MERCER JUNCTION

250 Mercer Junction | Macon, Georgia

SHOVEL-READY INDUSTRIAL OPPORTUNITY IN THE HEART OF GEORGIA

Development Land for Sale

Proposed Industrial Buildings for Sale or Lease

CUSHMAN & WAKEFIELD

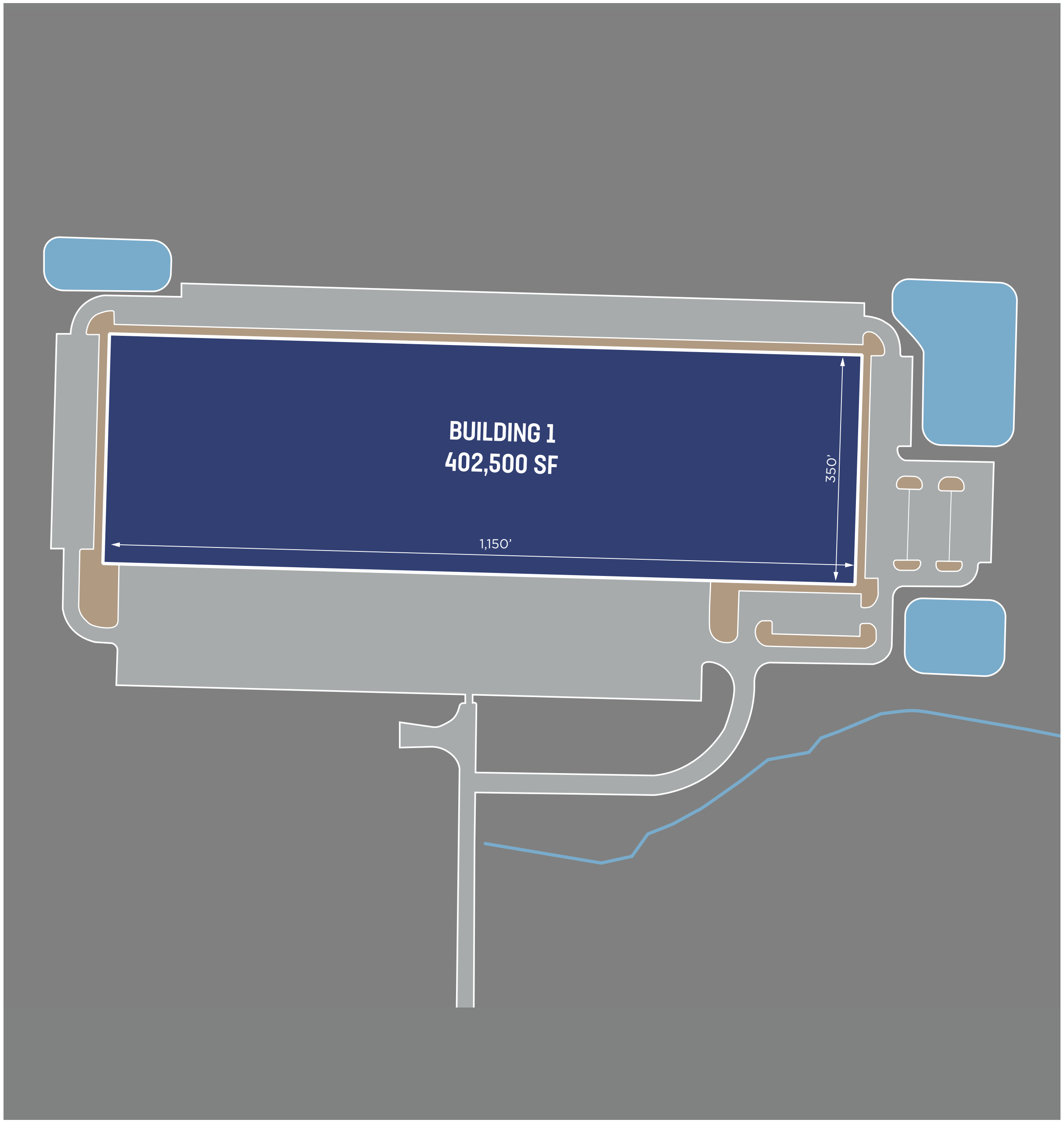
EFFICIENT ACCESS.
FLEXIBLE DESIGN.
A CLEAR PATH TO EXECUTION.

Mercer Junction delivers what today's industrial users need, the site is **fully entitled and utility-served,** helping reduce the delays often involved with new development.

Offered as development land for sale or as proposed buildings for sale or lease, Mercer Junction provides flexibility for both occupiers and investors.

