



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

FOR LEASE

WAREHOUSE / DISTRIBUTION

150,200± SF AVAILABLE • 18.54± ACRES

PROPERTY VIDEO: <https://www.goroundmedia.com/100-mcintosh-pkwy-thomaston-ga/>



**100 McIntosh Parkway
Thomaston, Upson County, Georgia 30286**

CONTACT:

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Located in Opportunity Zone

LEASE RATE: \$4.00/PSF, NNN

Coldwell Banker Commercial
Eberhardt & Barry
990 Riverside Drive
Macon, Georgia 31201
(478) 746-8171

Created 1/31/23

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PROPERTY OVERVIEW

100 McIntosh Parkway
Thomaston, Upson County, Georgia 30286

PROPERTY VIDEO:	https://www.goroundmedia.com/100-mcintosh-pkwy-thomaston-ga/
SQUARE FOOTAGE:	230,800± Square Feet Total - 150,200± SF Available For Lease (5,000± SF Office)
SITE INFORMATION:	18.54 Acres
CONSTRUCTION DATES:	<ul style="list-style-type: none">Built in 1983Offices renovated in 1993 & 2019
ZONING:	M1 Industrial
CEILING HEIGHTS:	<ul style="list-style-type: none">18' clear: 87,100± SF33' clear: 47,800± SF
ROOF:	New - 2021
FLOORING:	6" concrete
HVAC:	Ducting in place. Units are non-operational
PARKING:	267 shared asphalt paved spaces
TRUCK LOADING:	<ul style="list-style-type: none">17 dock-high doors (8' X 10')2 drive-in doors (14' X 17.1')All auto leveler / auto sealer with lights
RAIL:	8 rail doors (13.11' X 10'); served by Norfolk Southern
WATER/SEWER:	Water and sewer is served by the City of Thomaston
GAS:	<ul style="list-style-type: none">4" steel gas main60 lbs normal operating pressure1 ¼" line to the building
ELECTRICITY:	6,250 KVA, 10,000 amps, 480 volts, 3 phase electrical service
FIRE PROTECTION:	100% wet sprinkler system
COMPRESSED AIR:	Throughout warehouse areas
ACCESS:	Primary access provided by US Hwy. 19, which runs in a north-south direction. The road provides access to Griffin and Atlanta to the north and State Route 96 to the south. State Route 74 provides east-west access to that area. Also, State Route 36 runs in a southwesterly-northeasterly direction and provides access to Barnesville to the northeast. Interstate 75, located approximately 13 miles east of Barnesville, can be accessed via state roads. Secondary roads provide additional access to the immediate area. 216 miles from Port of Savannah
LEASE RATE: \$4.00/PSF, NNN	





