

LEASE - LANDLORD WILL DIVIDE BUILDING

100 MCINTOSH PARKWAY

THOMASTON, UPSON COUNTY, GEORGIA 30286



PROPERTY VIDEO: [HTTPS://WWW.YOUTUBE.COM/WATCH?V=E-CGHJMSF58](https://www.youtube.com/watch?v=E-CGHJMSF58)

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990 RIVERSIDE DRIVE
MACON, GA 31201

LEASE RATE:
\$4.95/PSF, NNN



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EBERHARDT & BARRY

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Created 12/29/25

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PROPERTY VIDEO	HTTPS://WWW.YOUTUBE.COM/WATCH?V=E-CGHJMSF58
SQUARE FOOTAGE	230,800± Square Feet Total (Landlord will divide building) -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	• 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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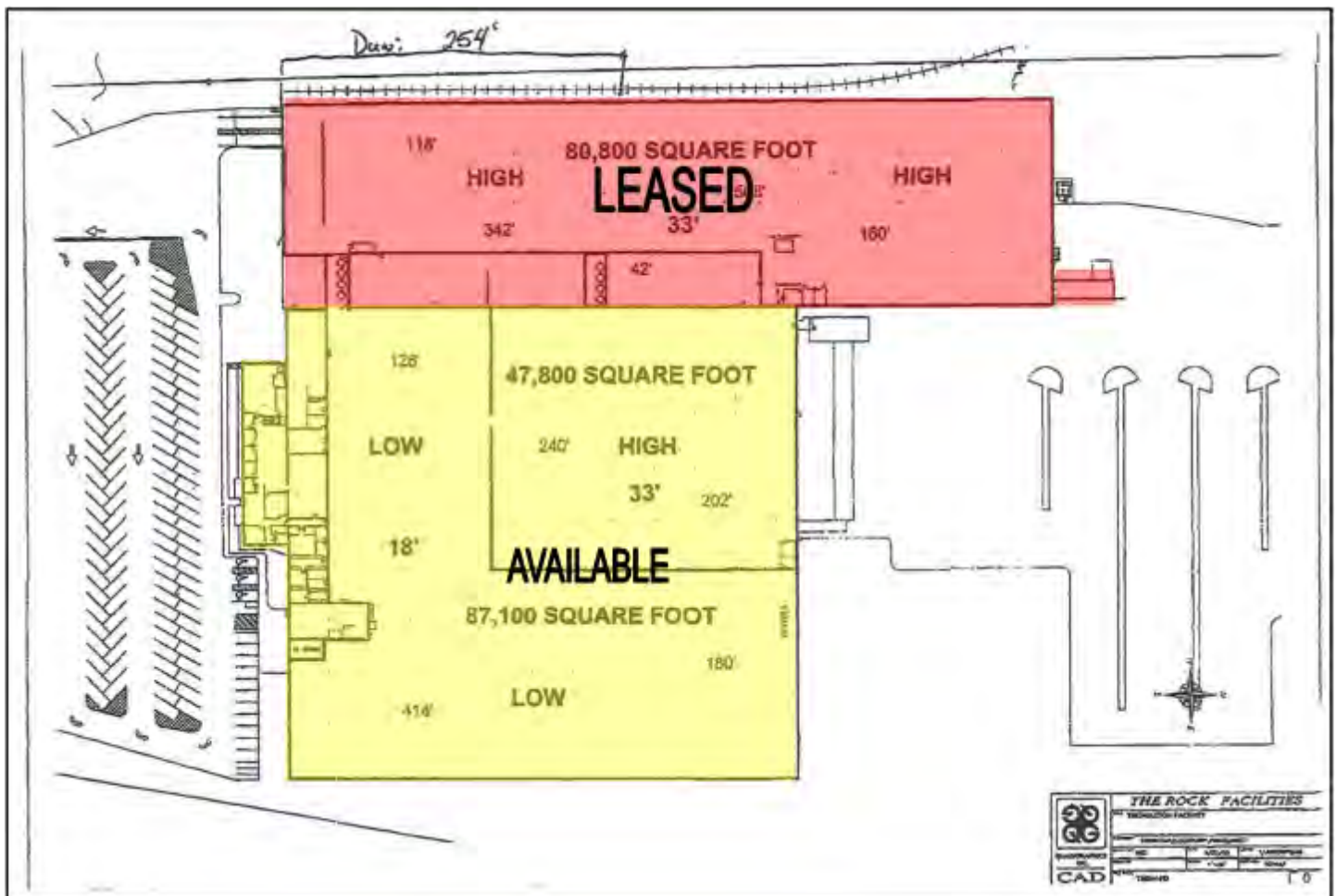


