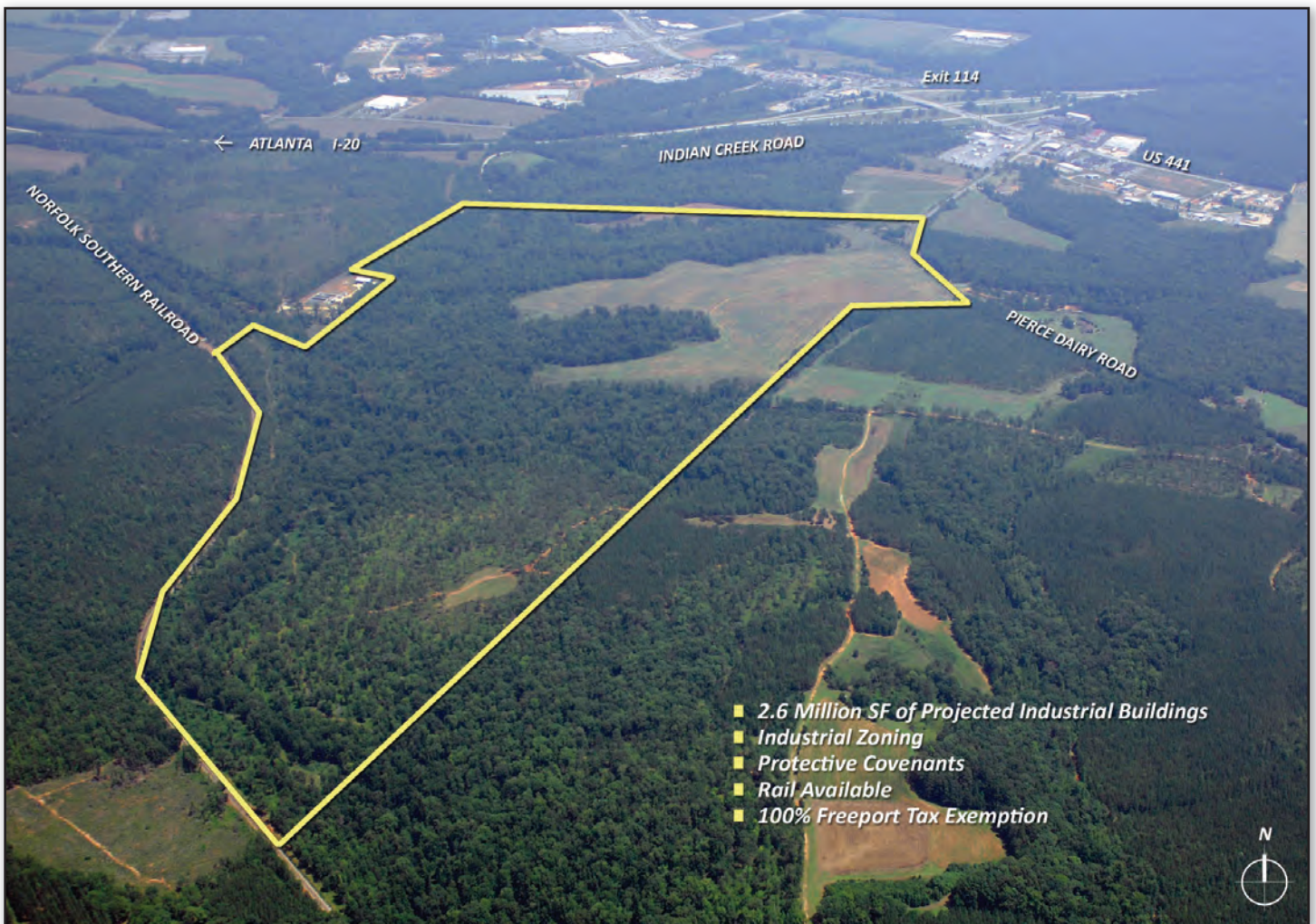


10 - 75± Acre Sites Available  
100,000 SF - 500,000 SF BTS Sites  
Rail Sites Available

MANUFACTURING | WAREHOUSE | DISTRIBUTION

# MADISON BUSINESS PARK

*Morgan County | Madison, GA*



**BEN STAFFORD** | 678-926-5945 | [bstafford@PattilloRE.com](mailto:bstafford@PattilloRE.com)

For maps, photos, & brochures, please visit our website at [www.PattilloRE.com](http://www.PattilloRE.com)

