

SALE OR LEASE

100 MCINTOSH PARKWAY

THOMASTON, UPSON COUNTY, GEORGIA 30286



PROPERTY VIDEO: [HTTPS://YOUTU.BE/E-CGHJMSF58](https://youtu.be/E-CGHJMSF58)

ARTHUR P BARRY III, SIOR

478.731.8000

ABARRY@CBCGGEORGIA.COM

990 RIVERSIDE DRIVE

MACON, GA 31201

SALES PRICE: \$4,000,000

LEASE RATE: \$5.00/PSF, NNN



**COLDWELL BANKER
COMMERCIAL**

EBERHARDT & BARRY

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Revised 1/27/2025

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PROPERTY VIDEO	https://youtu.be/e-CgHjmsF58
SQUARE FOOTAGE	230,800± Square Feet Total -150,200± SF Available For Lease(5,000± SF Office)
SITE INFORMATION	18.54 Acres
CONSTRUCTION	·Built in 1983
CEILING HEIGHTS	• 18' clear:87,100± SF • 33' clear:47,800± SF
ROOF	New - 2020
FLOORING	6" concrete
HVAC	Ducting in place. Units are non-operational
PARKING	267 Shared asphalt paved parking spaces
TRUCK LOADING	• 17 Dock-high doors (8' X 10') • 2 Drive-in doors (14' X 17.1')
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	·4" steel gas main
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	<ul style="list-style-type: none">• 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• 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• 216 miles from Port of Savannah



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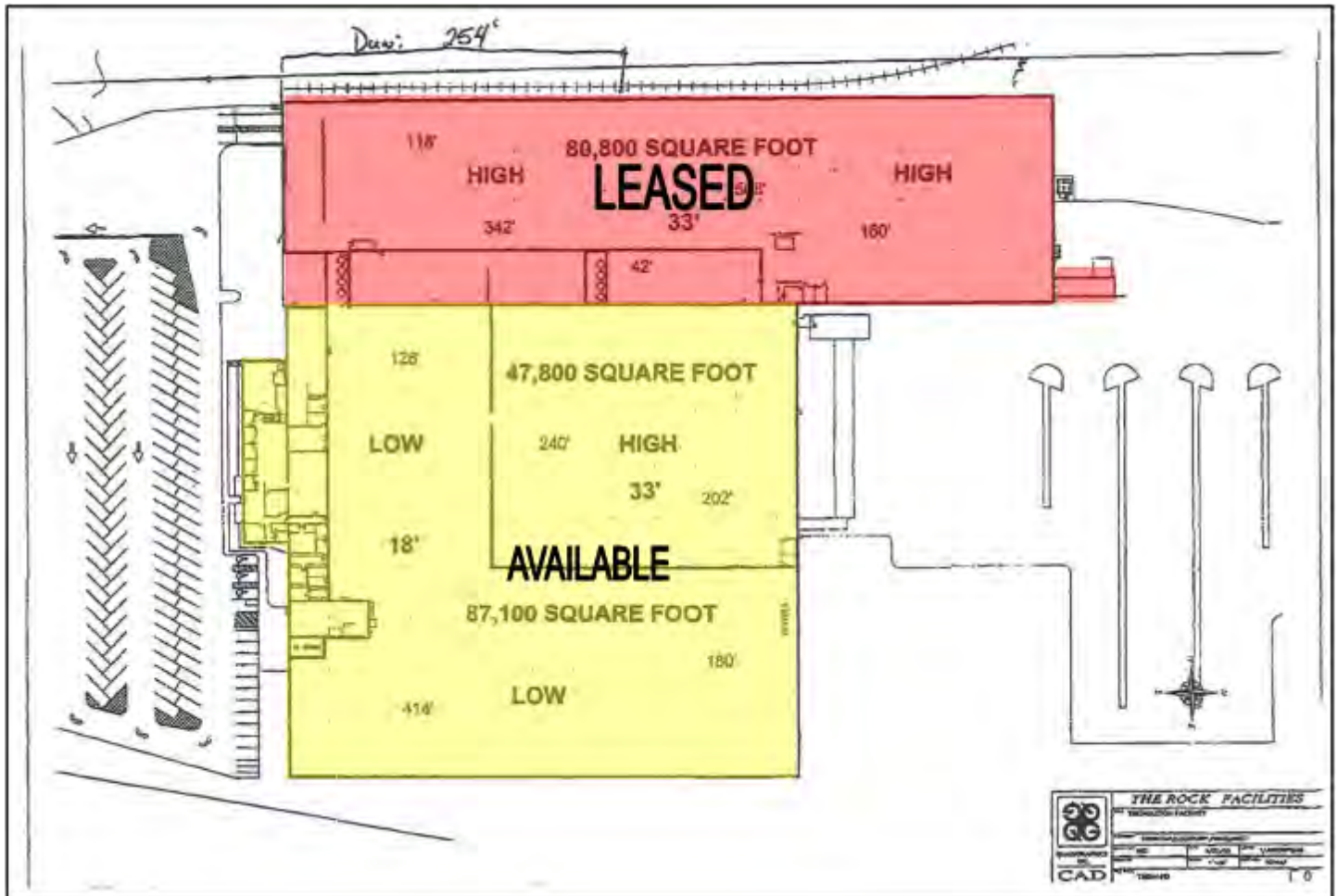