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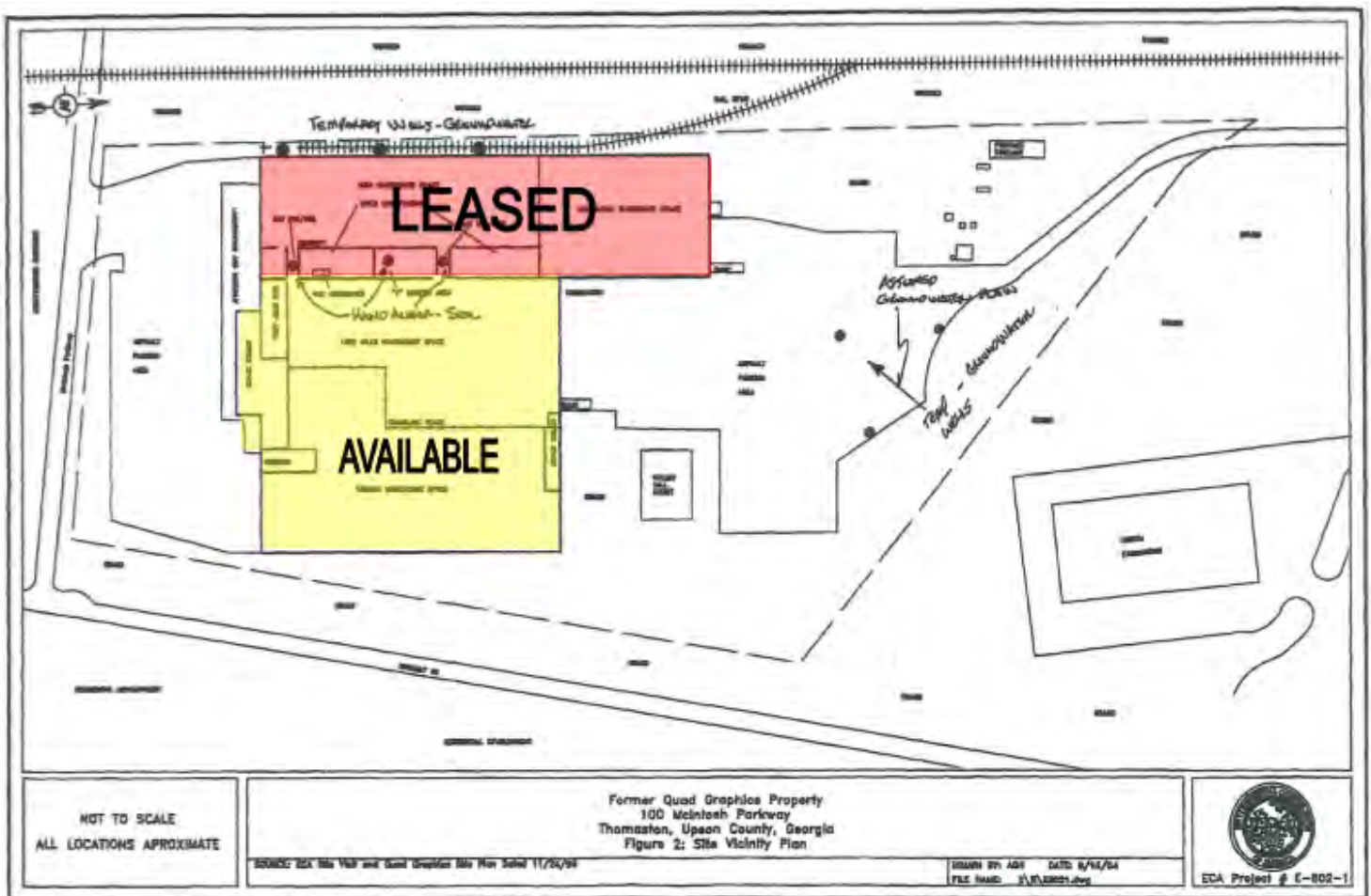
FACILITY LAYOUT



