



**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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Cell: (478) 731-8000

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
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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 1/4" 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	

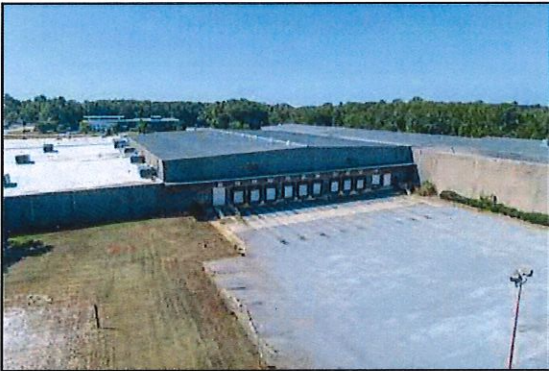
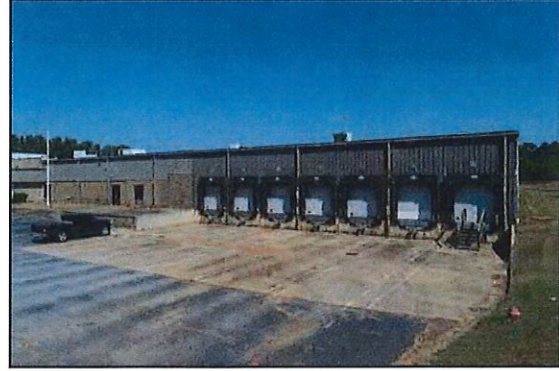




PHOTOS

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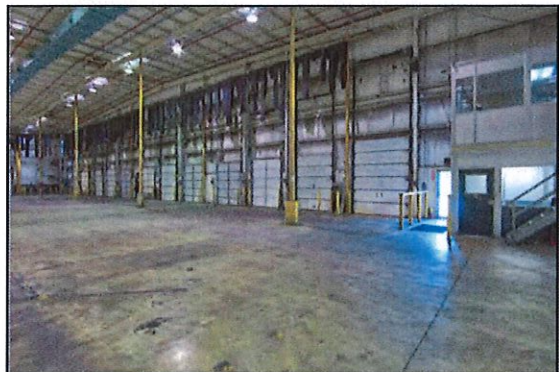
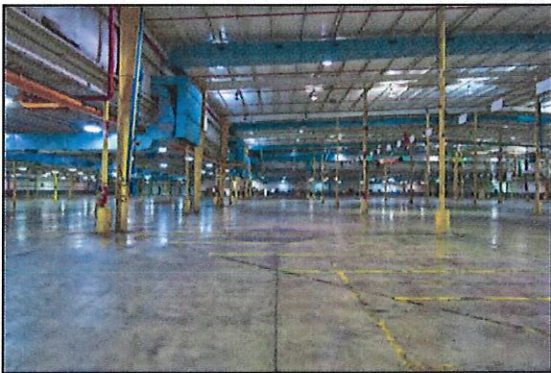
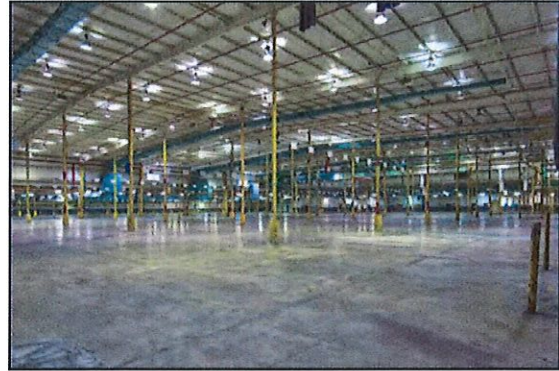
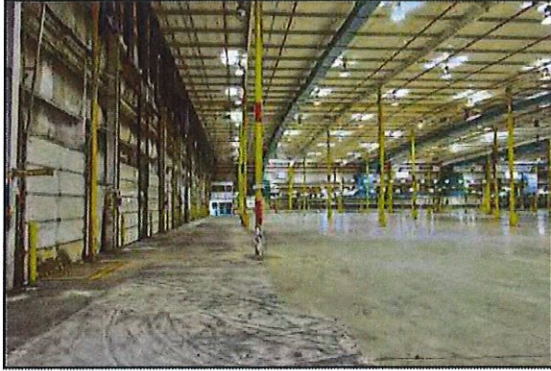