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FACILITY LAYOUT



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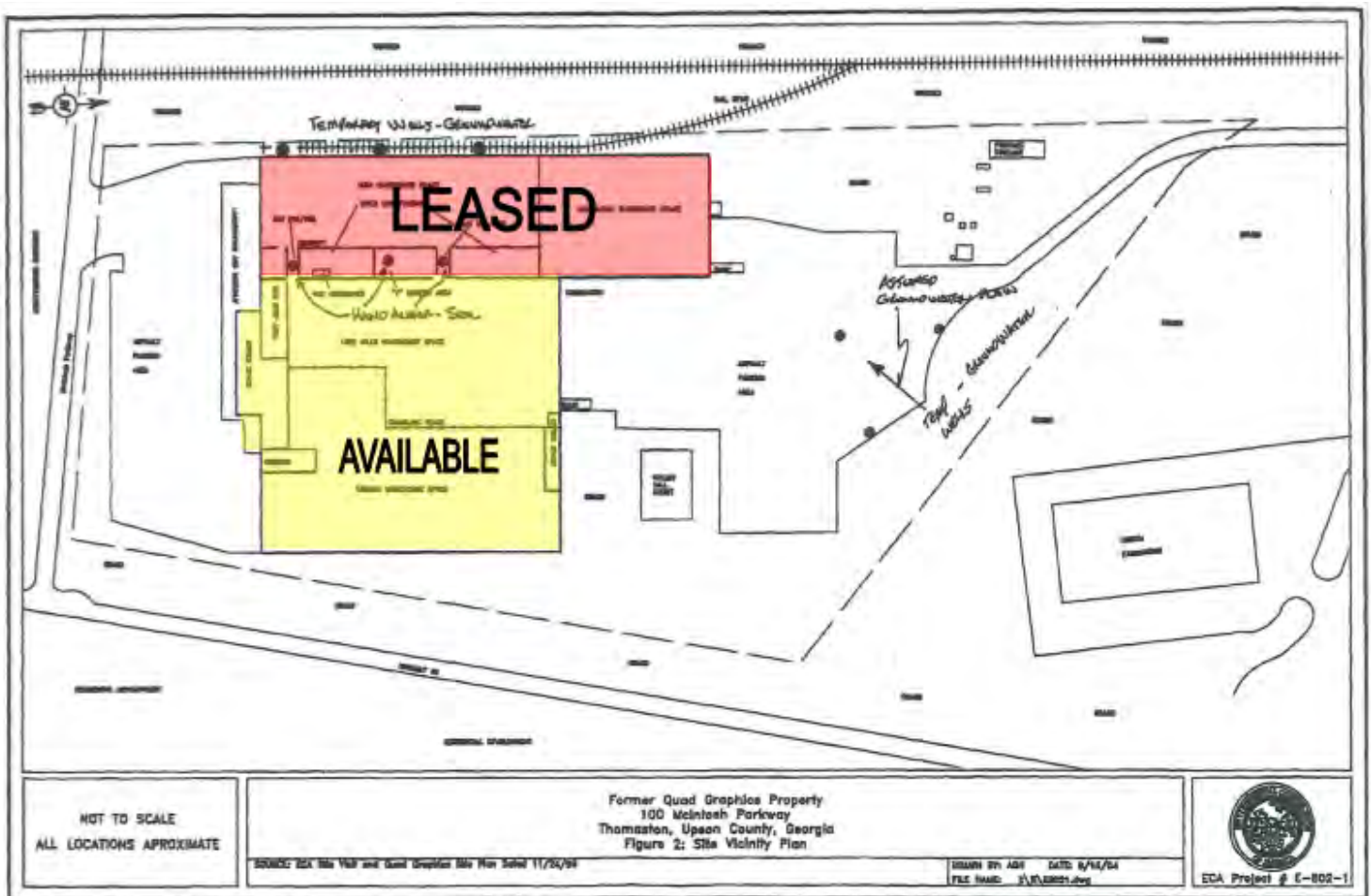


