

Available for Sale or Lease
1,310,800 SF BTS



GRAD
CERTIFIED

ALTERNATIVE SITE PLAN
ENHANCED TRAILER
PARKING

4555 CAVALIER DRIVE
MACON, GEORGIA 31220



PROPERTY HIGHLIGHTS

BUILDING 1

✂ 1,085,800 SF
(1,780' L x 610' D)

↕ Divisible to
225,000 SF

🏢 BTS Office

📏 40' Clear Height

🚪 205 Dock High Doors

🚪 4 Drive-In Doors

💧 ESFR Sprinklers

🚗 502 Auto Spaces

🚛 361 Trailer Spaces

🏢 BTS Power

BUILDING 2

✂ 225,000 SF
(600' L x 375' D)

🏢 BTS Office

📏 32' Clear Height

🚪 33 Dock High Doors

🚪 4 Drive-In Doors

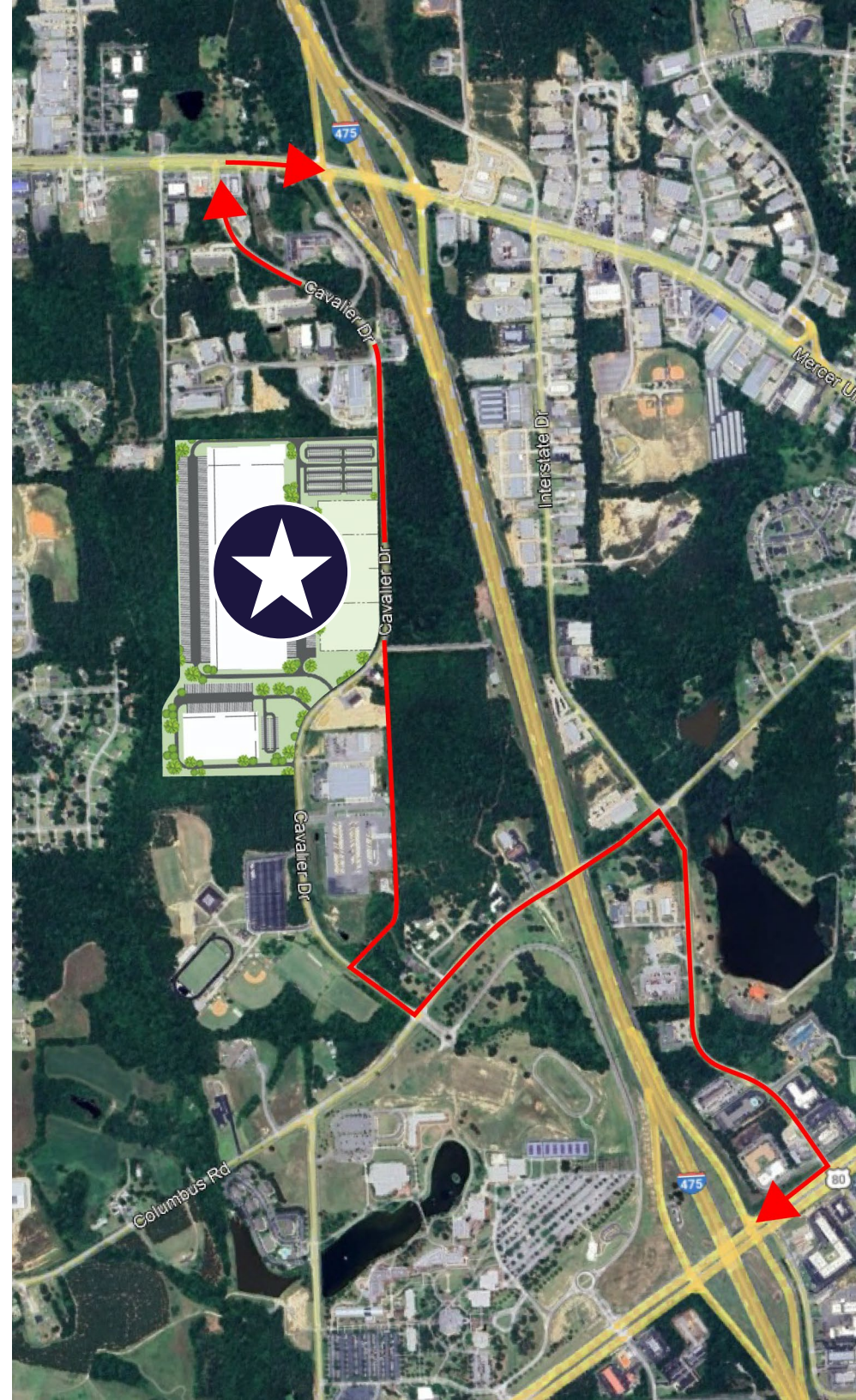
💧 ESFR Sprinklers

🚗 108 Auto Spaces

🚛 37 Trailer Spaces

🏢 BTS Power

- ± 108 Acres, Industrial Use
- Less than a mile to I-475, with potential for 2 access points
- Abundant space for enhanced parking
- Located near Macon and Warner Robins high density labor nodes



JOB TAX CREDITS

Georgia provides a statewide job tax credit that could benefit companies located at 1245 Carver Road.

***A minimum of 2 net new jobs paying the minimum wage requirement is required to realize this benefit.**

Bibb County being tier 1, \$4,000, 100% of tax liability, excess to withholding up to \$3,500 per job 10 years.



GRAD increases speed to market for businesses

GRAD certification elevates the standard for shovel-ready. All GRAD-certified sites meet due diligence standards, are reviewed by a third party, and earn final approval from a board of economic development professionals.

