

Albany Commerce Park

Albany, GA

Albany, GA MSA



Industrial BTS Site for Lease

500,000 Total SF Available (to Suit)

M-1 Restricted Industrial District

Utilities to Site

Delivery 2027 (Accommodate)

Project Features

- Due Diligence Complete
- Heavy Power – Available (to Suit) by City of Albany
- 40' Clear Height or to Suit
- 50' x 50' Column Spacing with 60' Dock Speed Bays or to Suit
- Ample Car Parks, Dock Positions, and Trailer Storage or to Suit
- 7" 4000 PSI Reinforced Concrete Floor Slab or to Suit
- ESFR Fire Suppression System or to Suit
- LED Lighting or to Suit

Labor Force

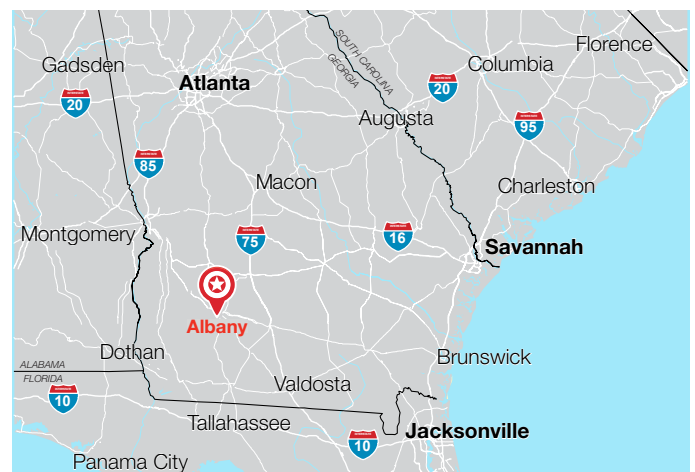
- Skilled labor force of 169,000 in 45-minute drive
- Customized Workforce Training Available

State, Regional, and Local Incentives Available

- Job Investment Fund (JIF)
- Freeport Exemption
- Georgia Job Tax Credits
- Property Tax Abatement

Transportation

- Direct Access to U.S. Hwy 19
- Access to I-75 via U.S. Hwy 82
- 1.5-Hour Drive Time to Florida State Line
- 1-Day Drive Time to 62M Total Population
- 2.5-Hour Drive Time to I-285 Interchange (Atlanta)
- 3.5-Hour Drive Time to Port of Savannah, GA and Port of Jacksonville, FL



InSite

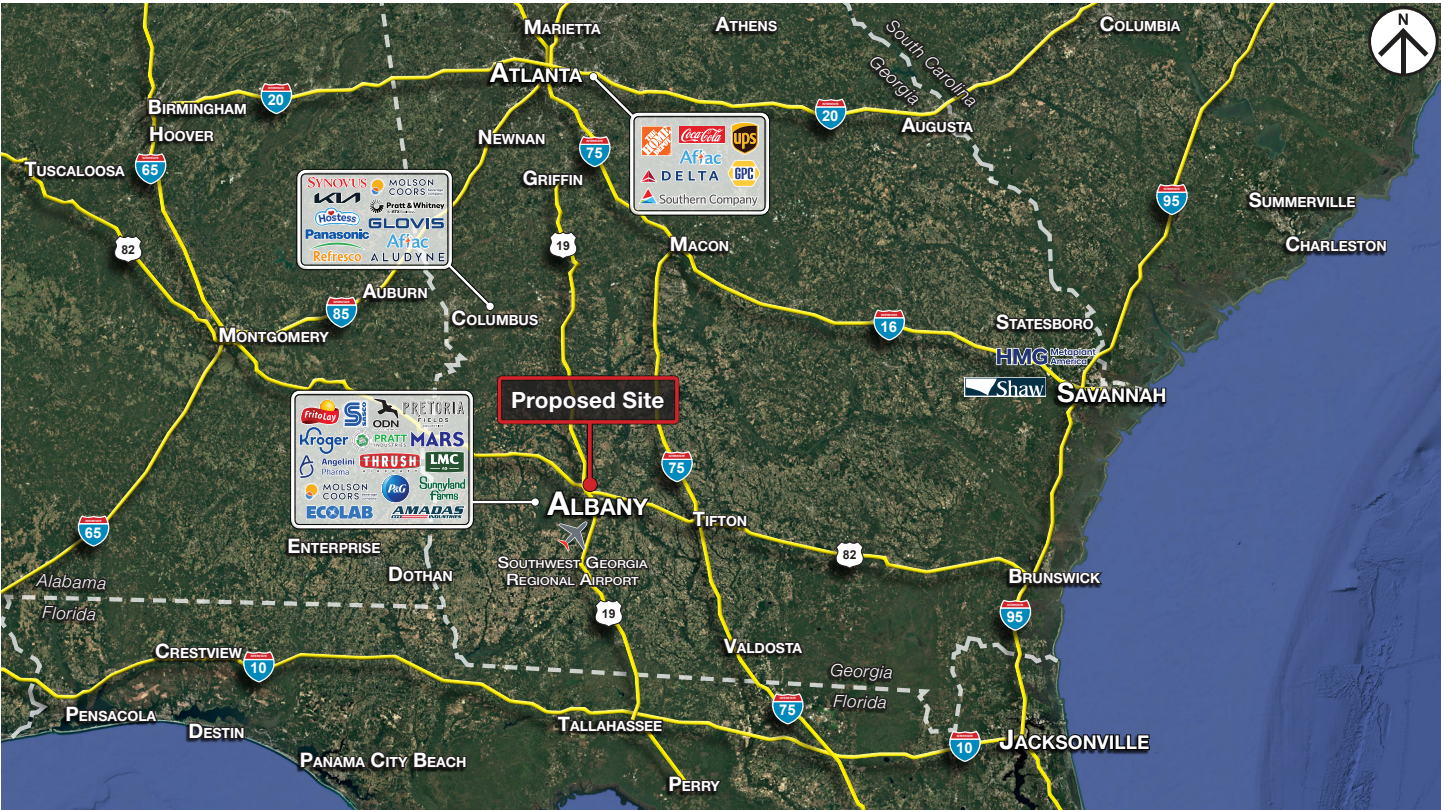
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Location