PHOTOS

100 McIntosh Parkway
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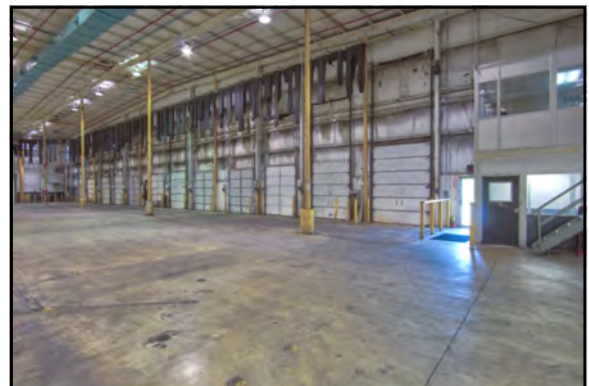
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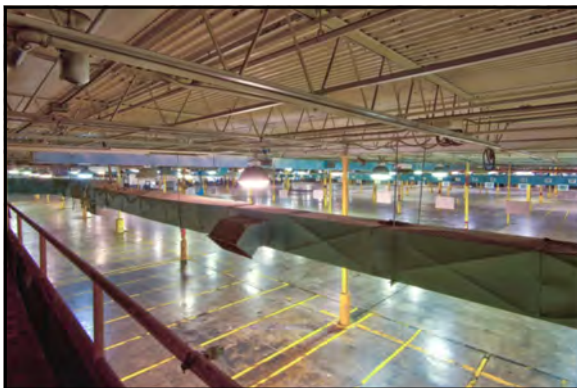
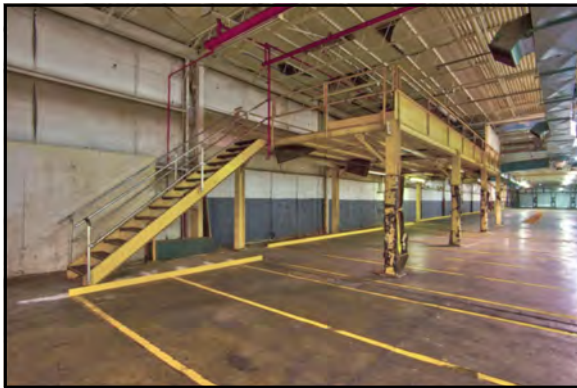
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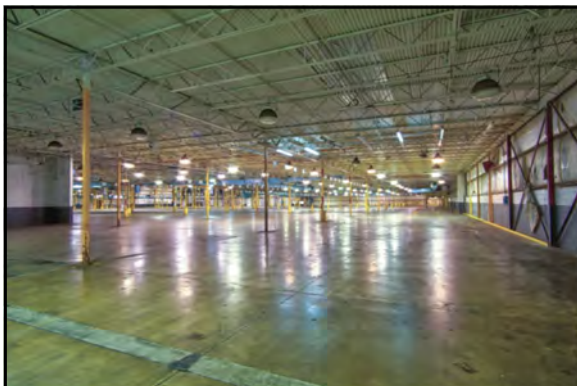
