

2525

**PIO NONO AVE
BUILDING 700**

**MIDDLE GEORGIA
INDUSTRIAL PARK**



700



**DRONE FOOTAGE
CLICK HERE**

**FOR LEASE
118,219 SF**

with ample outdoor storage

// BUILDING SPECS



24' CLEAR HEIGHT



118,219 SF AVAILABLE



1,802 SF OFFICE/BREAKROOM AREA



4 DOCK HIGH DOOR



2 OVERSIZED DRIVE-IN DOORS



FULLY SPRINKLED



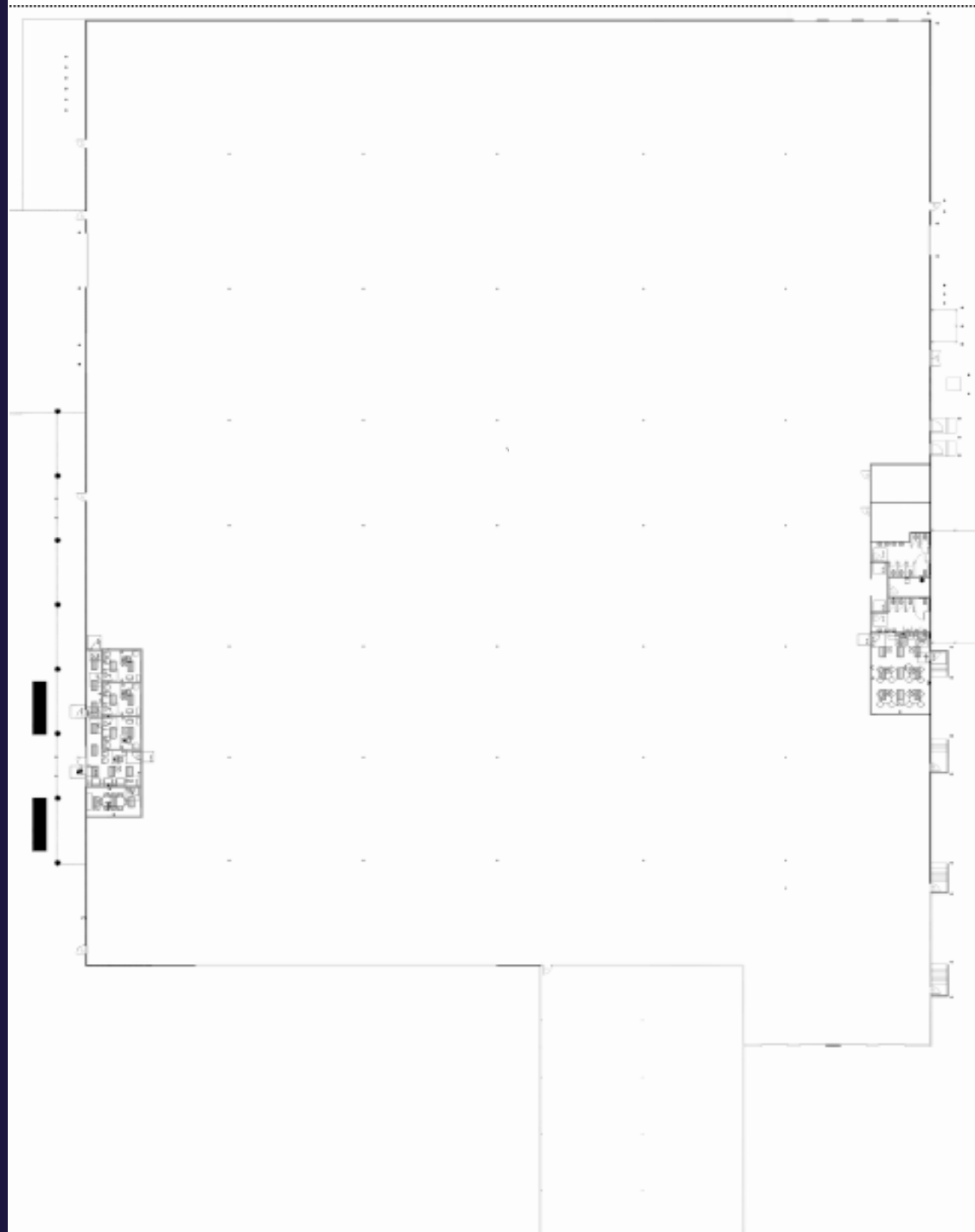
LED LIGHTING + SKY LIGHTS



1600 AMPS POWER

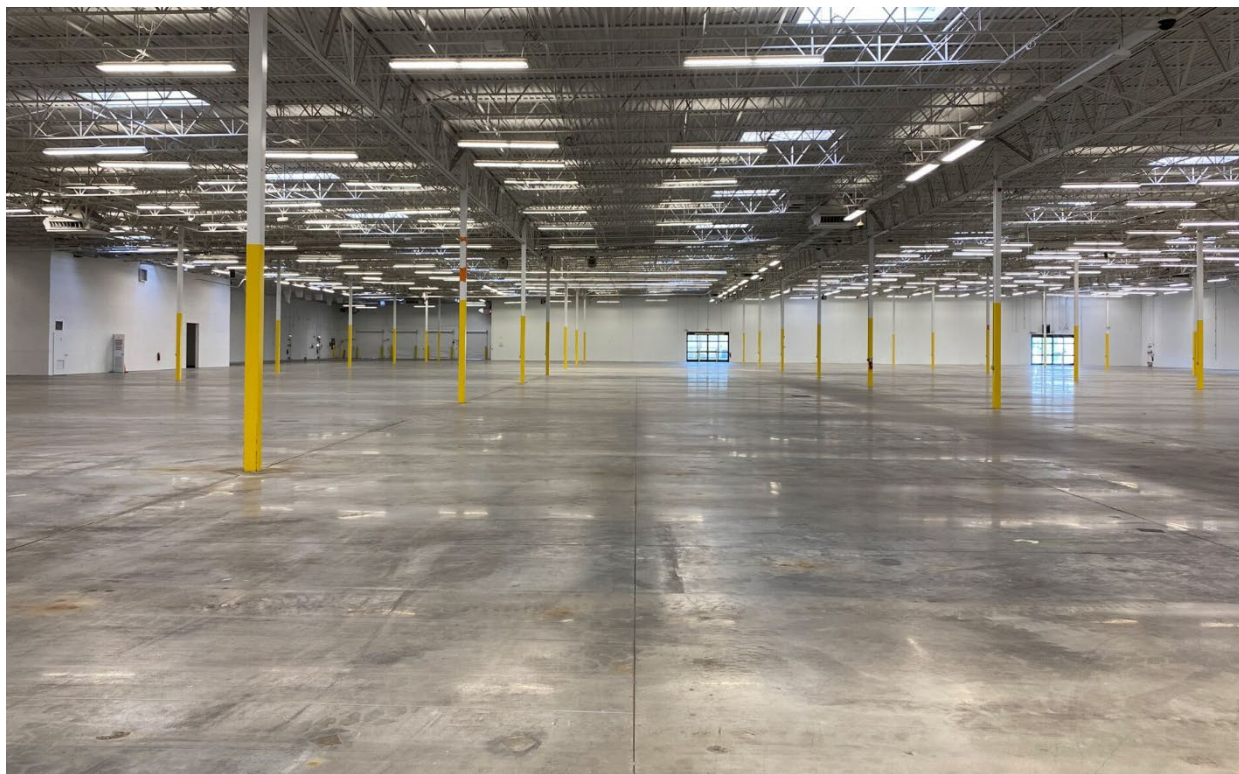


CALL FOR PRICING



MIDDLE GEORGIA INDUSTRIAL PARK
2525 Pio Nono Ave Building 700, Macon, GA

// PROPERTY PHOTOS



// PARK OVERVIEW



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

Ready for Immediate Occupancy

Brand New Renovations

Extensive Trailer and Auto Parking

Adjacent Fenced Area Available For Lease

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

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.

JOB TAX CREDIT CALCULATION

A company who chooses to locate to 2525 Pio Nono, and creates 100 jobs new to Georgia, which are maintained for 5 years.