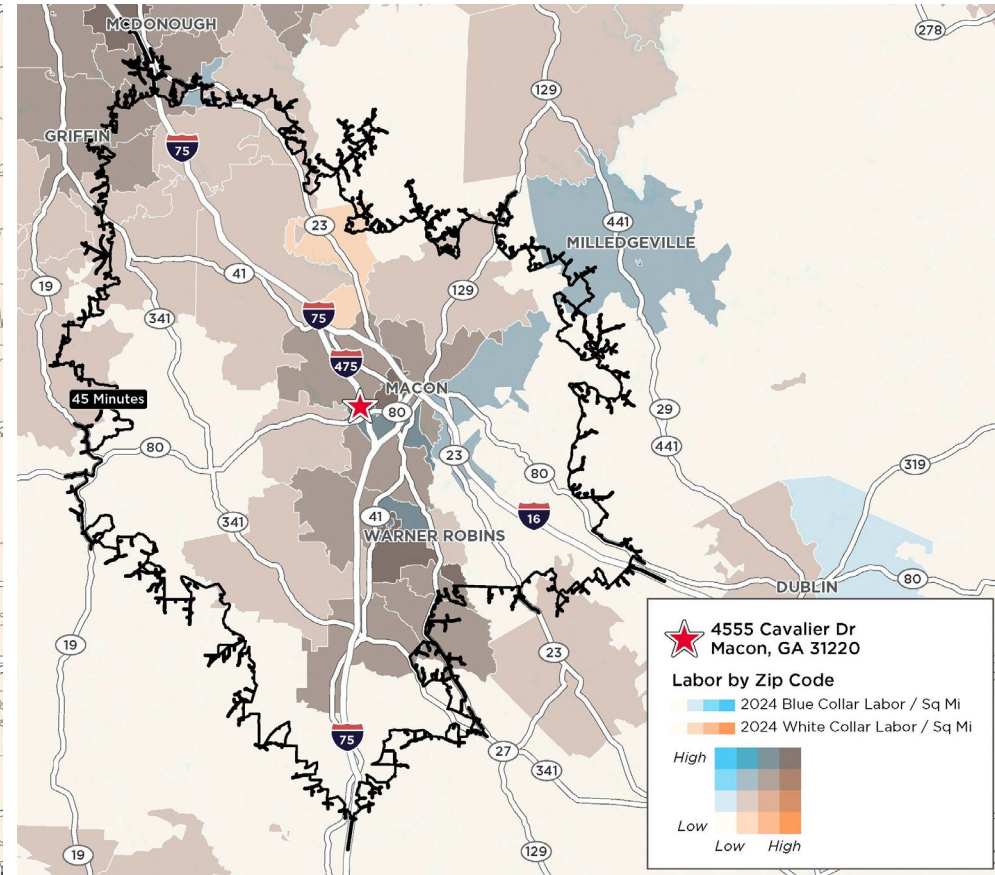
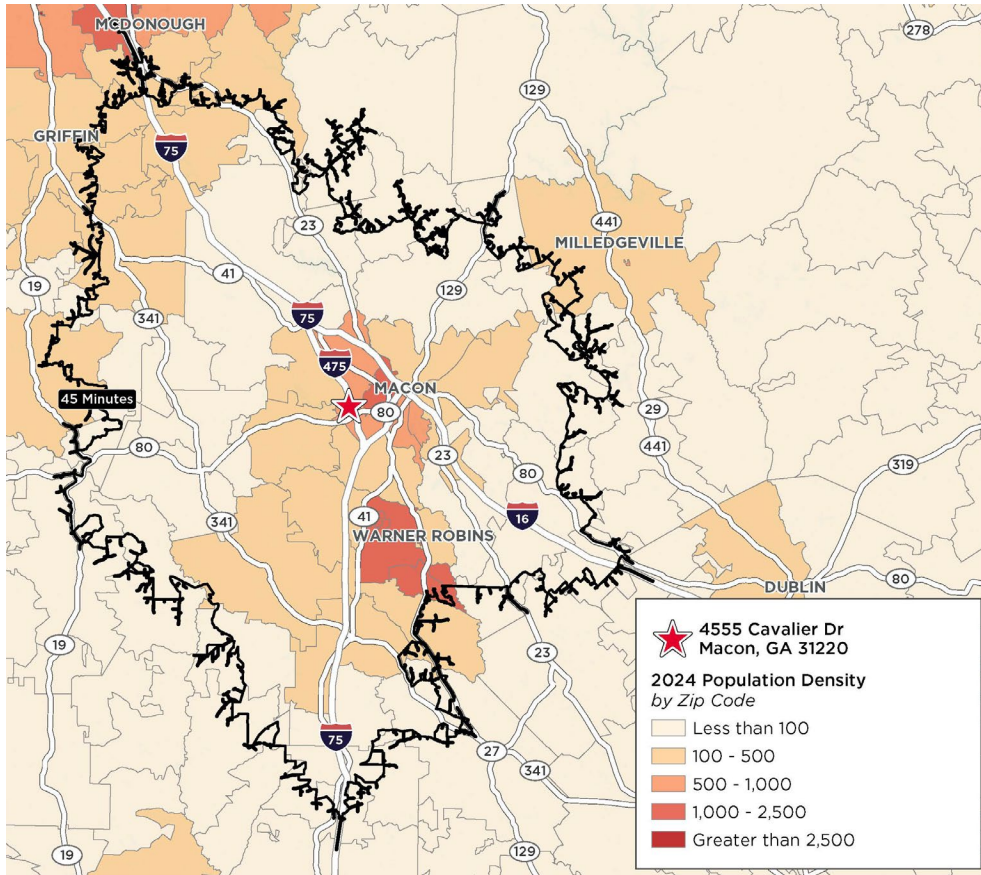
Categories of due diligence include:

- Phase I environmental assessment
- Preliminary geotechnical investigation
- Cultural and endangered species investigation
- Zoning designation
- Utility service assessment
- Wetlands and stream delineation

