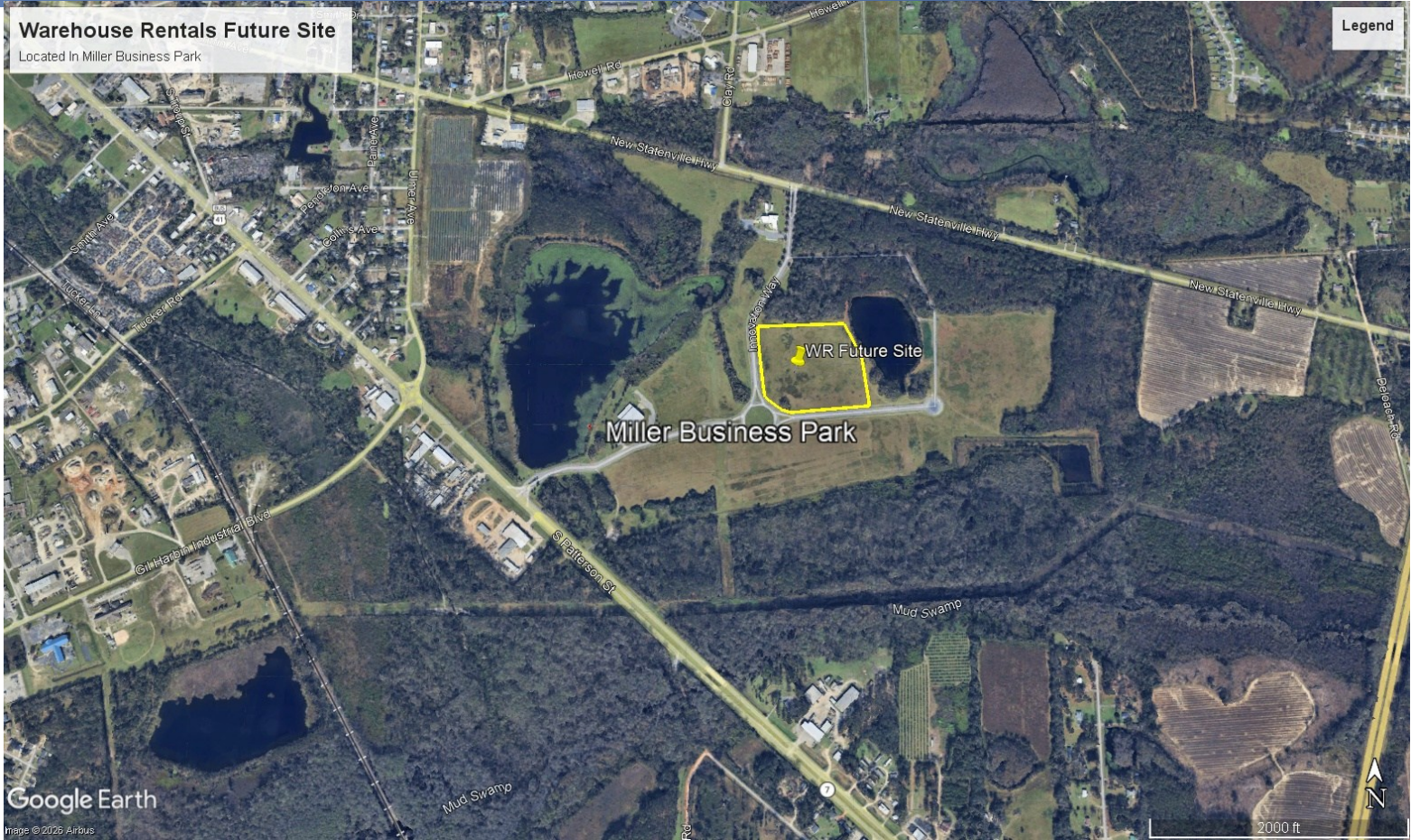


Innovation Way

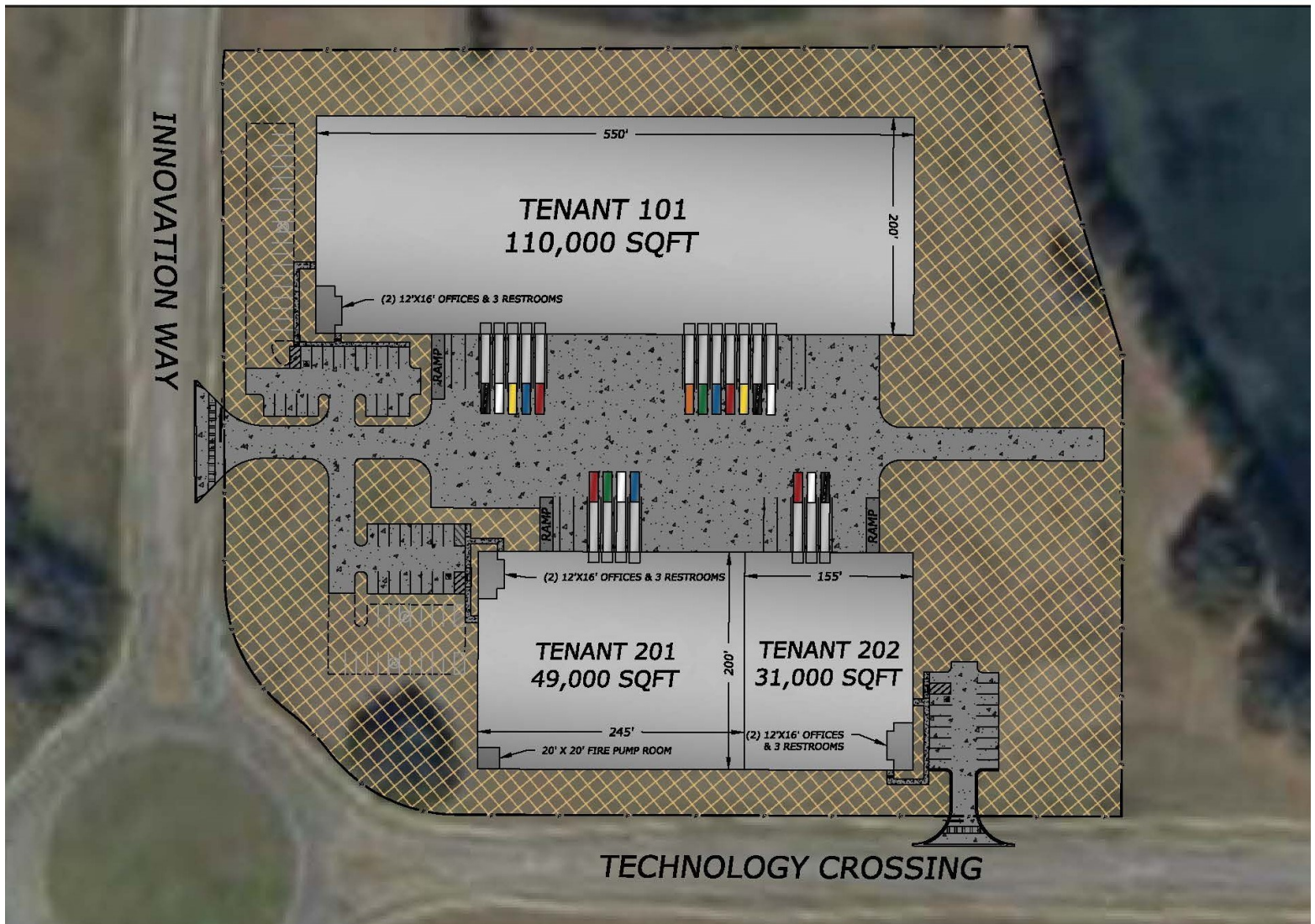
Valdosta, GA



Site Features

- > New Construction
- > Delivering in Quarter 1– 2027
- > Located in Miller Business Park just off Hwy 41 with access to I-75 via Exits 11, 13, & 16
- > Suite Options from 31,000 to 110,000SF
- > Pre-Engineered Steel Buildings
- > City of Valdosta & Lowndes County
- > 4 miles to I-75 @ Exit 13
- > Located in a thriving market with an abundance of labor and amenities
- > M-2 Zoning for Industrial Use
- > 200' Shared Truck court
- > BTS Options available

