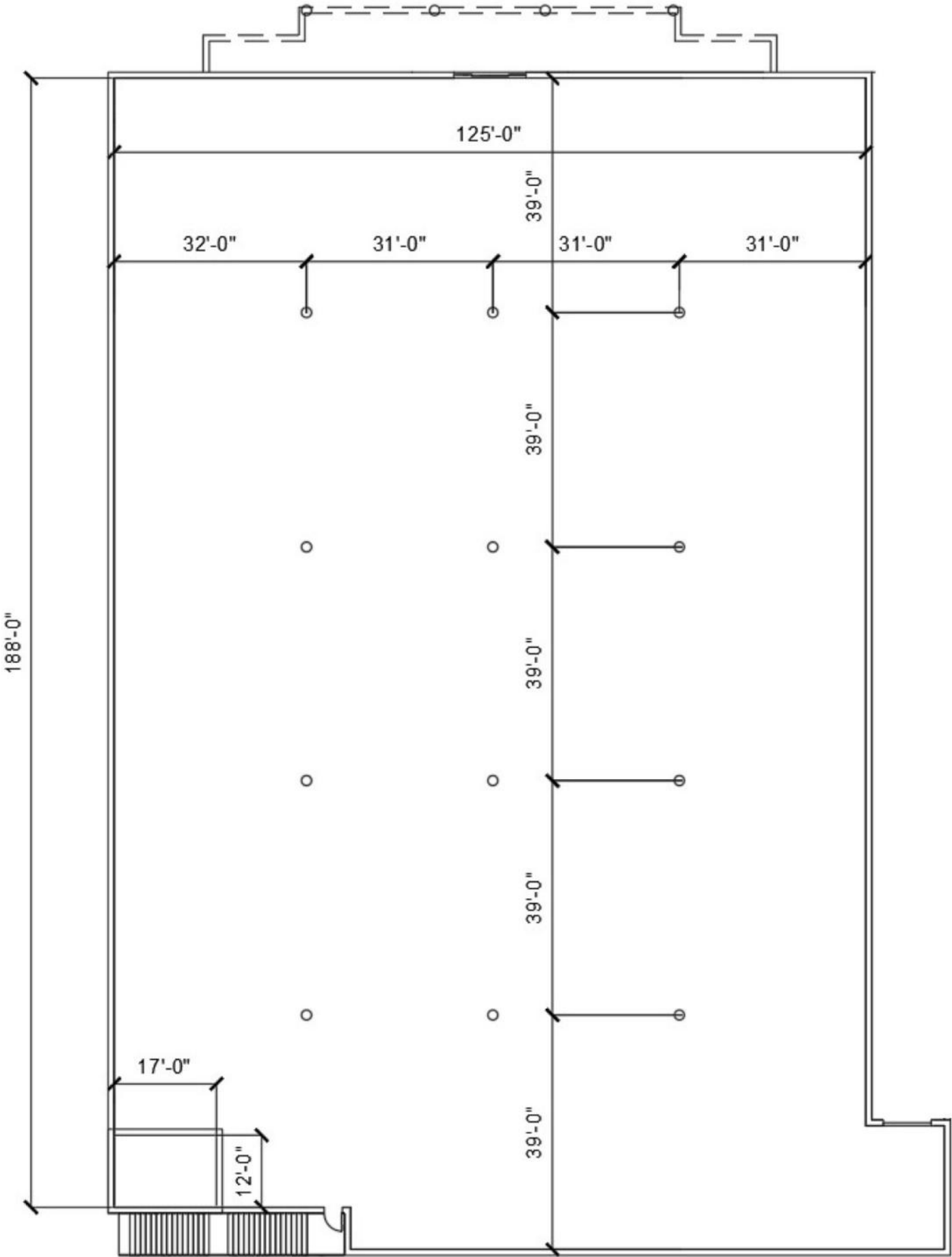
- Building Supply
- Equipment Rental
- Truck Maintenance
- Trade Dispatch
- Service Hub
- Truck Parking
- Heavy Auto-Parking