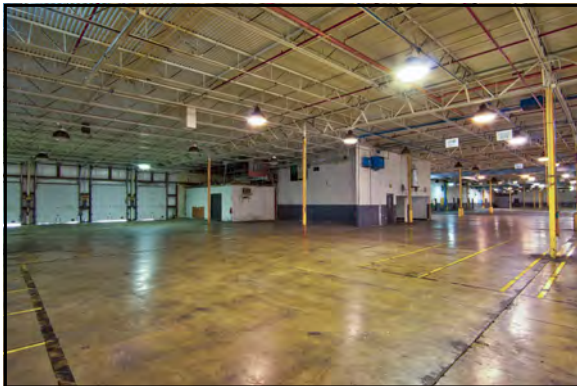
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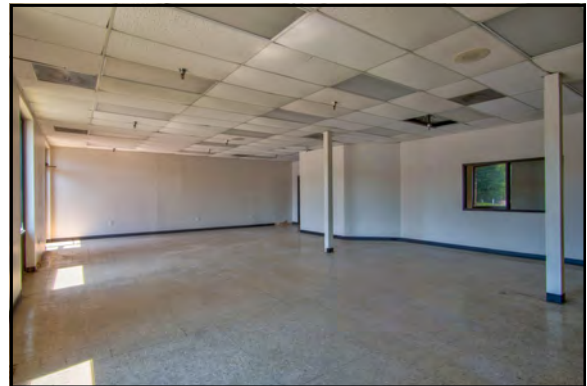
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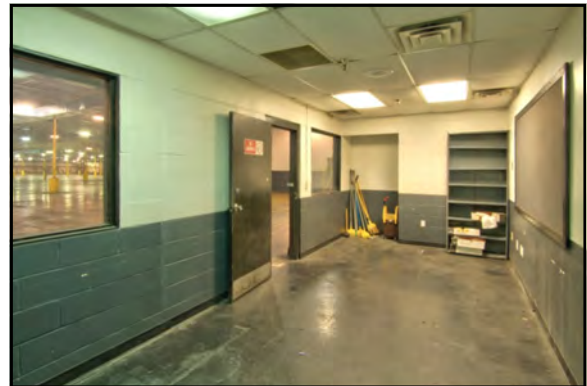
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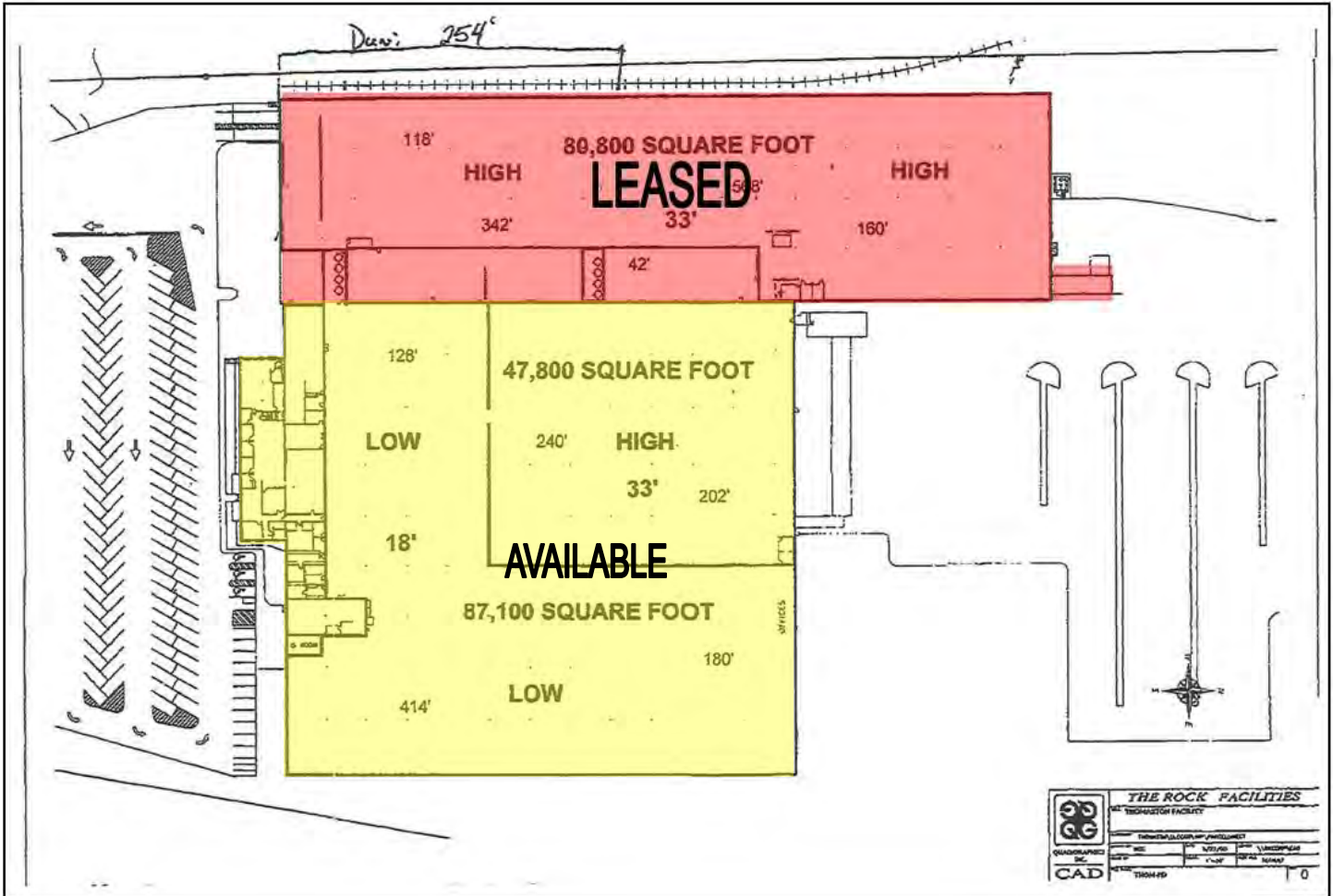
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FACILITY LAYOUT