**1 PROPOSED BUILDING**

Site +/- 44.9 Acres  
Building Area 240,000 sf (320' x 750')  
Expansion Area 240,000 sf (320' x 750')  
Truck Court 160'

**2 PROPOSED BUILDING (Multi Unit)**

Site +/- 16.45 Acres  
Building Area 144,000 sf (240' x 600')  
Typical Bay 12,000 sf (240' x 50')  
Truck Court 150'

**3 PROPOSED BUILDING**

Site 62.02 Acres  
Building Area 407,220 sf (520' x 780')  
Truck Court 180' Crossdock

**4 PROPOSED BUILDING**

Site +/- 44.80 Acres  
Building Area 112,000 sf (350' x 320')  
Building Expansion 112,000 sf (350' x 320')  
Truck Court 160'

**5 PROPOSED BUILDING**

Site +/-69.9 Acres  
Building Area 224,000 sf (650' x 360')  
Building Expansion 224,000 sf (650' x 360')  
Truck Court 160'

**6 PROPOSED BUILDING**

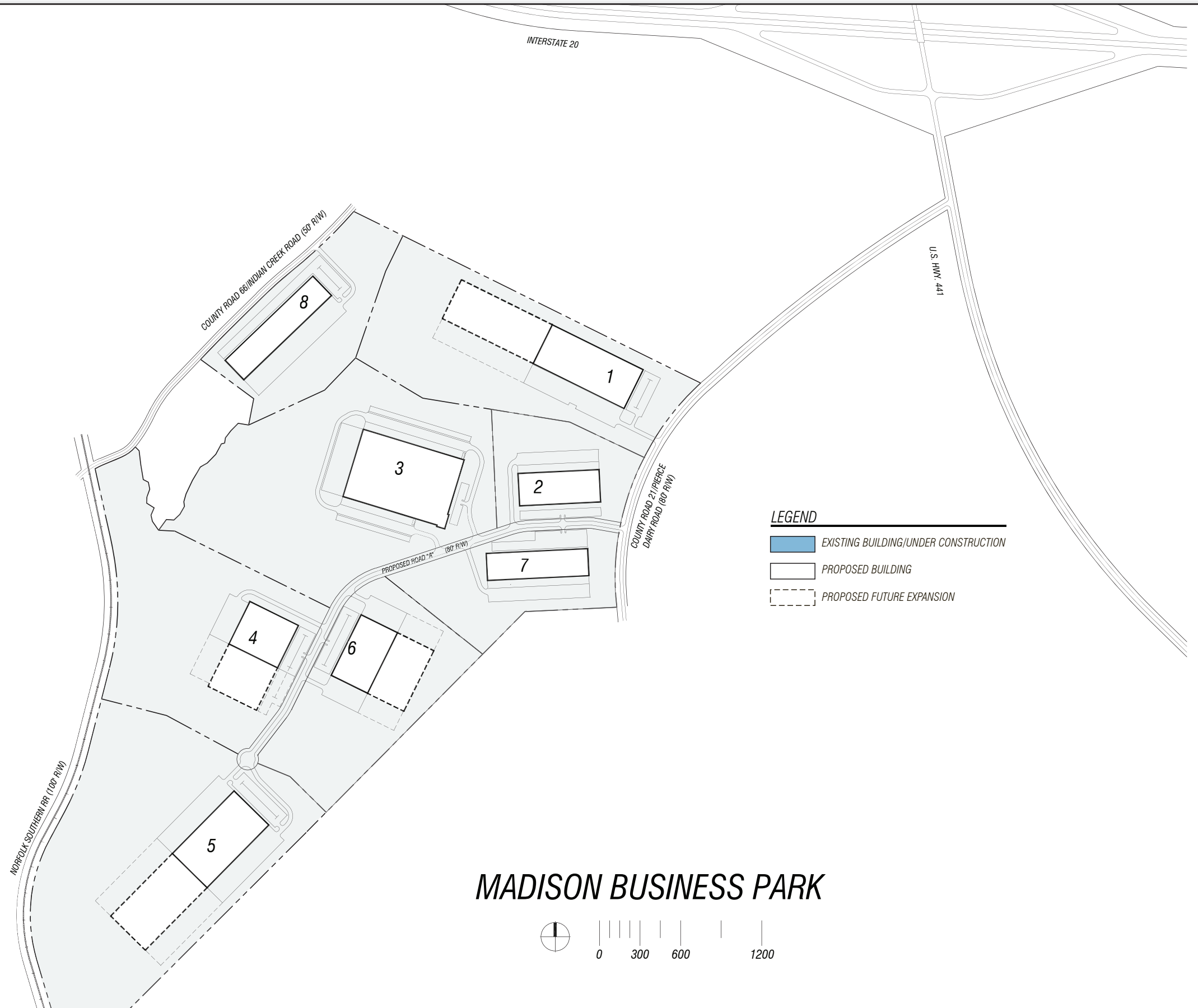
Site 31.30 Acres  
Building Area 150,000 sf (300' x 500')  
Building Expansion 150,000 sf (300' x500')  
Truck Court 160'

