

33 ACRES FOR SALE

±215,460 SF Industrial Building or IOS Opportunity

200 Riggins Mill Road, Dry Branch, GA



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KBCADVISORS

33 ACRES FOR SALE

Development Ready Site Overview & Advantages



This exceptional 33-acre M-1 zoned site offers a rare opportunity for Industrial Outdoor Storage (IOS) or development of 215,460 SF industrial facility. Strategically located in close proximity to the Atlanta's Hartsfield-Jackson International Airport, major interstate highways I-16 and I-75, and the Port of Savannah, this site ensures seamless connectivity for regional and national distribution.

KEY ADVANTAGES



Immediate Access
to I-16, I-75,
Hwy 23 & Hwy 80



Close Proximity
to Atlanta & Southern
Distribution Hubs



M-1
Zoning



Flexibility to Accommodate
a Variety of Operational
Requirements



Direct Connection To Port
of Savannah & Savannah
Gateway Industrial Hub



33 ACRES FOR SALE

Concept Plan: Distribution Facility



±215,460 SF
Available Space

M-1
Opportunity
Zoned

33
Acres

63
Dock Doors

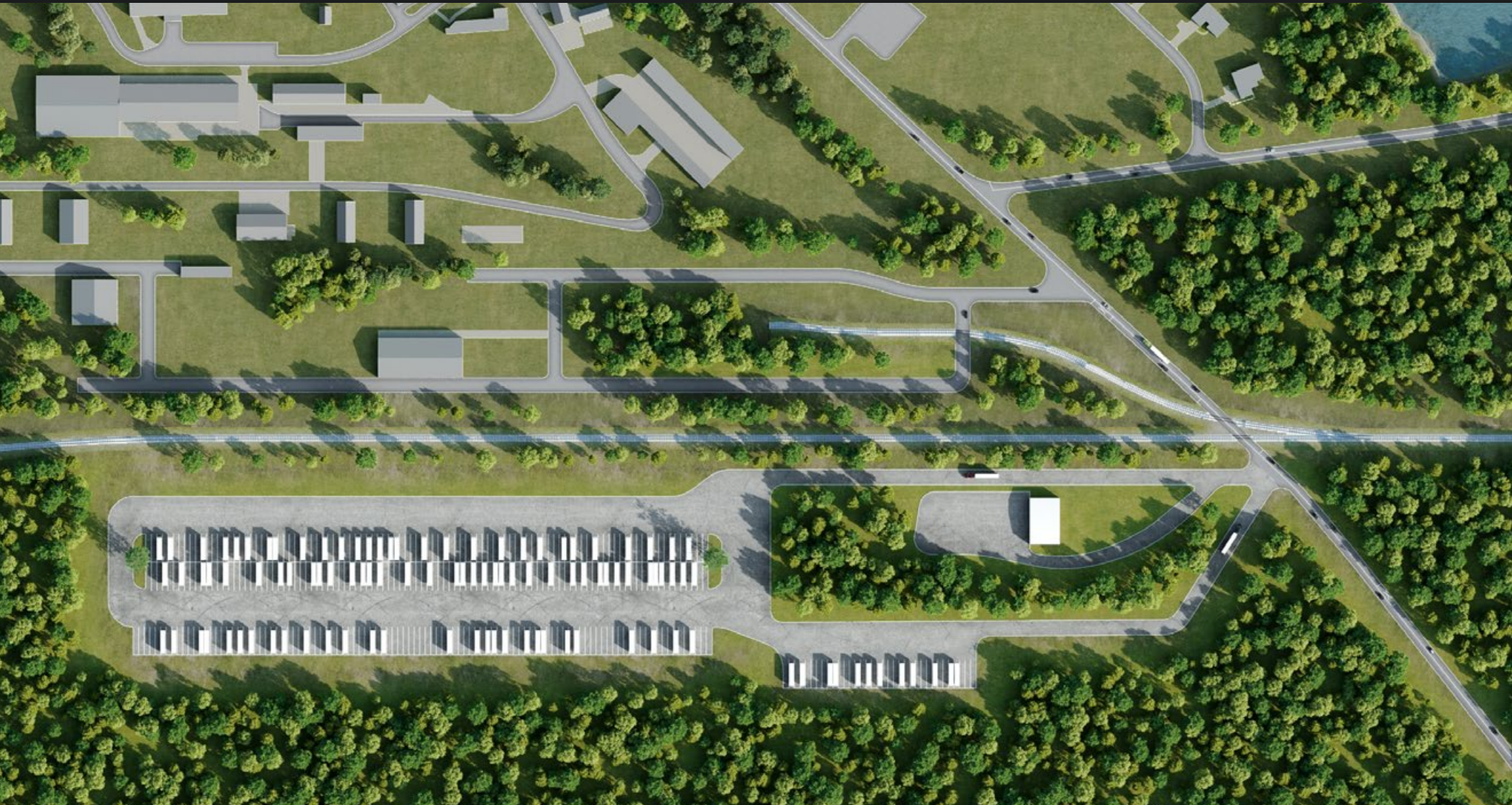
2
Oversized
Doors

9
Access
Doors

152
Auto Parks

33 ACRES FOR SALE

Concept Plan: Outdoor Storage/Parking



M-1
Opportunity
Zoned

33
Acres

±340
Truck
Stalls

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Strategic Transportation Network



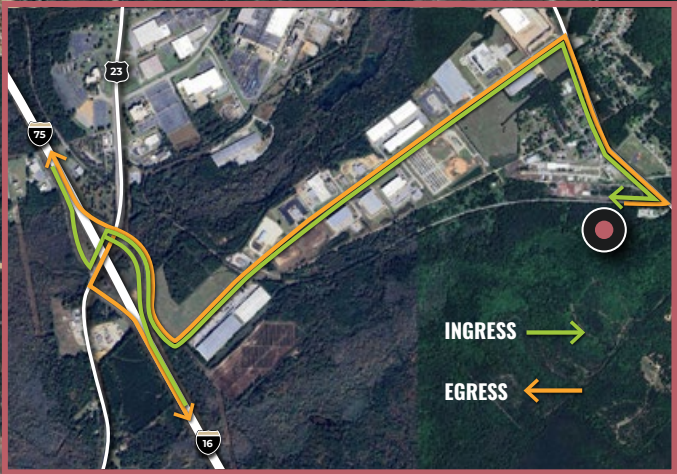
PREMIER REGIONAL CONNECTIVITY

- 1-16 | Exit 6 3.6 Miles
- Downtown Macon 7.5 Miles
- I-75 | Exit 1A 9 Miles