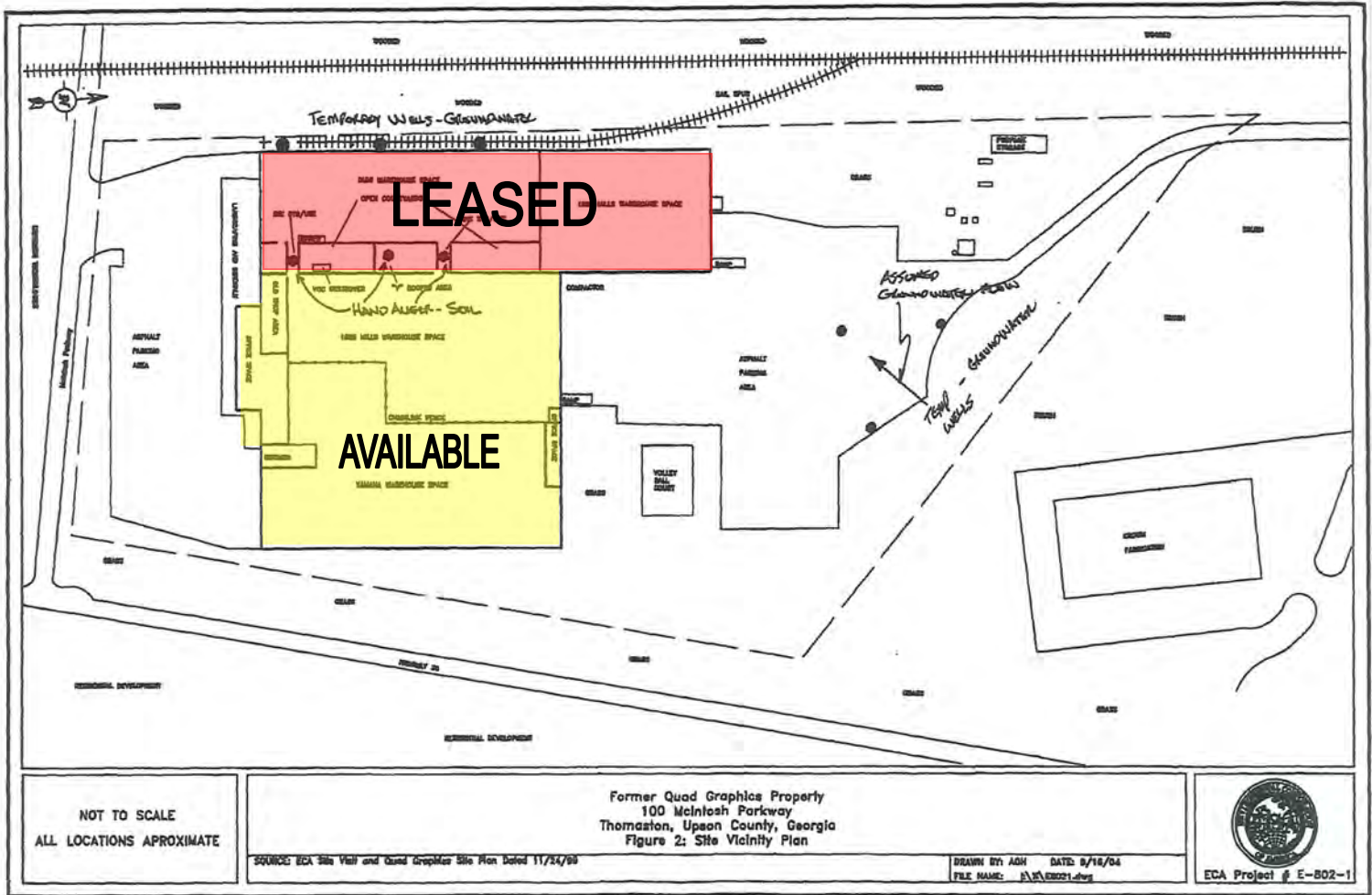
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SITE PLAN