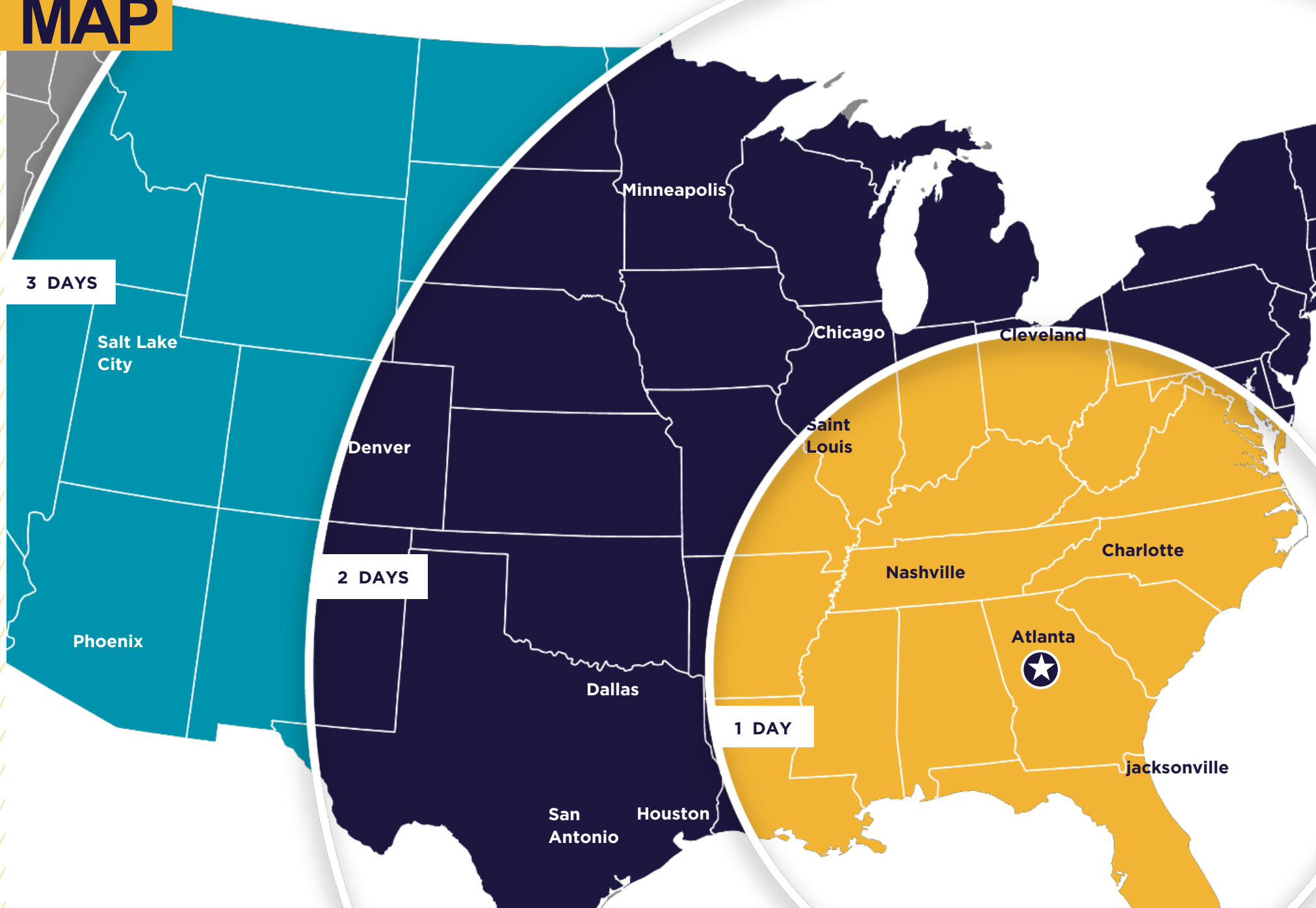
GRAD sites appeal to site selectors because the process documents that advanced due diligence has been completed and the industrial site is ready for construction.

Businesses that have chosen GRAD-certified sites include Amazon, Starbucks, Hyundai, and Aspen Aerogels

