

MIDDLE GEORGIA INDUSTRIAL PARK
2525 PIO NONO AVENUE, SUITES 200 & 300





// BUILDING SPECS



22' CLEAR HEIGHT



17,739 TOTAL SF AVAILABLE
16,199 SF of warehouse and optional 1,540 SF of office



READY FOR IMMEDIATE OCCUPANCY



2 DRIVE IN DOORS

New tailgate loading dock



1 DOCK HIGH DOOR



EXTENSIVE TRAILER AND AUTO PARKING



EXCESS LAND AVAILABLE



BRAND NEW RENOVATIONS

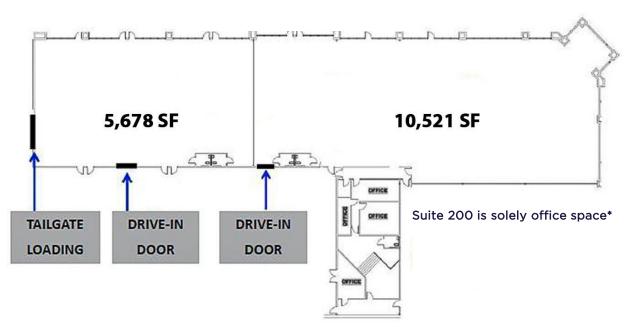


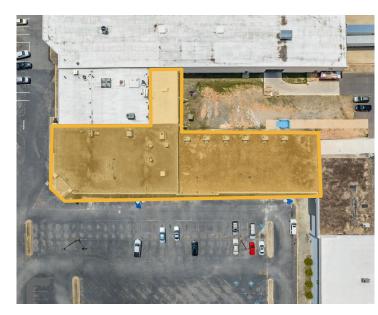
\$7.50/SF NNN

Estimated CAM, Taxes, and Insurance: \$1.70/PSF



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



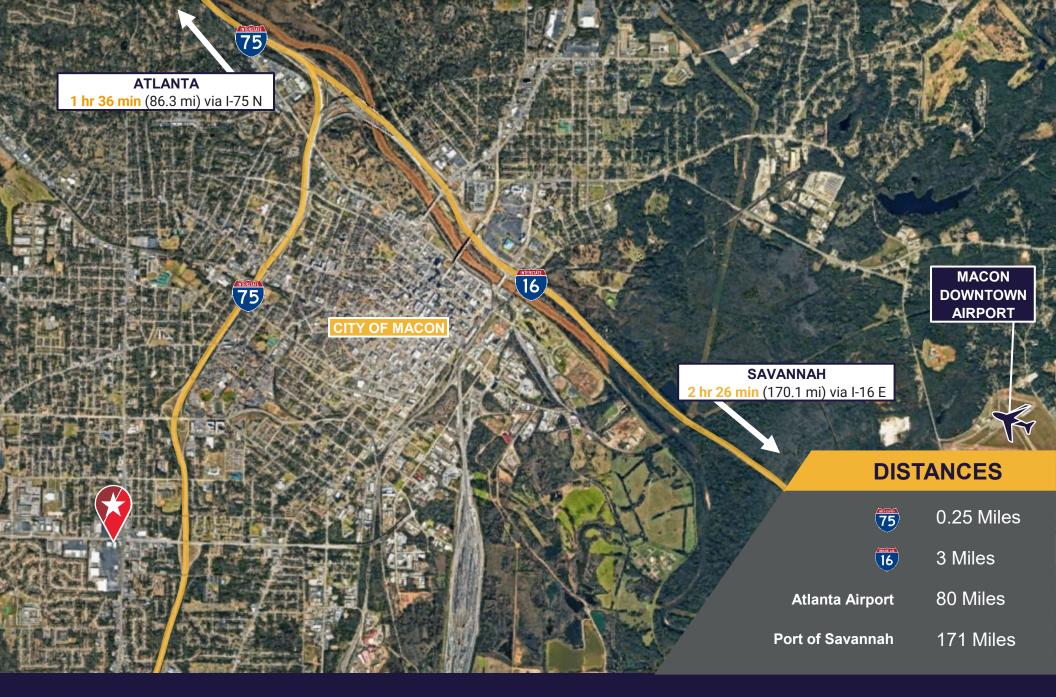






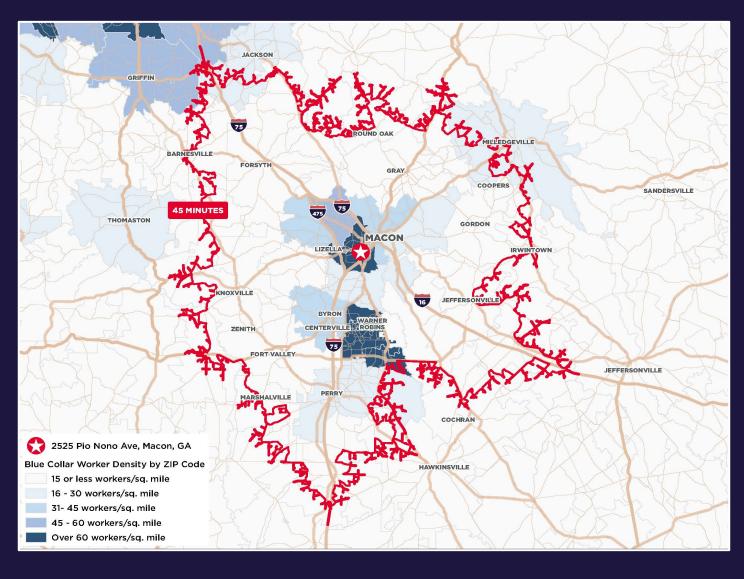


// PROPERTY OVERVIEW



// LOCATION OVERVIEW

// LABOR MAP





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