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SITE PLAN



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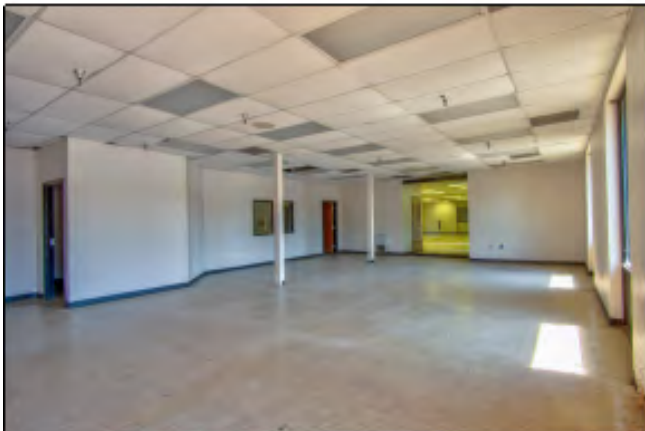
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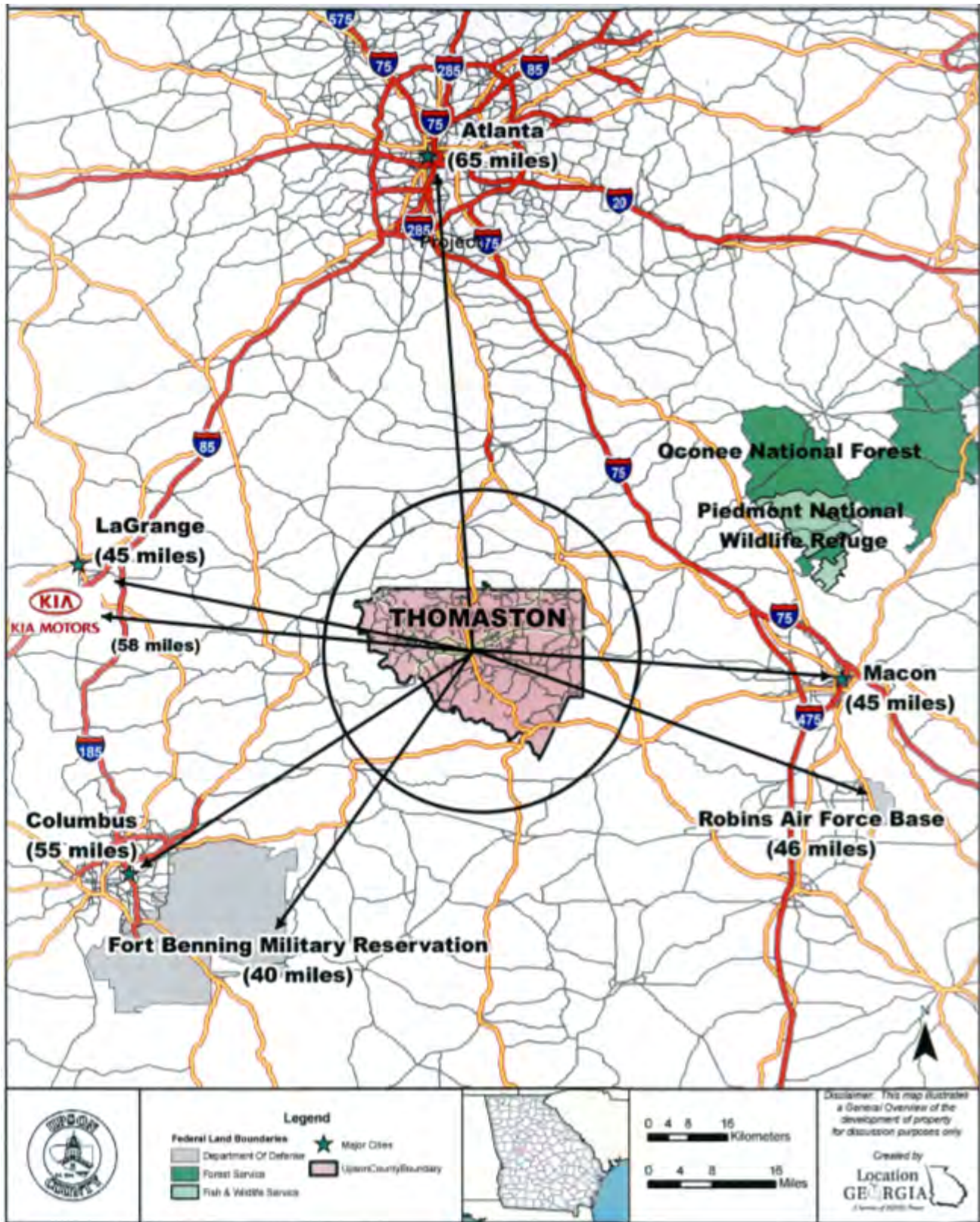