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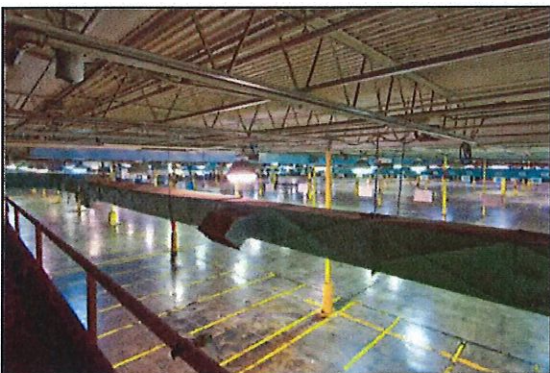
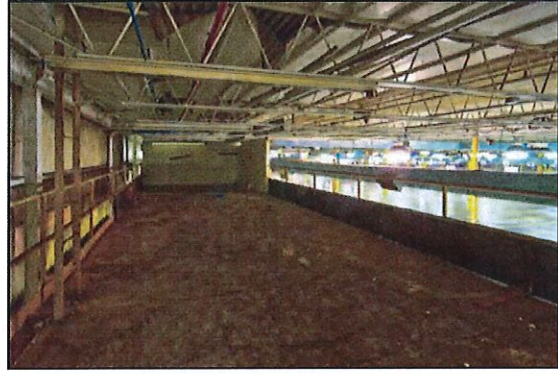
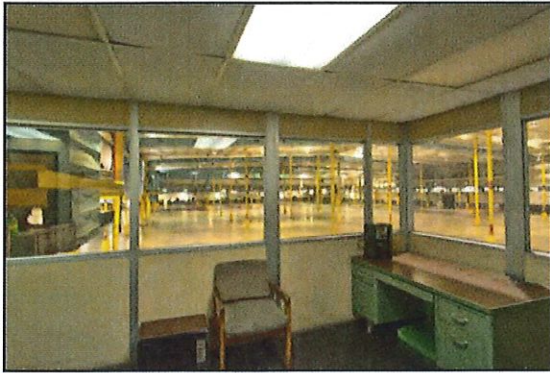
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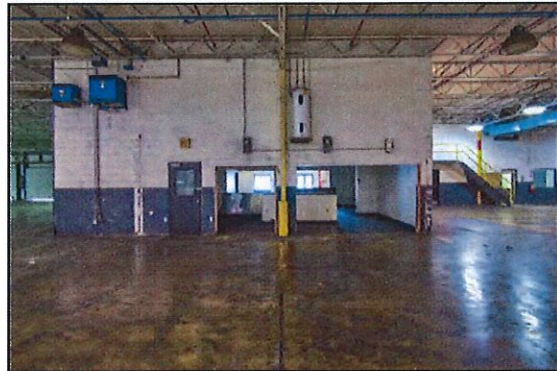
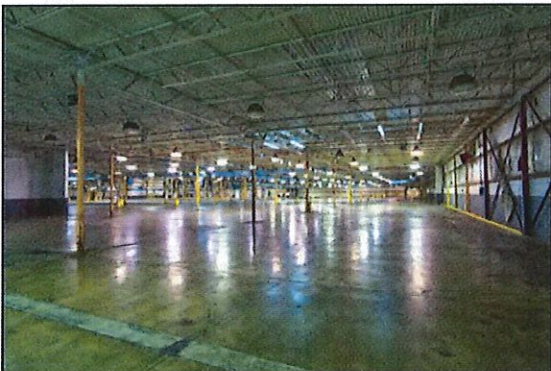