- 1 mile from I-475
- Minutes from I-75
- Competitive State Incentives
- Multiple Building Configurations
- Build-To-Suit Capabilities

BUILDING 1



BUILDING 1

Building 1 is the flagship facility at Mercer Junction, designed to support high-volume distribution, logistics, and light manufacturing users.

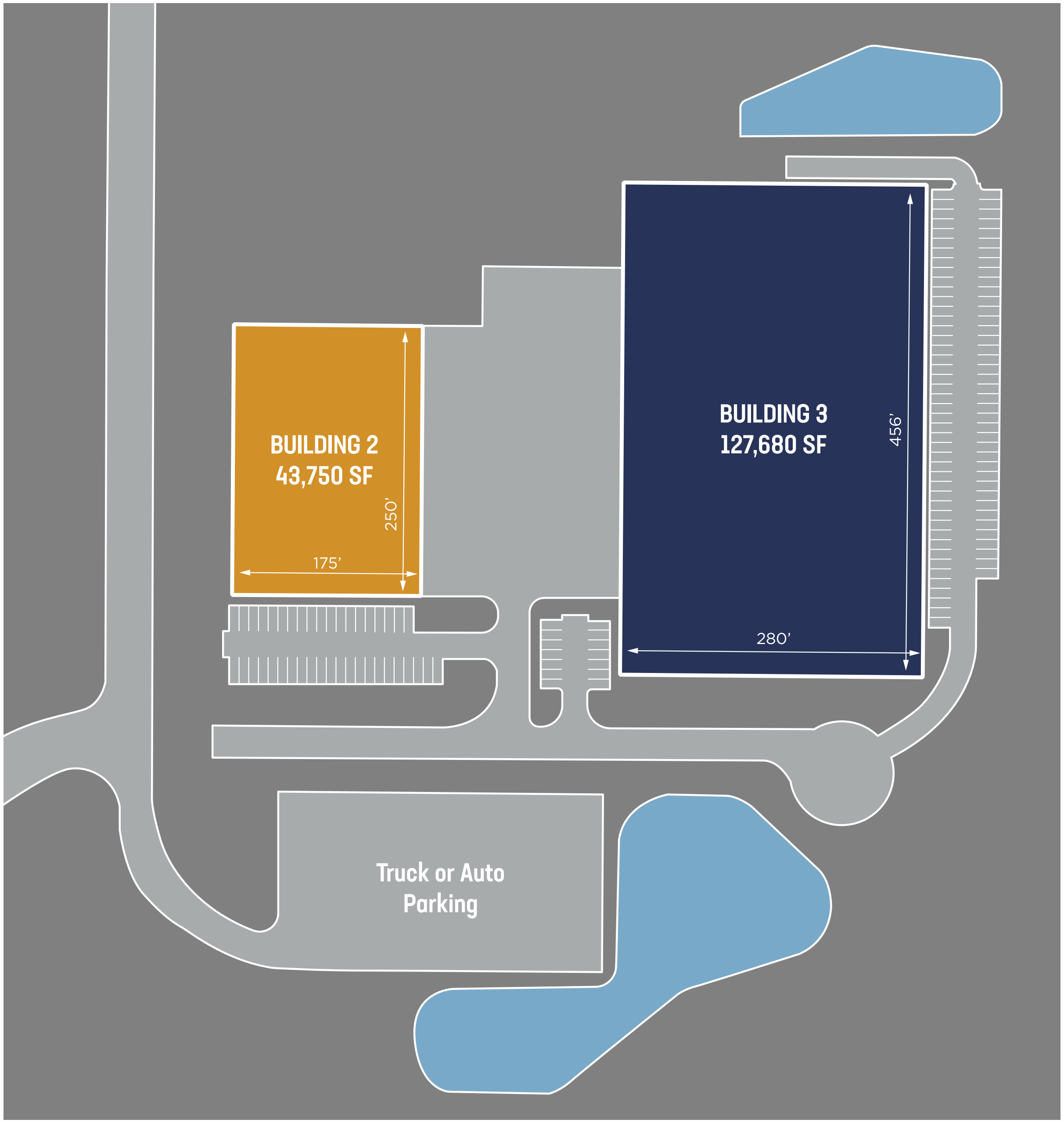
SPECIFICATIONS

Total Size:	402,500 SF
Dimensions:	350' x 1,150'
Status:	Proposed

BUILD-TO-SUIT CAPABILITIES

- Configuration
- Auto Parking
- Loading Layout
- Truck Parking
- Office Space
- Clear Height

BUILDINGS 2 & 3



BUILDING 2

A mid-bay industrial facility well suited for light manufacturing, last-mile delivery, and flex industrial users.