Conceptual Site Plan



Innovation Way

Valdosta, GA



Jacksonville, FL Development Completed in 2024



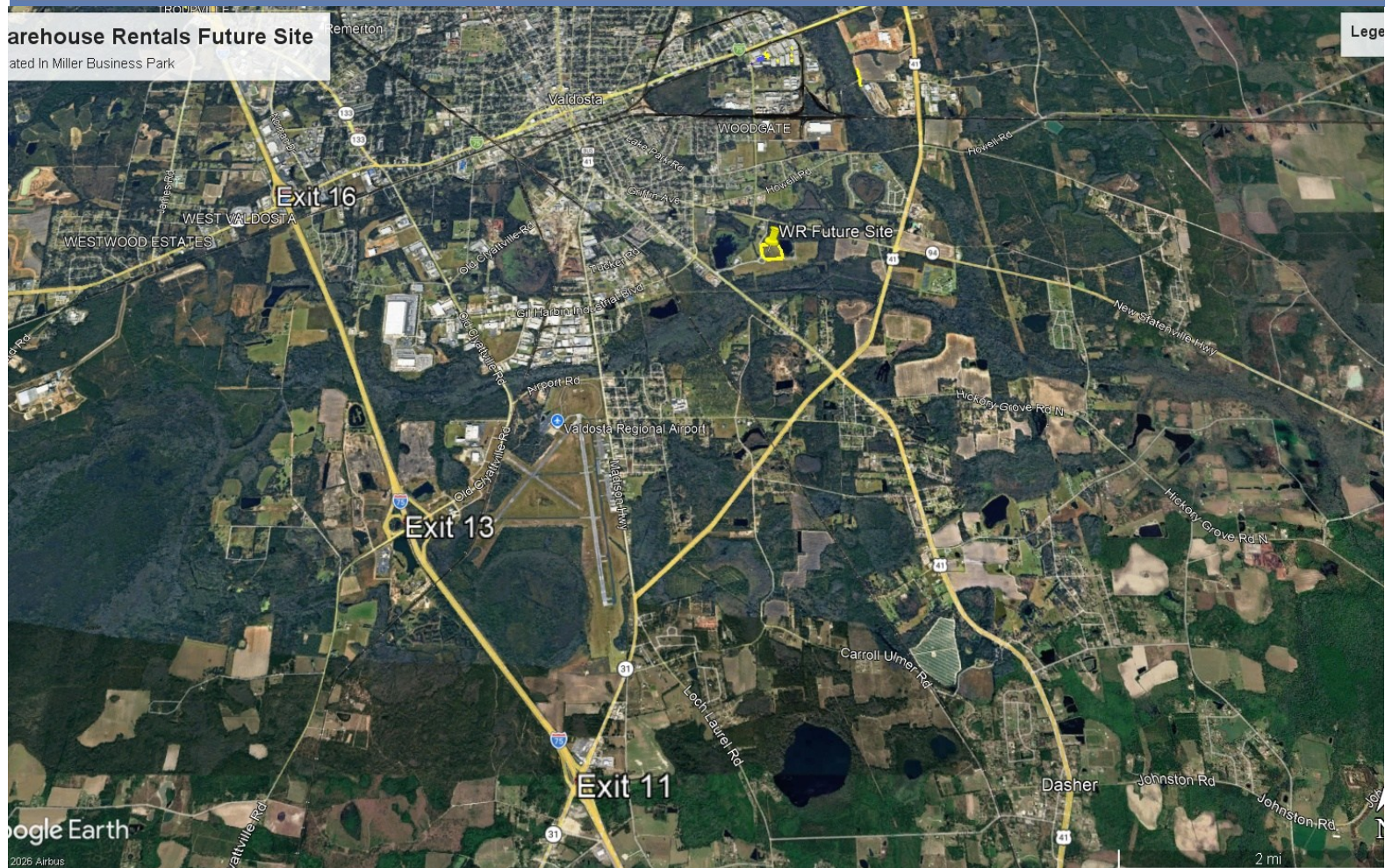
Brian Cooper
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Innovation Way

Valdosta, GA

WR
WAREHOUSE
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About Warehouse Rentals: We are a third-generation, family-owned company that has been managing and developing industrial warehouses since 1964. We are a service-oriented company that believes in hands-on ownership and the value of relationships. We develop industrial warehouse complexes throughout the Southeast and then hold and manage these assets for the long term. Over 15 million square feet developed and 10+ million square feet currently owned and managed. As we seek to exceed our tenant's expectations, we provide integrated services with our own in-house General Contractor, Development Team, Maintenance, and Property Management so that we can meet all our tenant's needs. We have carved a niche with our flexible leasing terms and our commitment to be a value leader in the markets we serve. Over the years, our desire to maintain great tenant relationships has allowed our business to grow. As a tenant with Warehouse Rentals, you will be treated with appreciation and respect.

We strive to provide value leading industrial real estate

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