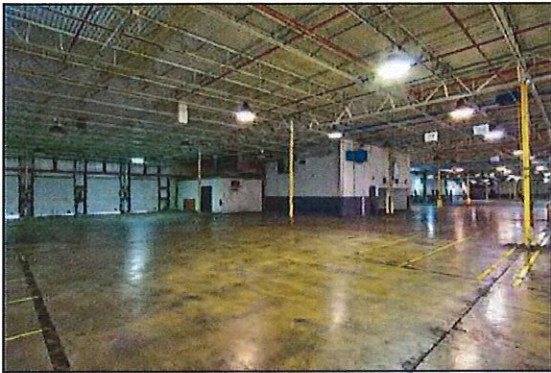
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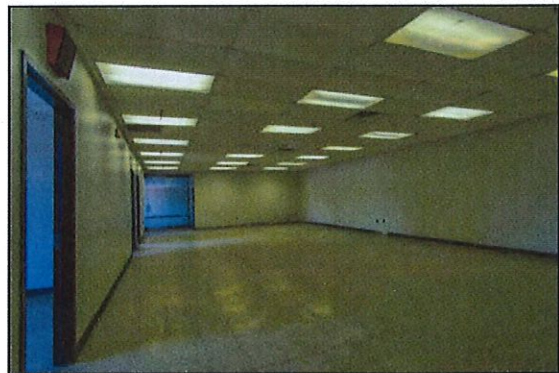
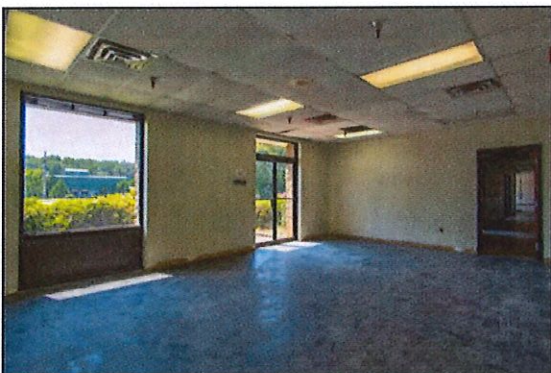
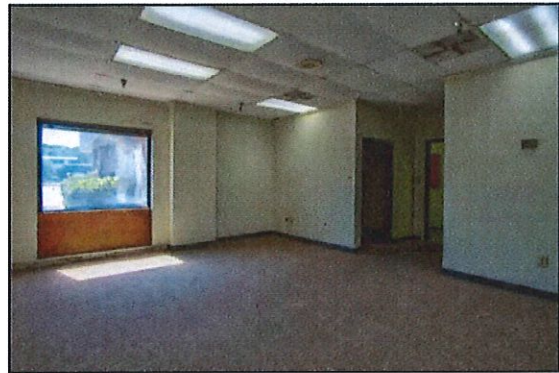
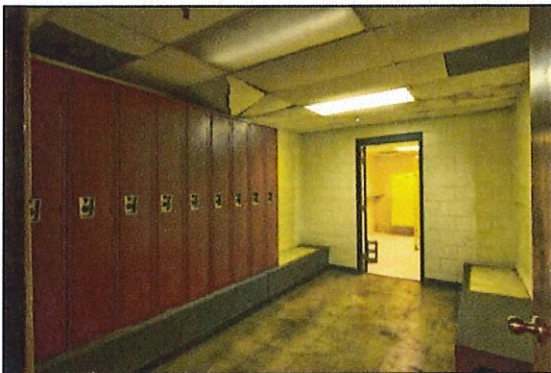
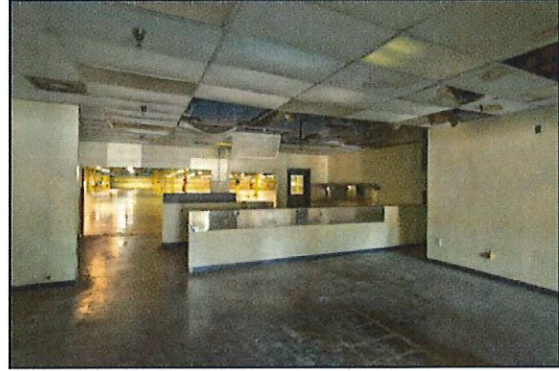