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SITE PLAN



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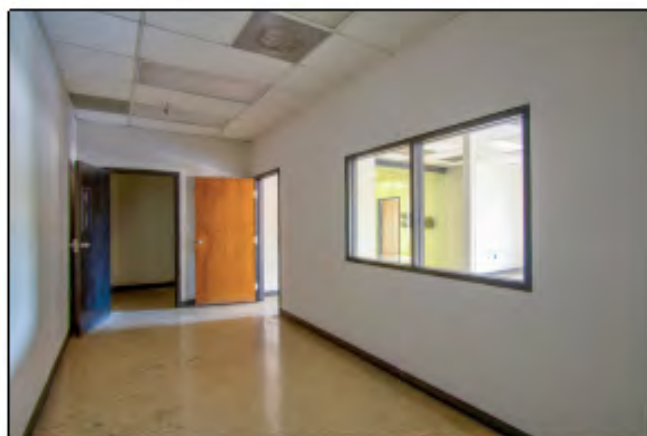
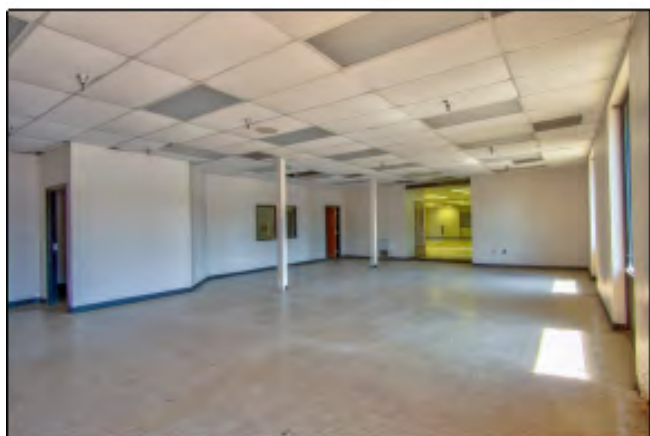
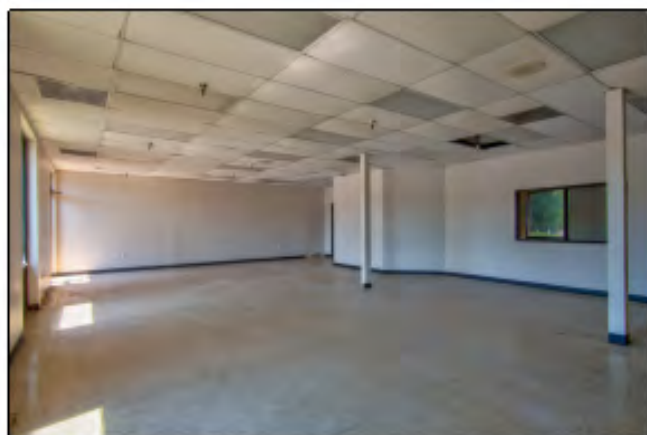
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AERIAL PARCEL MAP