SPECIFICATIONS

Total Size:	43,750 SF
Dimensions:	175' x 250'
Status:	Proposed

BUILDING 3

Designed to support distribution, logistics, and fleet-oriented users, Building 3 incorporates a site layout that accommodates both operational flow and parking requirements.

SPECIFICATIONS

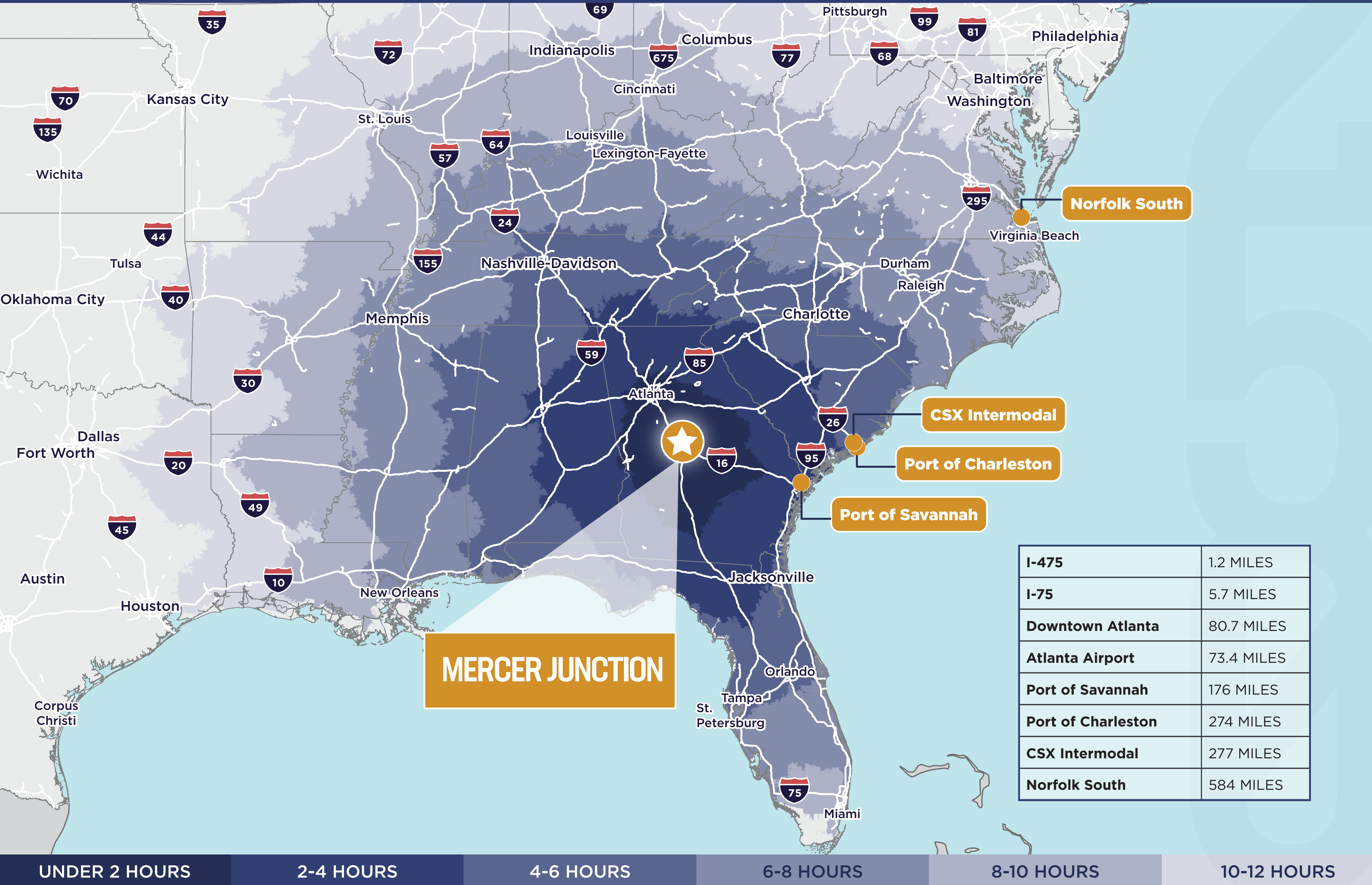
Total Size:	127,680 SF
Dimensions:	280' x 456'
Status:	Proposed

BUILD-TO-SUIT CAPABILITIES

- Configuration
- Auto Parking
- Loading Layout
- Truck Parking
- Office Space
- Clear Height