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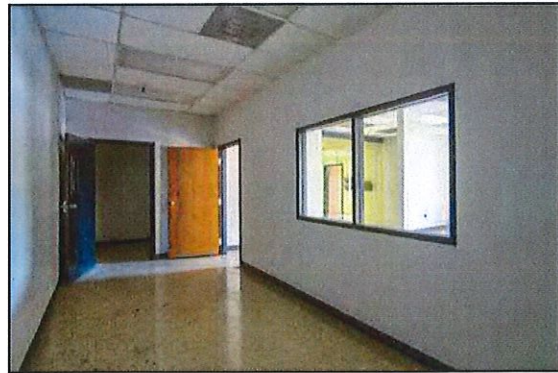
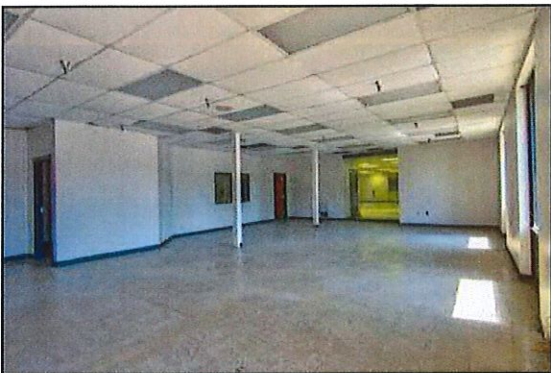
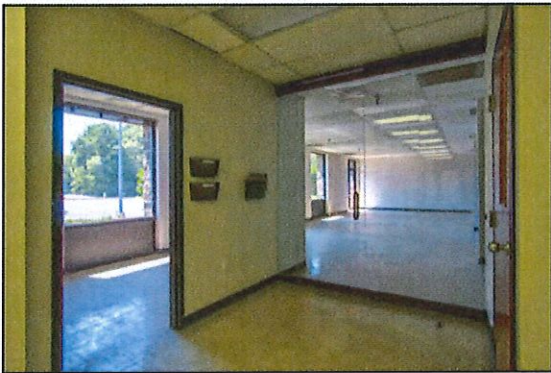
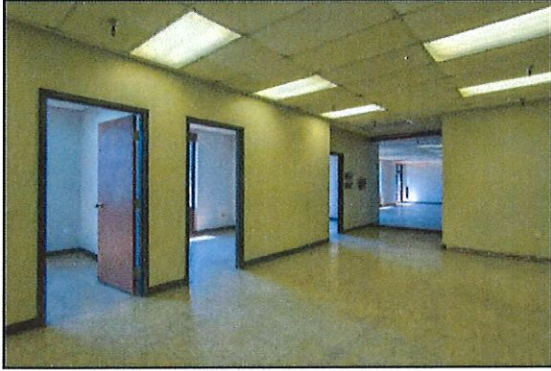
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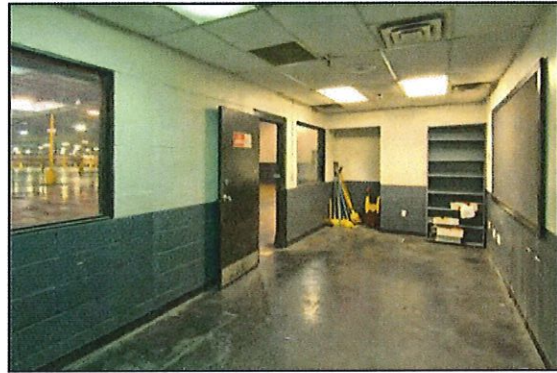
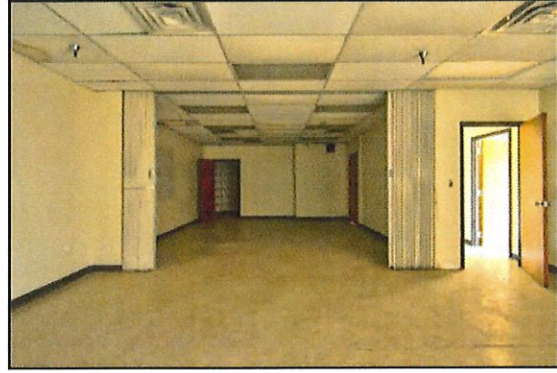