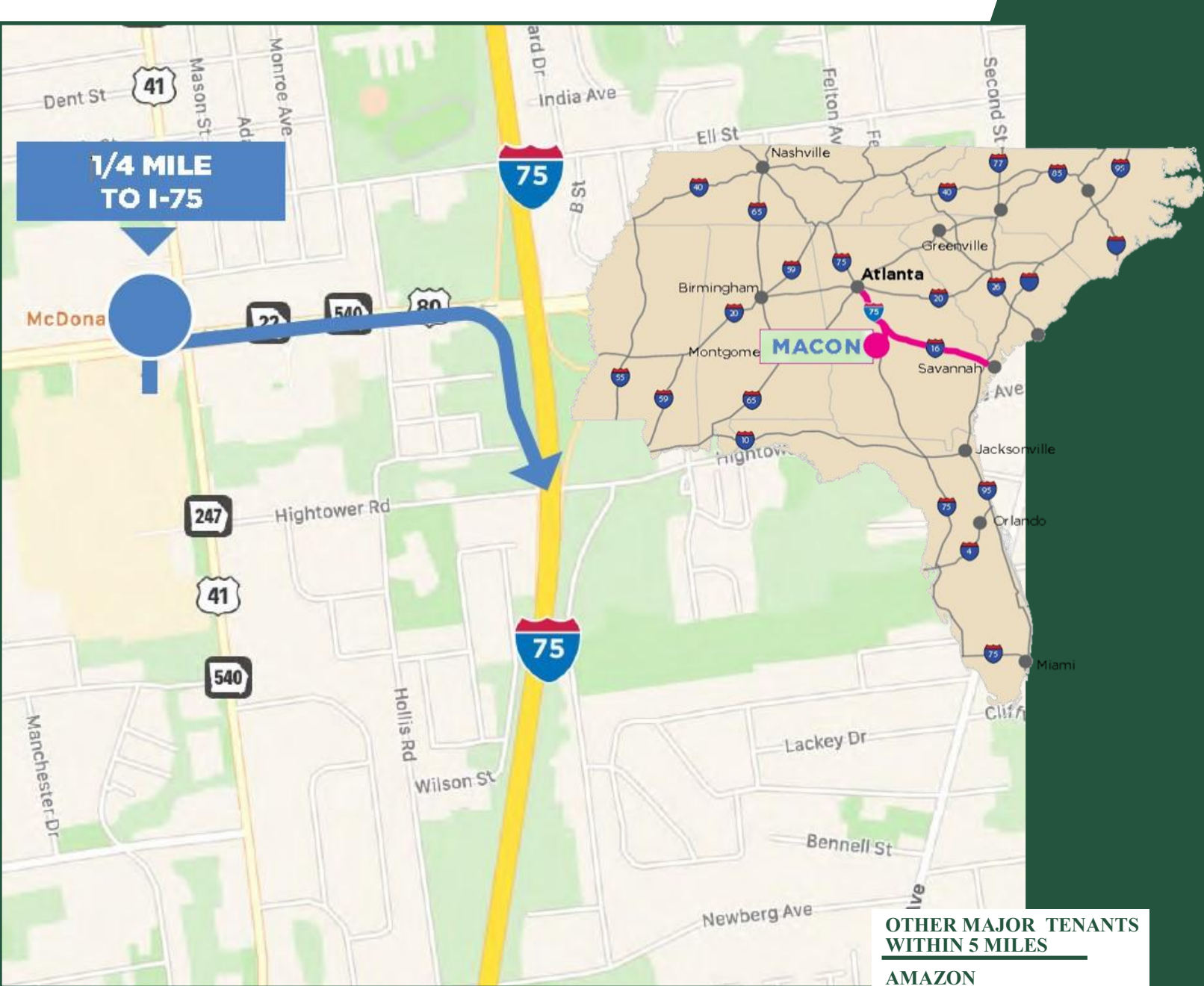


# PHOTOS OF SUITE 1100



# FLOOR PLAN OF SUITE 1100





- OTHER MAJOR TENANTS WITHIN 5 MILES**
- AMAZON
  - TRACTOR SUPPLY COMPANY
  - YKK CAMPUS
  - FEDEX GROUND
  - KUMHO TIRE
  - KOHL'S DISTRIBUTION CENTER

<b>0.25 MILES</b>	<b>To I-75</b>
<b>3 MILES</b>	<b>To I-16</b>
<b>80 MILES</b>	<b>TO THE PORT OF SAVANNAH</b>
<b>171 MILES</b>	<b>TO THE ATLANTA AIRPORT</b>

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