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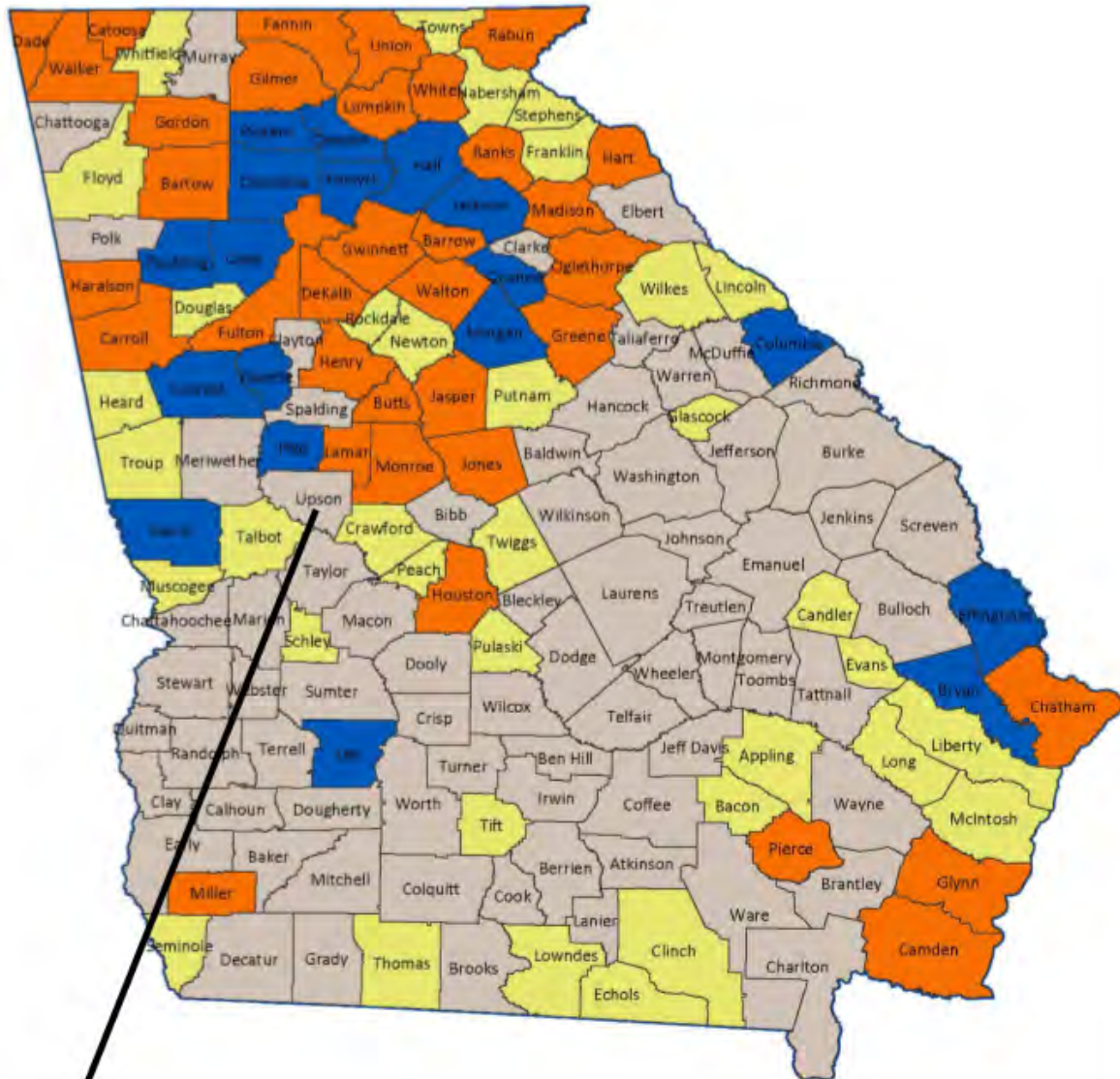
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AERIAL PARCEL MAP



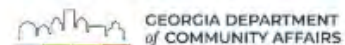


2025 Job Tax Credit Tiers



-  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