**7 PROPOSED BUILDING (Multi Unit)**

Site +/- 20.90 Acres  
Building Area 150,000 sf (200' x 750')  
Typical Bay 10,000 sf (200' x 50')  
Truck Court 160'

**8 PROPOSED BUILDING (Multi Unit)**

Site +/-24.5 Acres  
Building Area 180,000 sf (200' x 900')  
Typical Bay 10,000 sf (200' x 50')  
Truck Court 160'



**MADISON BUSINESS PARK**

## Park Features

- 324 Total Acres
- 2.6 Million SF of Projected Industrial Buildings
- Build to Suit Lease or Purchase 100,000 SF - 500,000 SF
- TurnKey Design/Build Services Available
- Protective Covenants
- Rail Available - Norfolk Southern Railroad

## Utilities

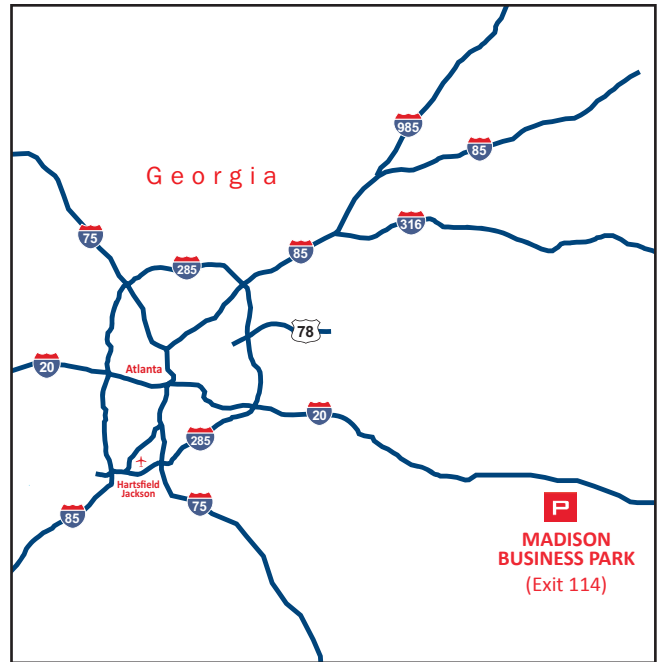
- City of Madison Water, 12" Main
- City of Madison Sewer, 10" Main
- City of Madison Electricity above 900KVA
- City of Madison Natural Gas, 6" Main
- ATT Voice & Data
- Morgan County Fire (Class 7 Insurance Rating)
- Morgan County Police

## Community Features

- Freeport Tax Exemption (100%):
  - Class 1 Raw Materials
  - Class 2 Goods in Process/Finished Goods
  - Class 3 Trans - Shipment Goods
- Labor Force
  - In Excess of 10,000 within 10 Mile Commuting Distance

## Additional Community Info

The Madison-Morgan Chamber of Commerce - Bob Hughes  
 Phone 706-342-4454 / Website: [www.madisonga.org](http://www.madisonga.org)



Distance to	Mile(s)
Interstate 20	.5
Interstate 285	47
Downtown Atlanta	58
Madison Municipal Airport	5
Hartsfield-Jackson Atlanta Int'l Airport	55

Amenities	1 Mile
Dining	21
Lodging	5



Heritage Hall, Madison, GA



Madison Morgan Cultural Center, Madison, GA