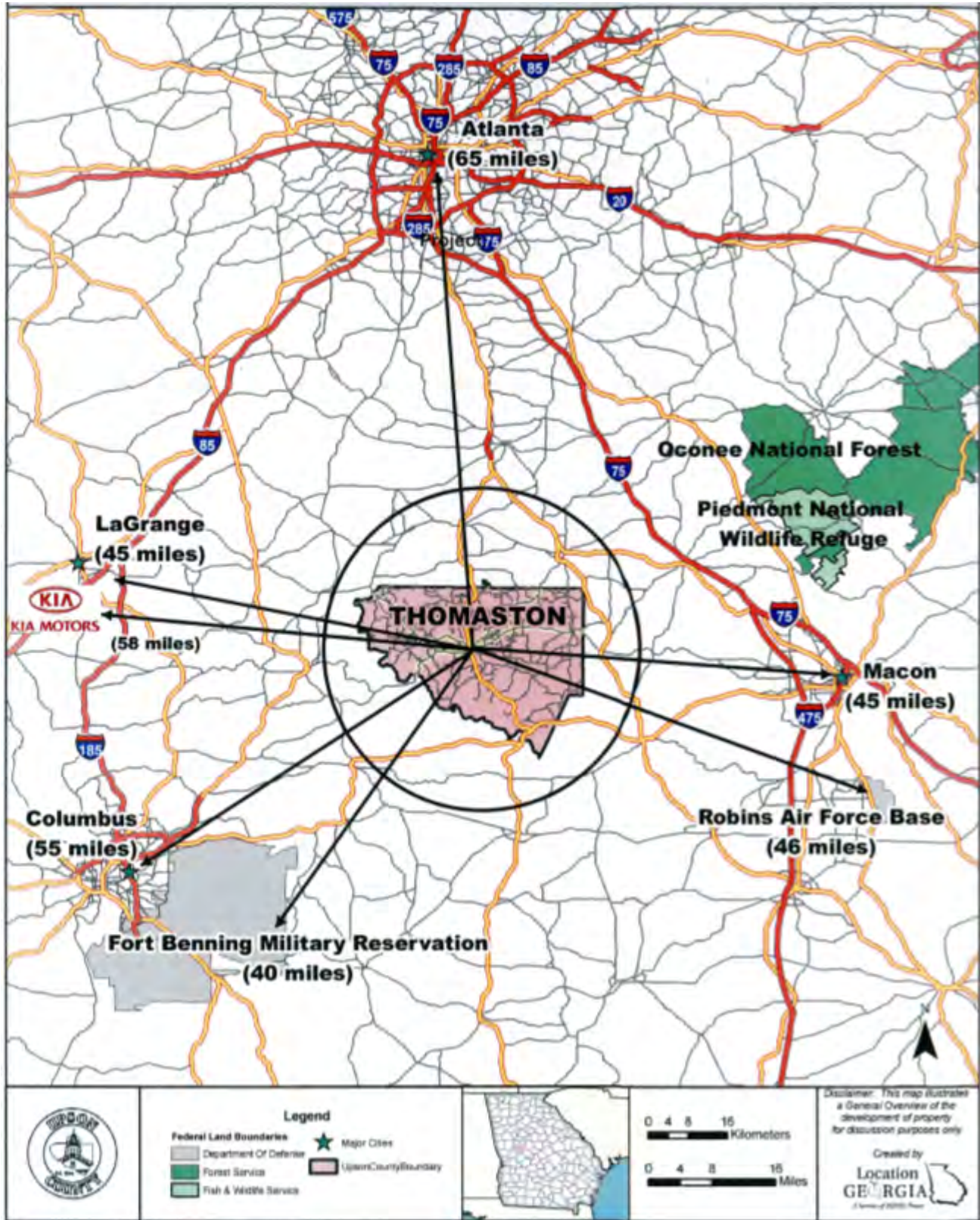
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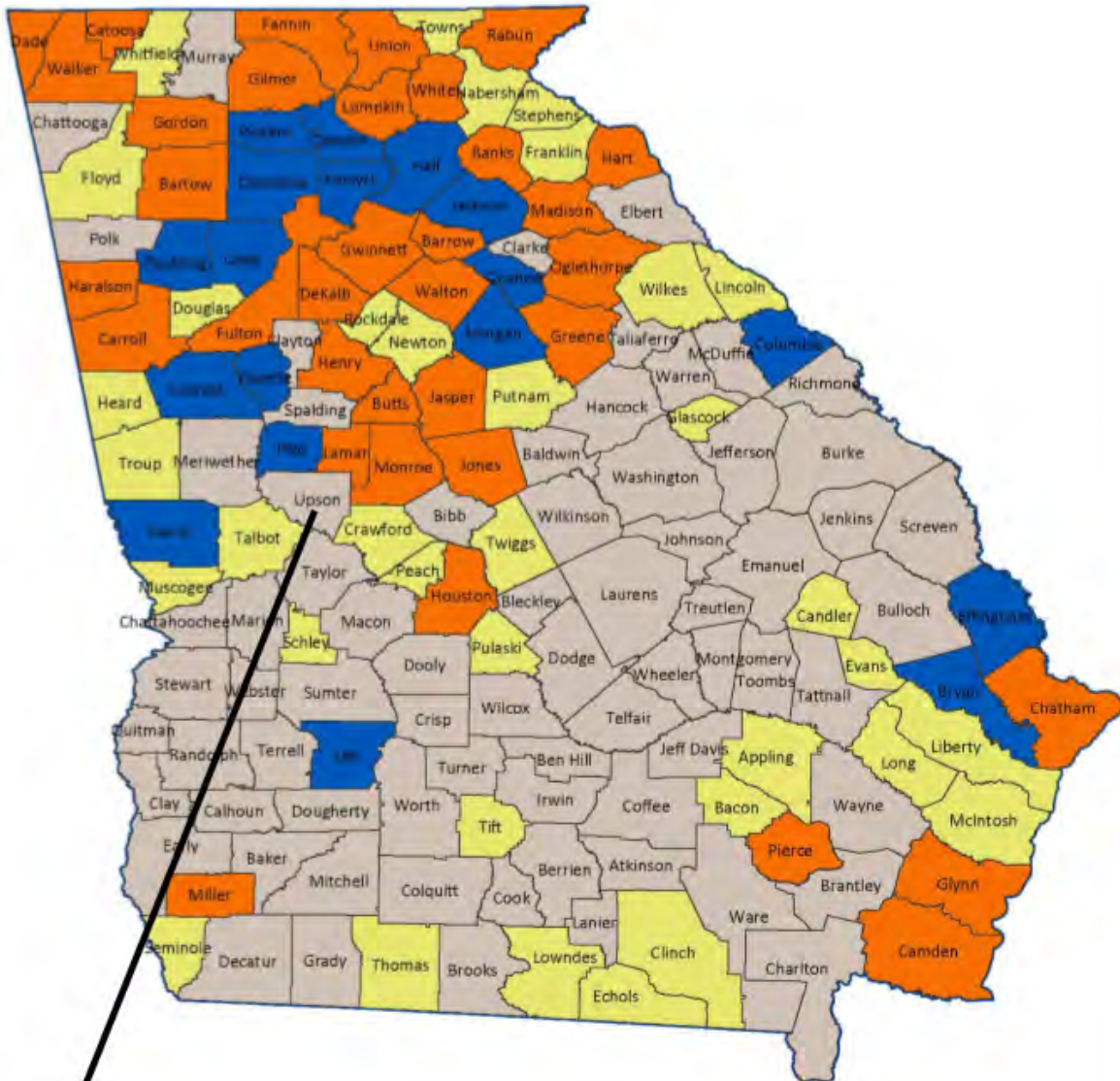


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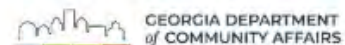
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2025 Job Tax Credit Tiers



-  Tier 1 - 71 counties
-  Tier 2 - 35 counties
-  Tier 3 - 35 counties
-  Tier 4 - 18 counties

For more information on Tax Credits:
<https://dca.georgia.gov/financing-tools/incentives/job-tax-credits>



DEMOGRAPHICS - UPSON COUNTY