// LOCATION OVERVIEW

DISTANCES



0.25 Miles



3 Miles



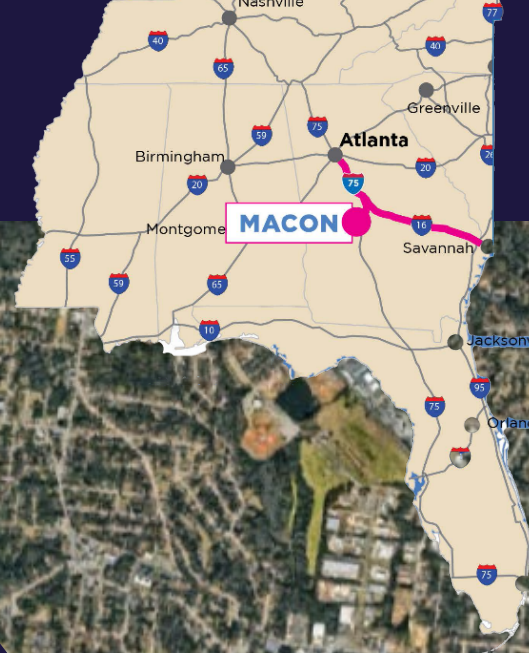
4 Miles

Atlanta Airport

80 Miles

Port of Savannah

171 Miles



ATLANTA
1 hr 36 min (86.3 mi) via I-75 N

CITY OF MACON

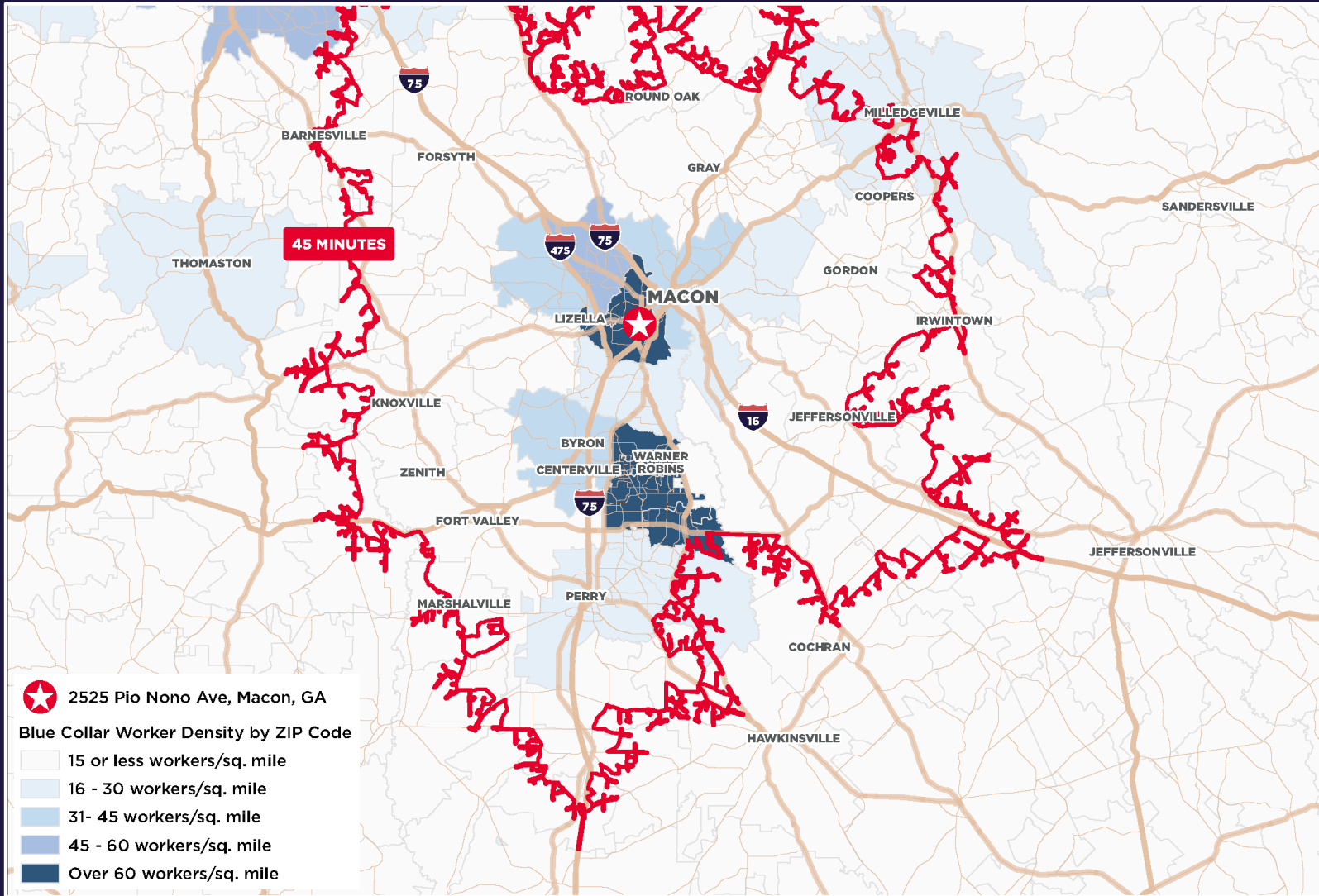
SAVANNAH
2 hr 26 min (170.1 mi) via I-16 E

EISENHOWER PARKWAY



// **MIDDLE GEORGIA INDUSTRIAL PARK**
2525 Pio Nono Ave Building 700, Macon, GA

// LABOR MAP



// CONTACT

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