100 McIntosh Parkway
Thomaston, Upson County, Georgia 30286





AERIALS

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Thomaston, Upson County, Georgia 30286





AERIAL PARCEL MAP

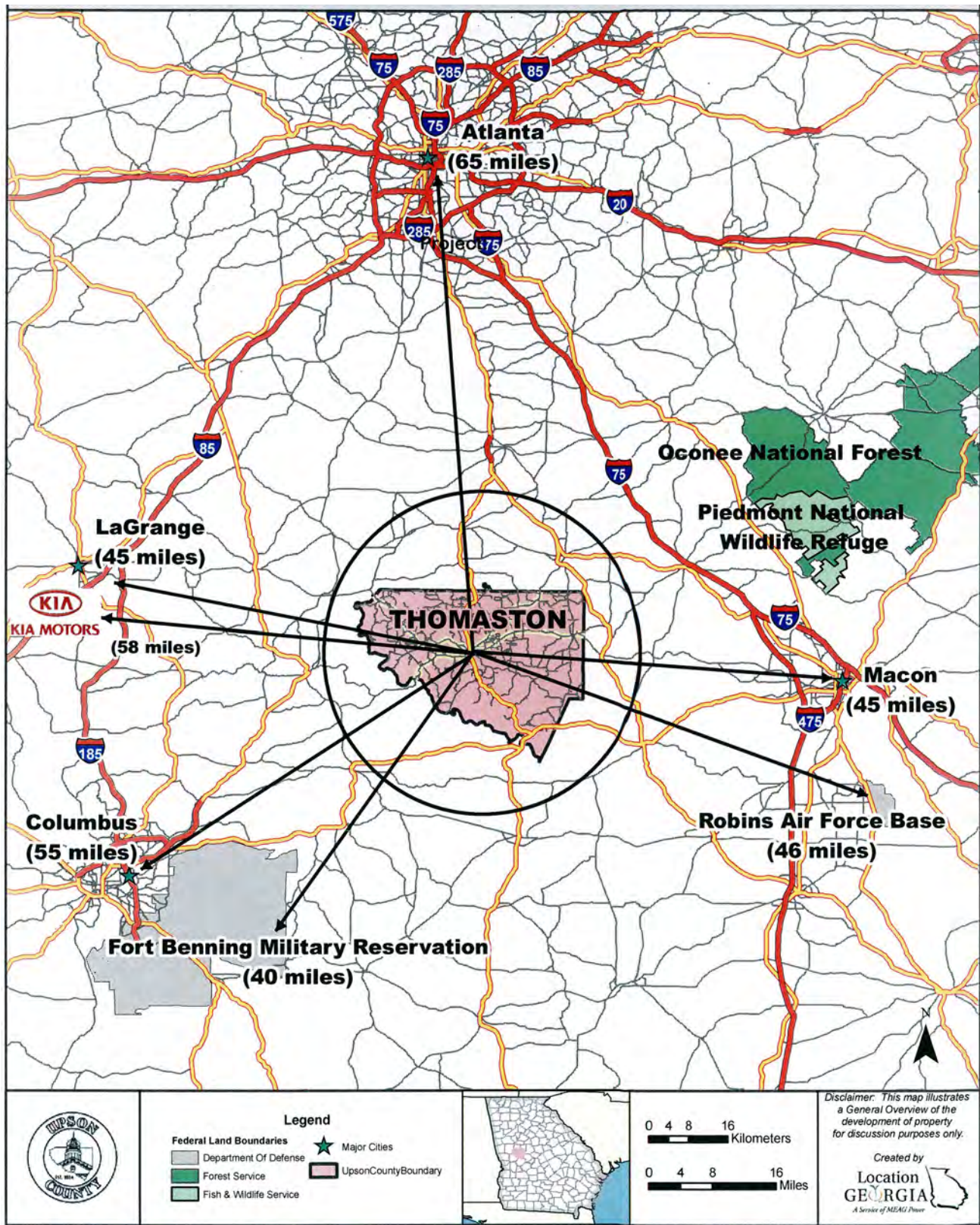
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LOCATION MAP

