

FOR SALE

791 GEORGIA PACIFIC ROAD

MONTICELLO, GEORGIA

327,000 SF

67.96 ACRES

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PROPERTY OVERVIEW

Total Size	372,000 SF
Building 100	172,000 SF
Building 200	155,000 SF

INVESTMENT OVERVIEW

Anchor Tenant Stability & Commitment

Profile is finalizing and signing a long-term, 15-year 3rd Amendment later this month.

- This amendment secures occupancy for their existing 172,000 SF footprint, providing strong cash flow predictability and significantly reducing near-term rollover risk.

Immediate Value-Add & Expansion Opportunity

- Upon the departure of WWS, an additional 155,000 SF of contiguous space will become vacant.
- Profile represents a logical, built-in expansion candidate to absorb this vacancy.

Substantial NOI Growth Potential

- Re-leasing the 155,000 SF space to Profile at market rates of \$4.75/SF NNN would generate an additional \$736,250 in Net Operating Income (NOI).
- This lease would run coterminous with the 15-year 3rd Amendment, aligning both spaces to the same expiration date and offering a highly attractive, single-tenant, fully-leased profile of 327,000 SF upon completion.



REGIONAL CONNECTIVITY

Interstate Corridor Gateway

Positioned roughly 24 miles south of Interstate 20 (via GA-11) and 32 miles east of Interstate 75 (via GA-16), providing two distinct multi-lane freight pathways to the entire southeastern United States.

Air Freight Access

Located approximately 58 miles southeast of Hartsfield-Jackson Atlanta International Airport, offering efficient connectivity to the world's most efficient air cargo logistics networks.

Deepwater Port Pipeline

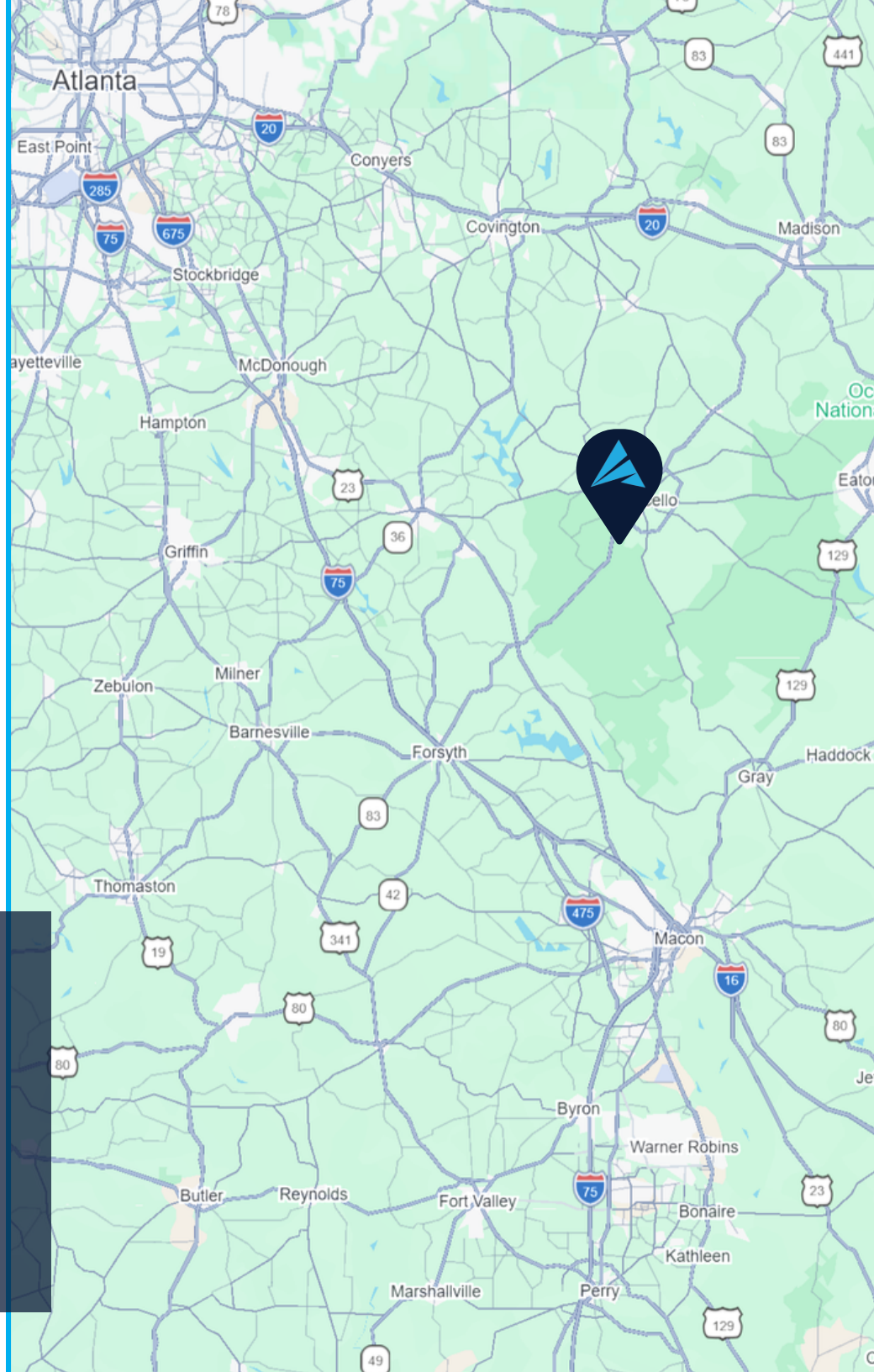
Provides a direct, congestion-free trucking route via the state highway system down to Interstate 16, feeding straight into the Port of Savannah—the fastest-growing container port in the nation.

Regional Trucking Arteries

Direct, immediate access to Georgia State Routes 83 and 11, both highly capable of handling heavy 53-foot tractor-trailer traffic without urban center friction.

KEY METRICS

Interstate 20:	24 Miles (North via GA-11)
Interstate 75:	32 Miles (West via GA-16)
Hartsfield-Jackson Int'l Airport:	58 Miles
Port of Savannah:	200 Miles (via I-16)



DEMOGRAPHIC DATA

	2 MILES	5 MILES	10 MILES
TOTAL POPULATION	1,937	4,769	10,042
INCOME	\$71,965	\$79,639	\$82,709
HOUSEHOLDS	735	1,825	3,774