I-75 | EXIT 1A
9 MILES

NORFOLK SOUTHERN
MACON YARD TOWER
10 MILES

I-16 | EXIT 6
3.6 MILES



200 RIGGINS MILL ROAD,
DRY BRANCH, GA

33 ACRES FOR SALE

Connecting You to a Thriving Workforce



WAREHOUSE WORKERS

\$14.57 Average Hourly Earnings

	2023 Resident Workers	2018-2023 % Change in Resident Workers	2023 Net Commuters
30 MIN	3,117	20%	1,277
45 MIN	9,254	24%	-276



INDUSTRIAL TRUCK & TRACTOR OPERATORS

\$17.00 Average Hourly Earnings

	2023 Resident Workers	2018-2023 % Change in Resident Workers	2023 Net Commuters
30 MIN	576	39%	192
45 MIN	1,681	45%	-301



MANUFACTURING & FABRICATING

\$16.25 Average Hourly Earnings

	2023 Resident Workers	2018-2023 % Change in Resident Workers	2023 Net Commuters
30 MIN	547	-12%	86
45 MIN	1,908	-12%	-262



MACON



200 RIGGINS MILL ROAD,
DRY BRANCH, GA

MILLEDGEVILLE

211,443

30 MIN DRIVE TIME
2024 TOTAL POPULATION



WARNER ROBINS



481,146

45 MIN DRIVE TIME
2024 TOTAL POPULATION

PERRY

Extended Reach for a Geater Impact



KEY ACCESS POINTS

	Hartsfield-Jackson Int'l Airport	84 MILES
	CSX Intermodal Hulsey	94 MILES
	Downtown Atlanta	96 MILES
	Norfolk Southern Inman	97 MILES
	CSX Intermodal Fairburn	97 MILES
	Norfolk Southern Austell	109 MILES
	Savannah Gateway Industrial Hub	154 MILES
	CSX Intermodal Savannah	160 MILES
	Port of Savannah	162 MILES

MACON IS THE LOWEST COST ALTERNATIVE

\$2.50/SF

Less in Rent

\$2.00/Hr

Less For Labor

2.6% Vacancy

In Savannah = Tight Market

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