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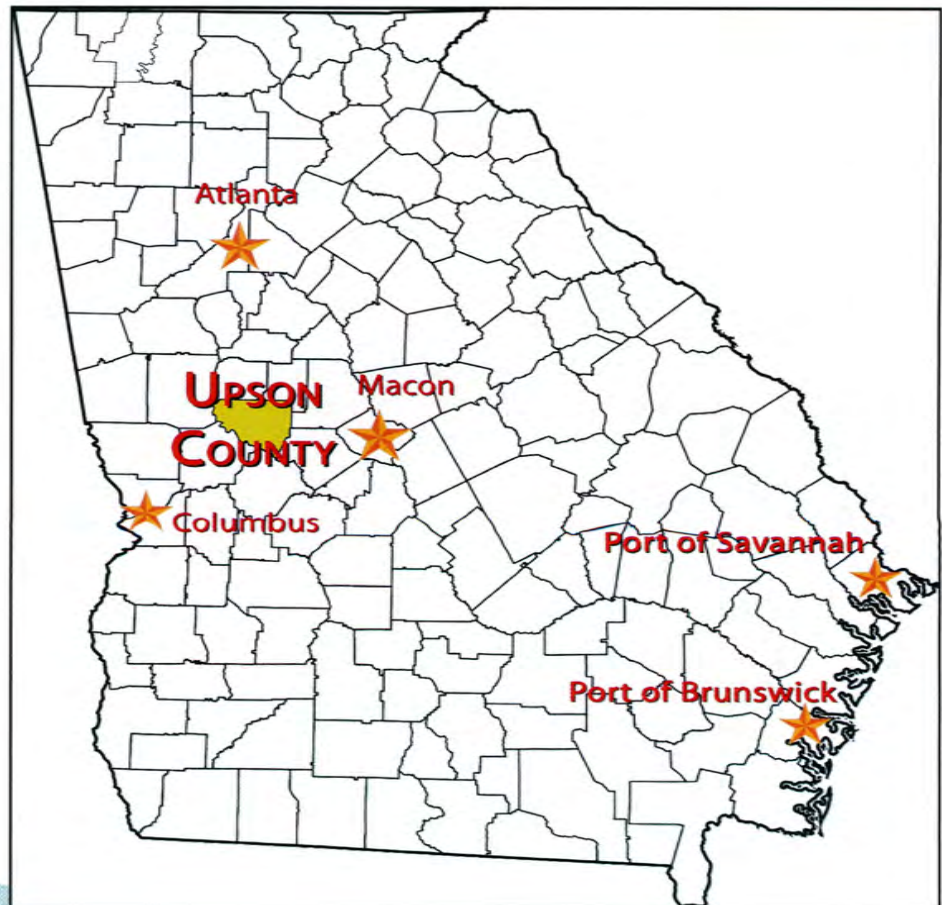
MIDDLE OF GEORGIA'S ECONOMY