REGIONAL CONNECTIVITY ACROSS THE SOUTHEAST

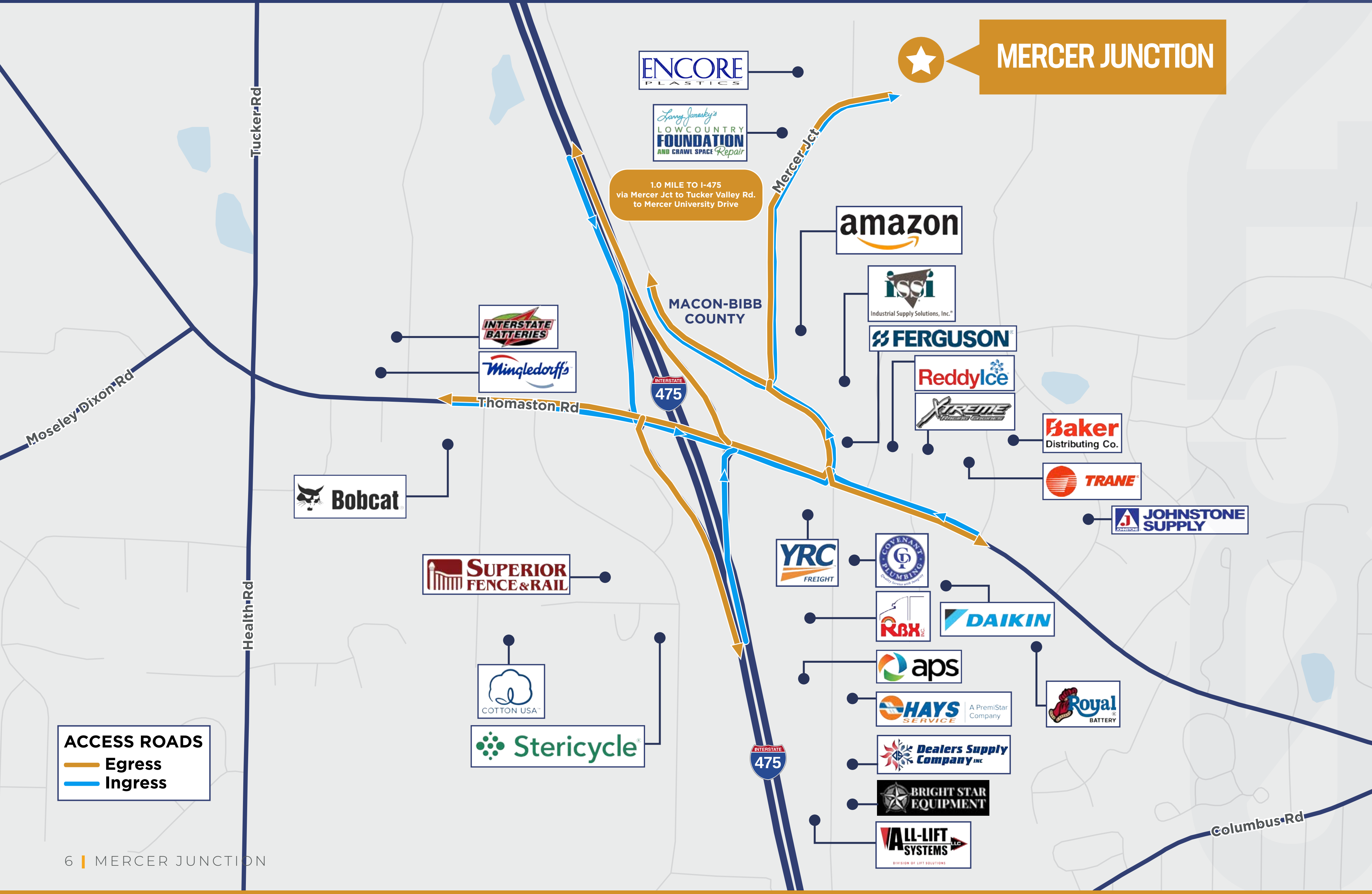
Direct access to key markets and critical logistics infrastructure



I-475	1.2 MILES
I-75	5.7 MILES
Downtown Atlanta	80.7 MILES
Atlanta Airport	73.4 MILES
Port of Savannah	176 MILES
Port of Charleston	274 MILES
CSX Intermodal	277 MILES
Norfolk South	584 MILES

EXIT 5 - AN ESTABLISHED INDUSTRIAL CORRIDOR

A proven location for distribution, manufacturing, and logistics



JOB TAX CREDITS

Georgia provides a statewide job tax credit that could benefit companies located at Mercer Junction. Tier 1 County job tax credits available for this location are \$4,000 per net new job* for 5 years, which can offset 100% of state income tax liability (excess may be applied against employee withholding up to \$3,500/job) with a 10 year carry forward.

