

6 TAILGATE  
LOADING DOCKS

GRADE LEVEL  
DOORS

FENCED OUTDOOR  
STORAGE

2525 PIO NONO MACON, GA.

BUILDING 500

75,987 SF FOR LEASE

**BLDG 500 / 75,987 SF**

## PROPERTY DESCRIPTION



**SINGLE TENANT  
BUILDING**



**FOR LEASE**



**EXPANDABLE  
PARKING**



**OUTSIDE STORAGE**

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

### Location Highlights



Located in an Opportunity Zone



Less Developed Census Tract



1/4 mile 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**



**Zoom Tours Available**



**Brand New Renovations**



**Extensive Trailer and Auto Parking**



**Annual CAM of \$0.69 PF**



## BUILDING SPECS

- » **3 (12'x16')** grade level doors with outside storage
- » **22' Clear Height**
- » **6 Dock-High Doors**
- » Additional tailgate loading potential available
- » Extensive trailer and auto parking
- » Upgraded sprinkler system
- » **LED Lighting**

## IDEAL FOR

- » **Building supply**
- » **Equipment rental**
- » **Truck maintenance**
- » **Trade dispatch**
- » **Service hub**
- » **Truck parking**
- » **Heavy auto-parking**

## JOB TAX CREDITS

Georgia provides a statewide job tax credit that could benefit companies located at 2525 Pio Nono. Tier 3 County Job Tax Credits available for this location are \$1,750\* per net new job for 5 years, which can offset 50% of state income tax liability with a 10 year carry forward.

\* Includes \$500 bonus for Joint Development Authority. A minimum of 15 net new jobs paying the minimum wage requirement is required to realize this benefit.

## WHO QUALIFIES?

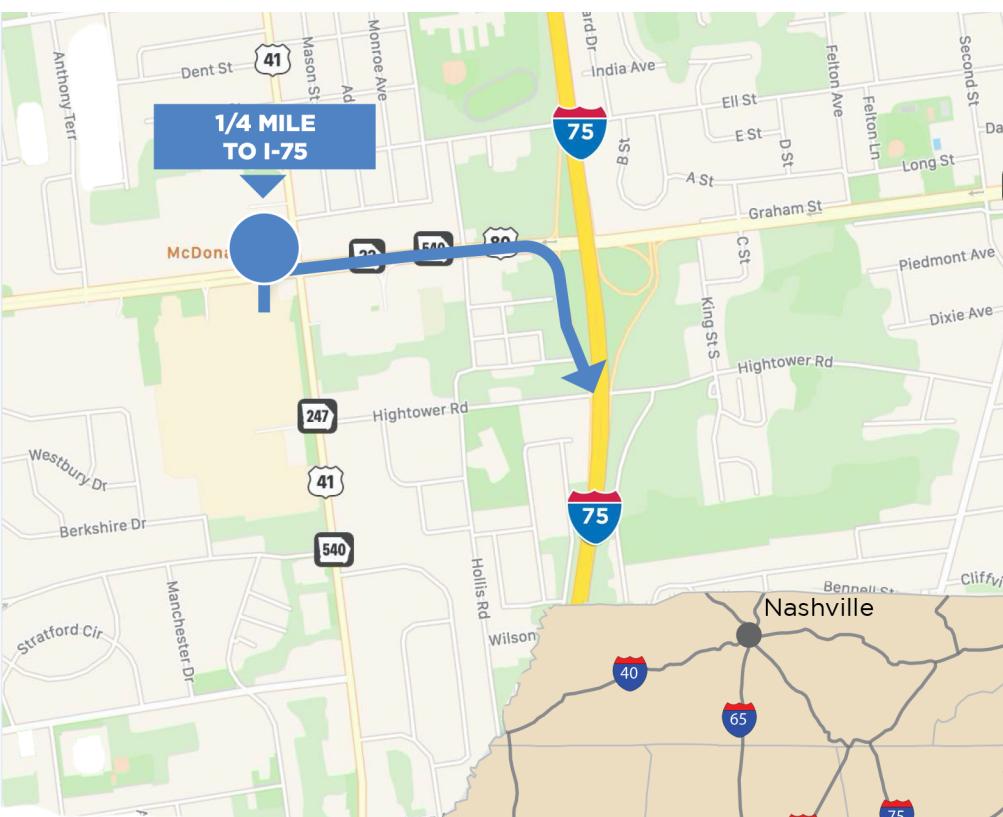
To qualify, the Georgia facility must be engaged in, or the headquarters of, a specified industry including:

- Manufacturing
- Warehouse, Distribution
- Logistics
- Software Development
- FinTech
- Data Centers
- Contact Centers
- Telecommunications
- Research and Development Facilities

## JOB TAX CREDIT CALCULATION

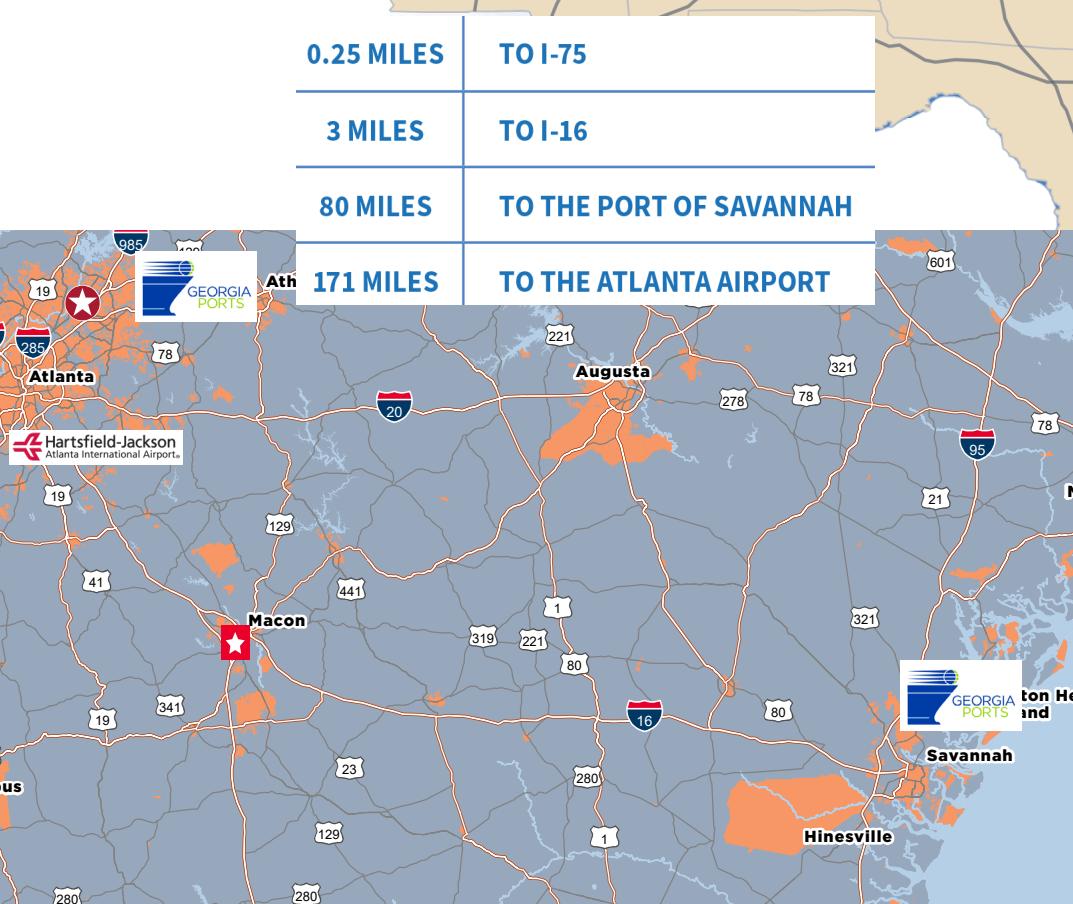
A logistics company chooses to locate to 1900 Buford Highway, and creates 100 jobs new to Georgia, which are maintained for 5 years.





### OTHER MAJOR TENANTS WITHIN 5 MILES

**AMAZON**  
**TRACTOR SUPPLY COMPANY**  
**YYK CAMPUS**  
**FEDEX GROUND**  
**KUMHO TIRE**  
**KOHL'S DISTRIBUTION CENTER**





# 2525 PIO NONO MACON, GA.

## BUILDING 500

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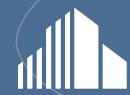
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