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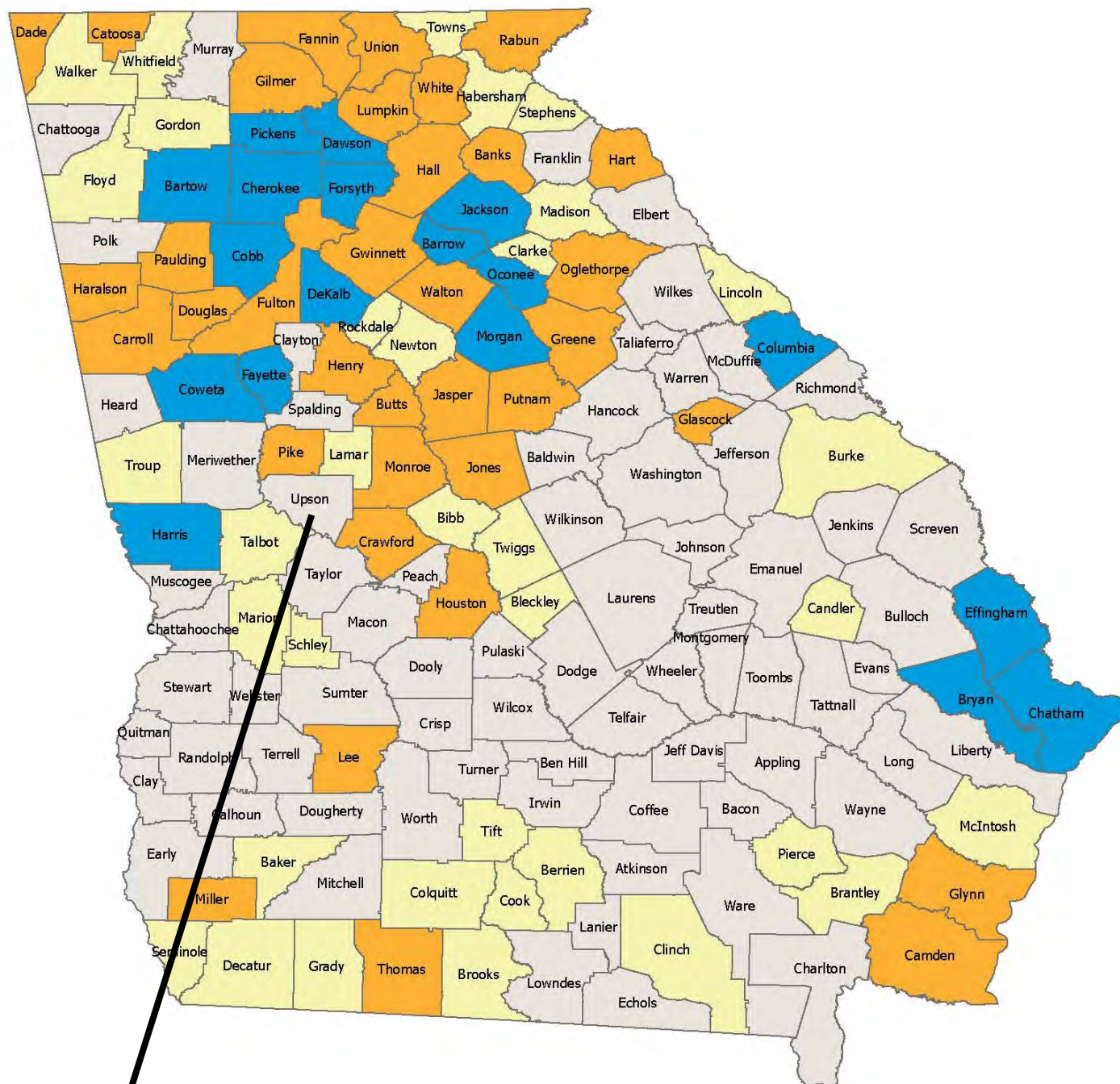
Georgia on my mind!





•You're in the middle of Georgia's economy!

- Two interstates
- Three metro markets
- Two military bases
- 4 hours from two ports
- One hour from Hartsfield-Jackson International Airport



2023 Job Tax Credit Tiers



	Tier 1	71 Counties
	Tier 2	35 Counties
	Tier 3	35 Counties
	Tier 4	18 Counties

For more information on Tax Credits:
<https://dca.ga.gov/community-economic-development/incentives/job-tax-credits>



DEMOGRAPHICS - UPSON COUNTY

100 McIntosh Parkway
Thomaston, Upson County, Georgia 30286

Upson County, GA 6
Upson County, GA (13293)
Geography: County

Prepared by Esri

KEY FACTS

27,812

Population



Average
Household Size

42.7

Median Age

\$43,961

Median Household
Income

BUSINESS



752

Total Businesses



7,737

Total Employees

INCOME



\$43,961

Median Household
Income



\$25,387

Per Capita Income



\$75,562

Median Net Worth

EDUCATION

15%

No High
School
Diploma



39%

High School
Graduate



30%

Some College



15%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



White Collar

53%



Blue Collar

33%



Services

14%



Unemployment
Rate

3.2%

Households By Income

The largest group: \$50,000 - \$74,999 (16.8%)

The smallest group: \$200,000+ (1.7%)

Indicator ▲	Value	Diff	
<\$15,000	14.4%	+5.5%	
\$15,000 - \$24,999	15.1%	+7.4%	
\$25,000 - \$34,999	12.1%	+4.1%	
\$35,000 - \$49,999	12.6%	+1.1%	
\$50,000 - \$74,999	16.8%	-1.2%	
\$75,000 - \$99,999	11.6%	-1.7%	
\$100,000 - \$149,999	12.2%	-4.3%	
\$150,000 - \$199,999	3.4%	-4.1%	
\$200,000+	1.7%	-6.8%	

Bars show deviation from 13 (Georgia)

Source: This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.

