



## OFFERED EXCLUSIVELY BY:

◆ **Isaiah Harf**  
Regional Managing Director  
iharf@northmarq.com  
773.963.2637

**Christian Tremblay**  
Vice President  
ctremblay@northmarq.com

**Blaise Bennett**  
Associate Vice President  
bbennett@northmarq.com

**Josh Burdeen**  
Analyst  
jburdeen@northmarq.com

In Association With  
**Jason Long**  
GA Broker #326804



**Northmarq | Chicago**  
191 N Wacker Dr | Suite 2000  
Chicago, Illinois 60606

**Northmarq | Atlanta**  
3414 Peachtree Rd Northeast | Suite 900  
Atlanta, GA 30326  
404.237.2456

## IPL Plastics

244 MERCER JUNCTION | MACON, GA 31210

PRICE | CAP  
\$4,510,009 | 7.50%



### SUB-\$70/SF @ LIST PRICE WITH NO OPTIONS

The property at list price is sub-\$70-/SF on the building – not even 50% of replacement cost. Given the tightness of the industrial market in Georgia and the southeast as a whole near interstates, the basis is well-protected.



### ABSOLUTE NET LEASE WITH 5% ANNUAL ESCALATIONS

The property is subject to an absolute net lease with zero landlord responsibilities – the tenant is responsible for the roof, structure and HVAC. The lease features favorable 5% annual rent increases, creating consistent NOI growth throughout the term and a built-in hedge against inflation.

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