**A minimum of 2 net new jobs paying the minimum wage requirement is required to realize this benefit.*

JOB TAX CREDIT CALCULATION

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

TIER 1

Example:

\$4,000 X 100 X 5 = \$2,000,000

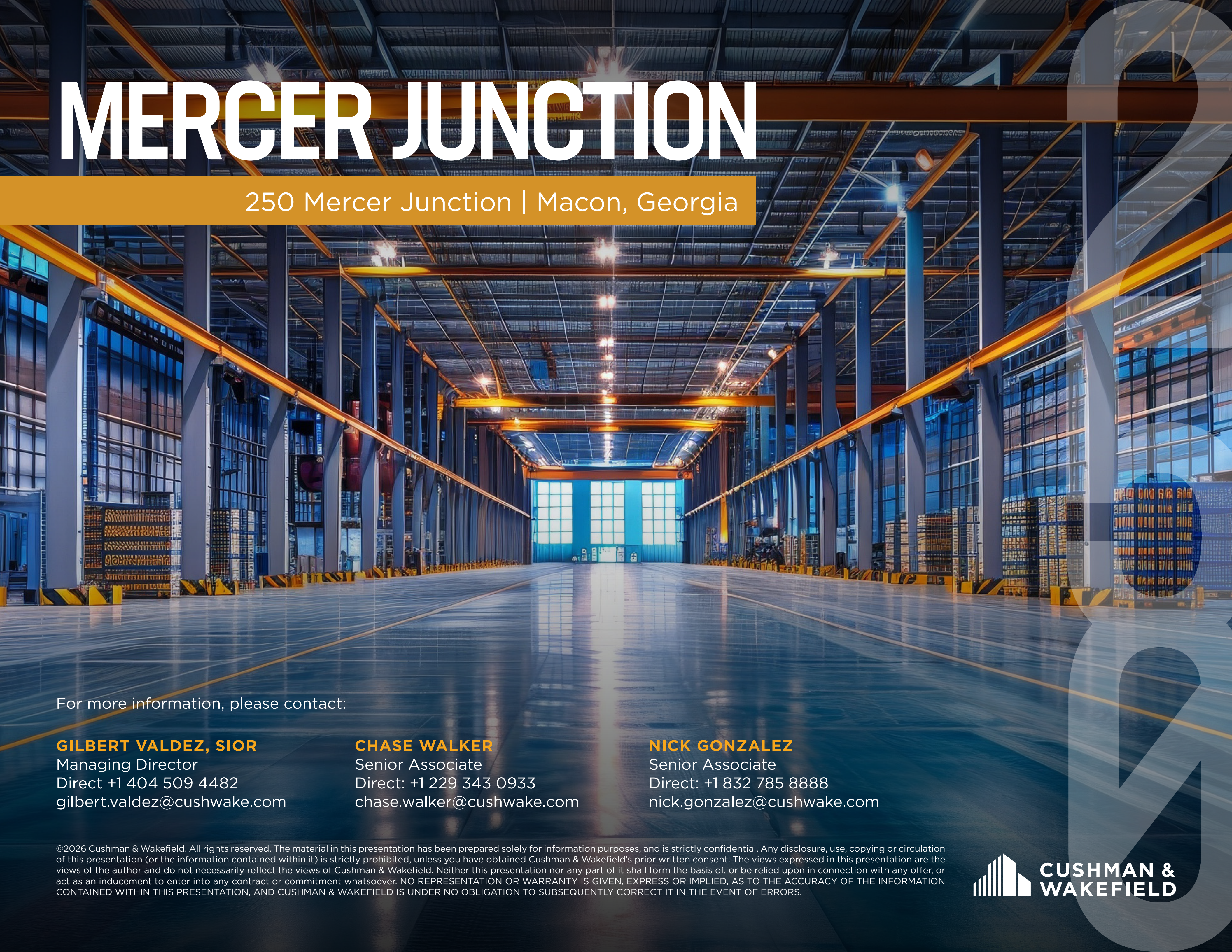
New Jobs Years Total Credits to Claim

Job Tax Credits are subject to program requirements as outlined in O.C.G.A. § 48-7-40 and rules published by the Georgia Department of Community Affairs in Chapter 110-9.1 and the Georgia Department of Revenue in Regulation 560-7-8-.36.

WHO QUALIFIES?

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

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



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For more information, please contact:

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