Proximities Map



Highway Distance

City	Highway Distance	Drive Time
Tifton, GA	41 mi	52 min
Lenox, GA	53 mi	1 hr 1 min
Jacksonville, FL	206 mi	3 hr 6 min
Atlanta, GA	191 mi	3 hr 7 min
Savannah, GA	224 mi	3 hr 44 min
Birmingham, AL	246 mi	4 hr 11 min
Tampa, FL	316 mi	4 hr 37 min
Chattanooga, TN	304 mi	4 hr 38 min
Orlando, FL	302 mi	4 hr 39 min
Charleston, SC	324 mi	5 hr 20 min
Knoxville, TN	399 mi	5 hr 59 min
Charlotte, NC	365 mi	6 hr 11 min
New Orleans, LA	421 mi	6 hr 29 min
Nashville, TN	436 mi	6 hr 54 min
Baton Rouge, LA	478 mi	7 hr 18 min
Memphis, TN	490 mi	7 hr 44 min
Bowling Green, KY	500 mi	7 hr 50 min
Miami, FL	555 mi	8 hr 4 min
Raleigh, NC	498 mi	8 hr 6 min
Roanoke, VA	559 mi	9 hr 9 min
Washington D.C.	750 mi	11 hr 51 min
Chicago, IL	898 mi	13 hr 23 min
Detroit, MI	914 mi	13 hr 52 min



Property Features

Road:	Direct access to US 19
Air:	Southwest Georgia Regional Airport (12 minutes)
Intermodal Terminals:	Cordele Intermodal Services (50 minutes)



1-Day Drive Time to 62M Total Population

Premises Plan



Lot 1 Building Specs

Size:	150,000 SF or to Suit
Clear Ceiling Height:	32' or to Suit
Loading Docks:	15 or to Suit
Car Parks:	53 or to Suit
Trailer Parks:	27 or to Suit

Lot 2 Building Specs

Size:	300,000 SF or to Suit
Clear Ceiling Height:	40' or to Suit
Loading Docks:	30 or to Suit
Car Parks:	105 or to Suit
Trailer Parks:	27 or to Suit

Lot 3 Building Specs

Size:	50,000 SF or to Suit
Clear Ceiling Height:	32' or to Suit
Loading Docks:	5 or to Suit
Car Parks:	18 or to Suit
Trailer Parks:	9 or to Suit

All Buildings Feature:

Office:	To Suit
Roof:	TPO - 20 Year Warranty or to Suit
Exterior Wall:	Insulated Concrete Wall Panels or to Suit
Floor:	7" Thick Reinforced Concrete Slab on Grade or to Suit
Structure:	50'x 50' Minimum Bay Spacing with 60' Dock Speed Bays or to Suit
HVAC:	High-Efficiency Gas Fired or to Suit
Lighting:	LED Lighting Fixtures or to Suit
Fire Suppression:	ESFR
Electrical:	Minimum of 2,500 to 4,000 Amps or to Suit

Utilities

Electric:	City of Albany	Service to Suit
Gas:	City of Albany	Service to Suit
Water:	City of Albany	10-inch
Sewer:	City of Albany	10-inch
Fiber:	Multiple Providers Available	

Albany, GA MSA



Total Population
150,049



Total Labor Force
71,186



**Median Household
Income**
\$47,612



**Median Household
Value**
\$174,594

About InSite Real Estate

Developer, Owner, and Operator

InSite Real Estate, LLC acquires, develops, and operates industrial, office, and retail investment property nationwide.

Proven Industrial Build-to-Suit Specialist

InSite specializes in the execution of build-to-suit projects for investment-grade and other creditworthy industrial and logistics tenants in primary, secondary, and tertiary markets.

To date, InSite has completed over 700 industrial, office, and retail projects in over 40 states ranging from 2,000 to 2.6 million square feet in size and \$1 million to \$300 million in value.



Ford Motor Company — Newport, MI



Penske Logistics — Romulus, MI



BWI — Krakow, Poland



The Kroger Co. — Romulus, MI



Frito-Lay — Baton Rouge, LA



Game One — Swanton, OH

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