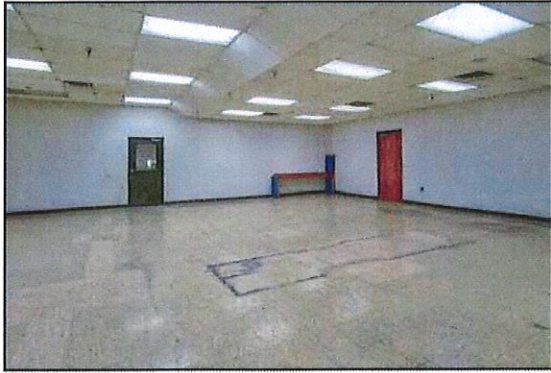
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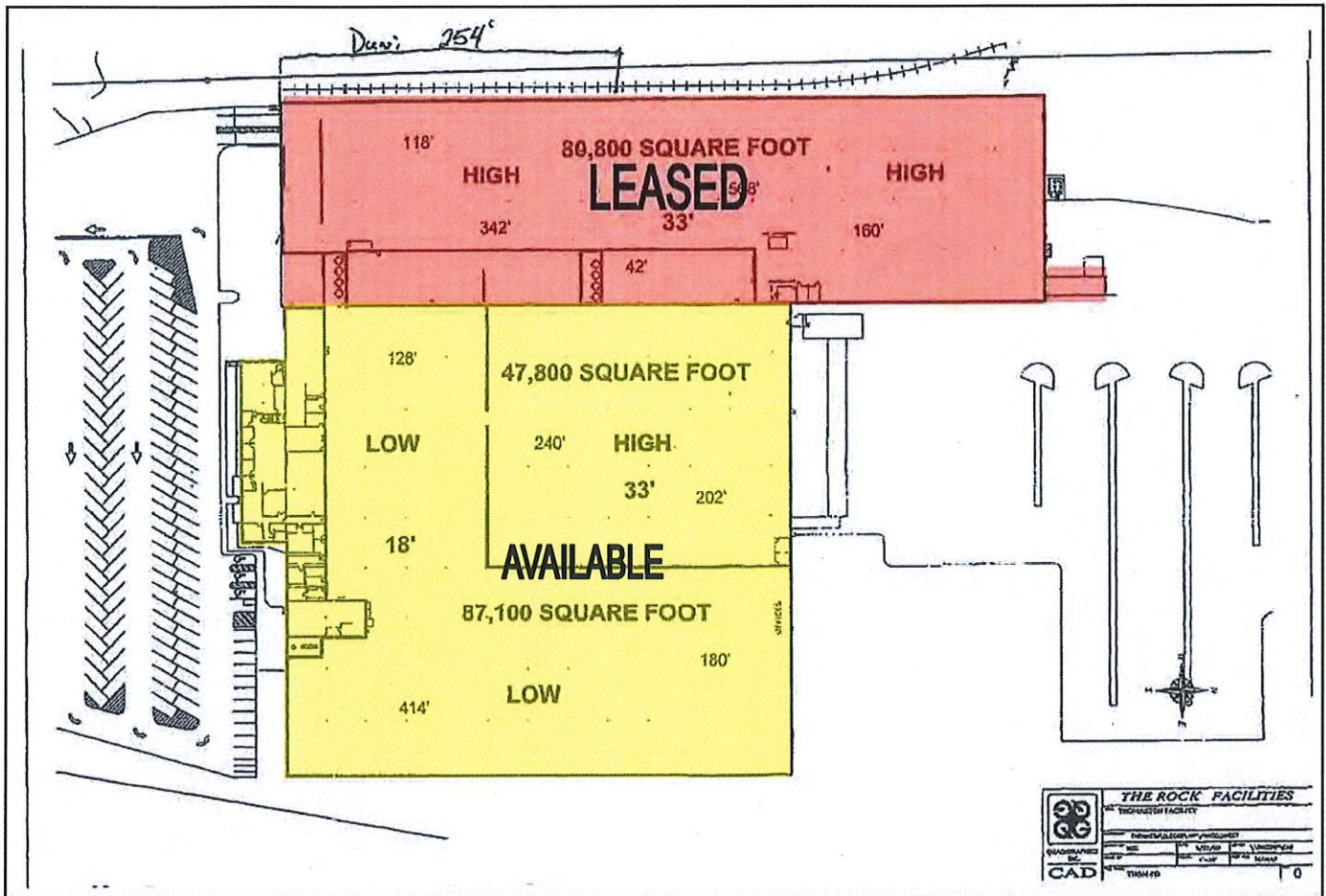
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FACILITY LAYOUT

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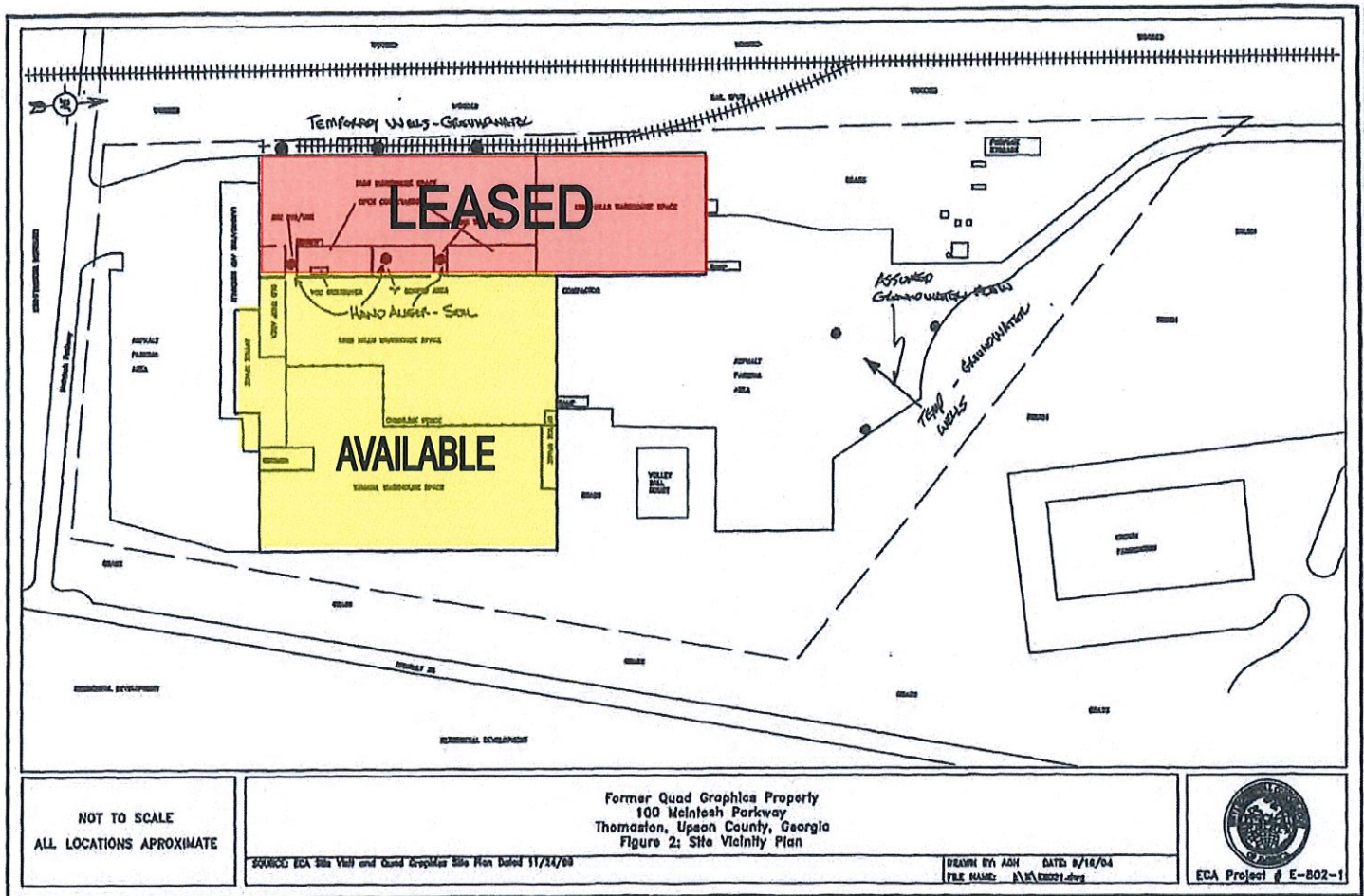


