

**6 TAILGATE  
LOADING DOCKS**

**GRADE LEVEL  
DOORS**

**FENCED OUTDOOR  
STORAGE**

**2525 PIO NONO MACON, GA.**

**BUILDING 500**

**75,987 SF FOR LEASE**



**CUSHMAN &  
WAKEFIELD**



**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.

TIER 3  
JOB TAX  
CREDIT

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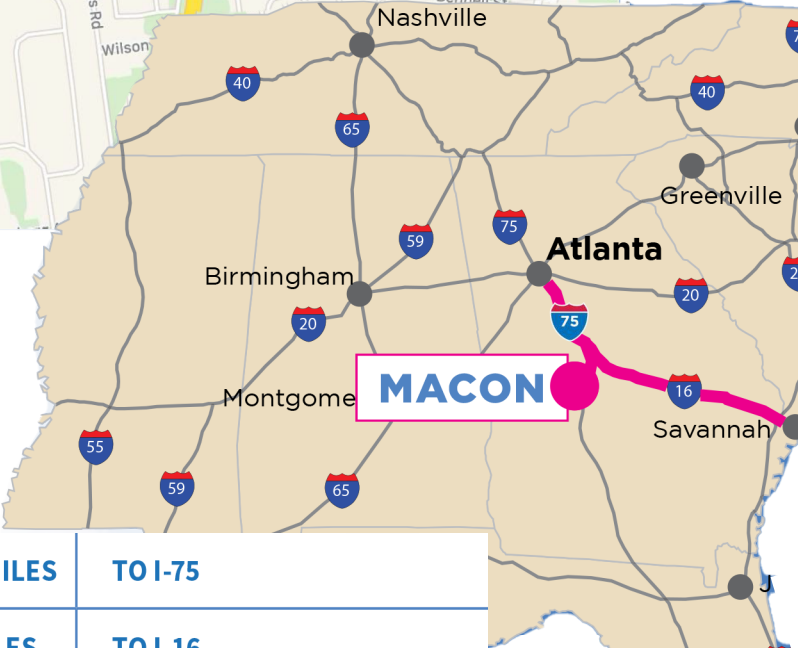
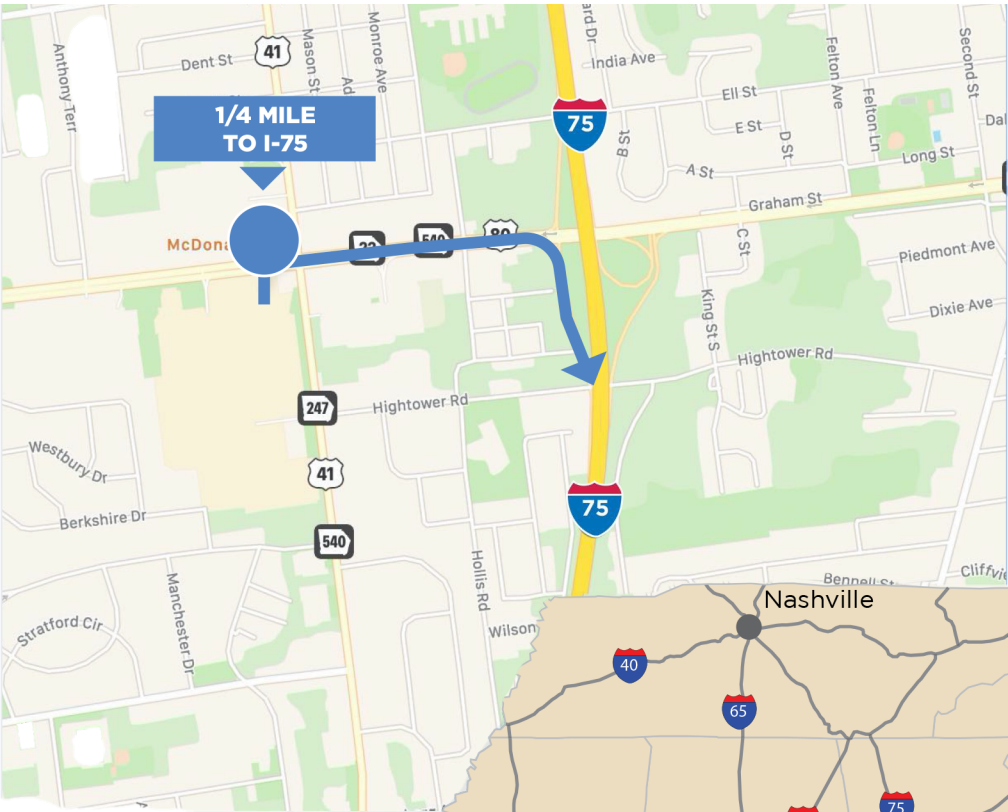
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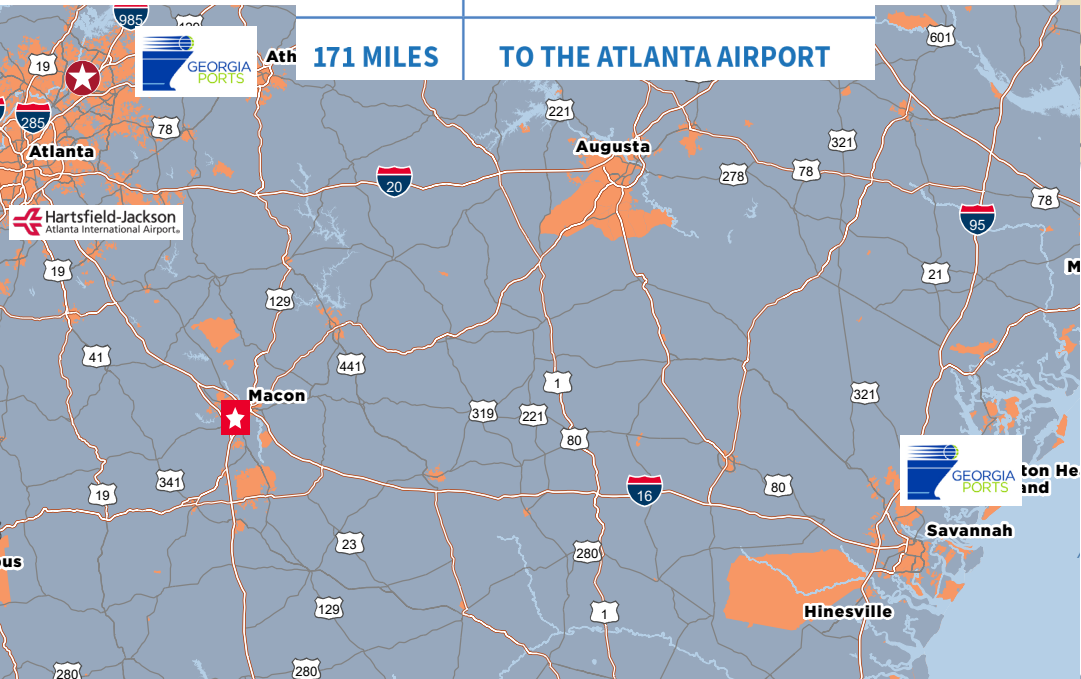
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**\$875,000 TOTAL  
CREDITS TO CLAIM**



0.25 MILES	TO I-75
3 MILES	TO I-16
80 MILES	TO THE PORT OF SAVANNAH
171 MILES	TO THE ATLANTA AIRPORT



**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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