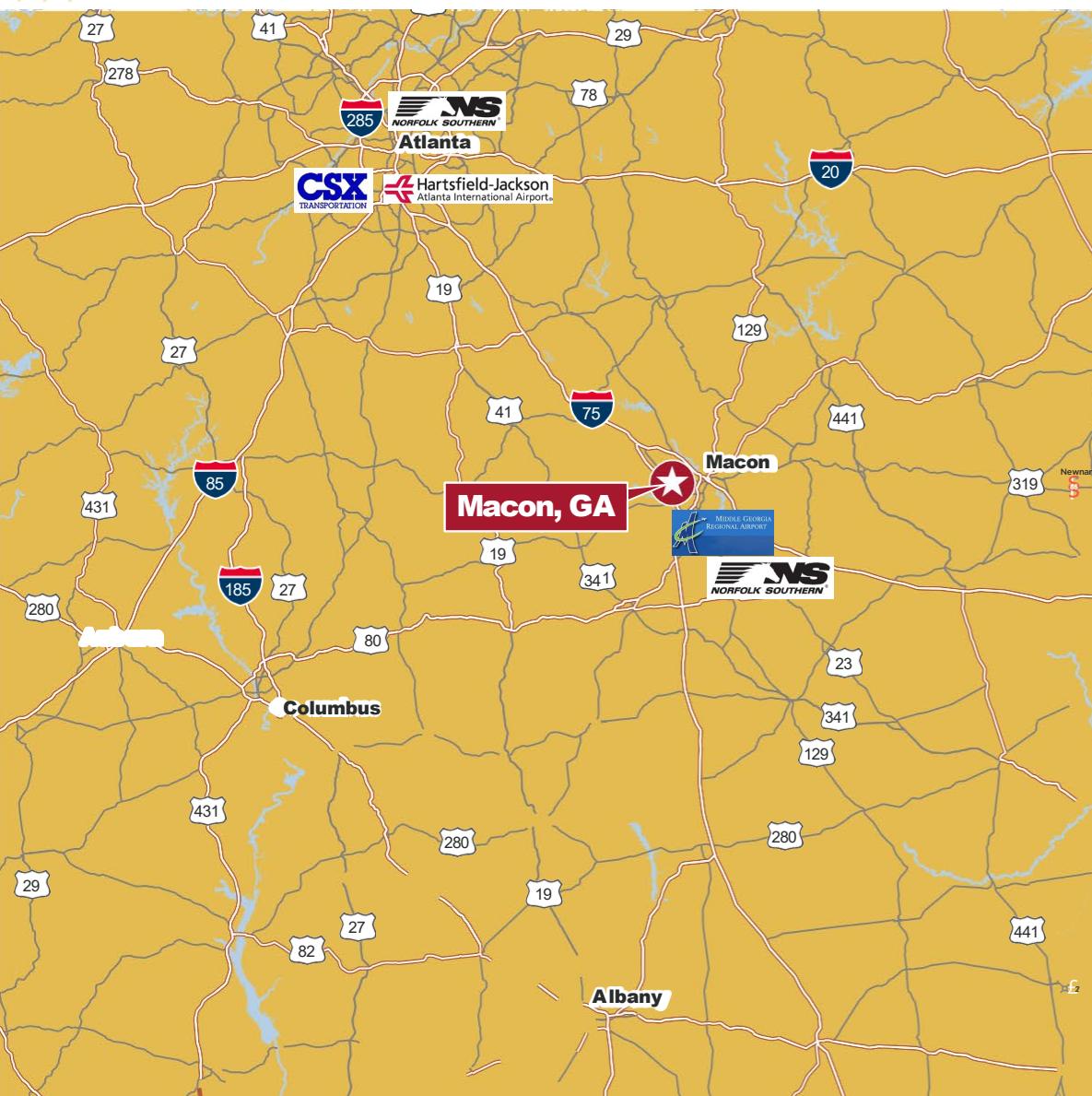
POPULATION DENSITY AND LABOR HEAT MAP



DRIVE TIME MAP



IN CLOSE PROXIMITY MAP



DISTANCES TO INTERSTATES & HIGHWAYS

| | |
|-----------|-------|
| 0.8 Miles | I-475 |
| 6.0 Miles | I-75 |
| 7.5 Miles | I-16 |

DISTANCES TO AIR, RAIL, PORT

| | |
|---|------------|
| Middle Georgia Regional Airport | 14.2 Miles |
| Hartsfield-Jackson International Airport | 73.5 Miles |
| Macon Terminal at Brosnan Yard, Norfolk Southern | 8.3 Miles |
| Inman Yard Intermodal, Norfolk Southern | 85.9 Miles |
| Fairburn Yard Intermodal, CSX | 89.9 Miles |
| Port of Savannah | 174 Miles |

CONTACT INFORMATION



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