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SITE PLAN

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AERIALS

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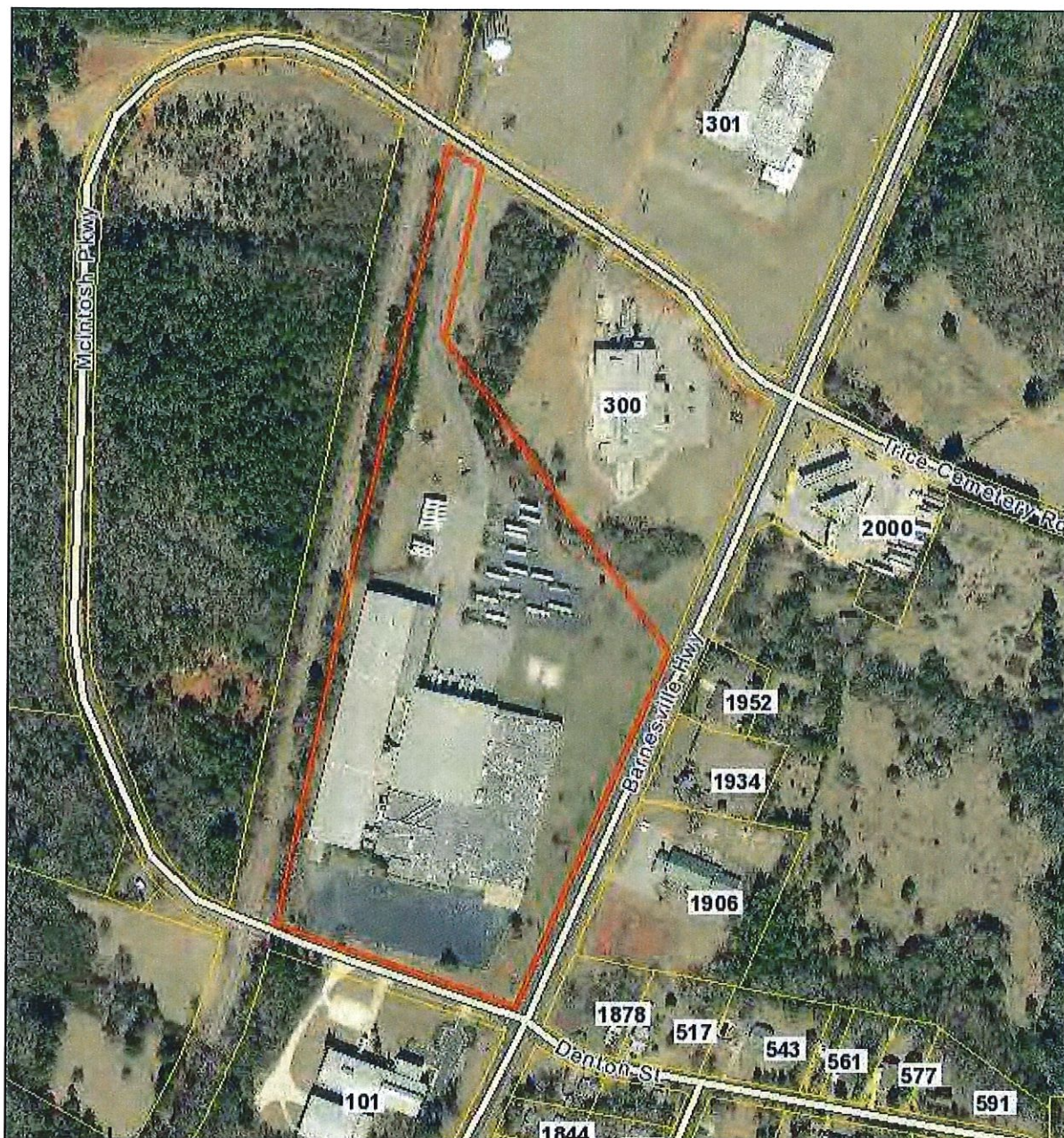


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AERIAL PARCEL MAP

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