

Warehouse/Manufacturing Building
2351 Hubbard Road, Building C
Macon, GA 31217



AVAILABLE JANUARY 2024



DESCRIPTION: A 3,200 sf building with small office area and two restrooms.

PARKING: Ample common parking within the complex.

CEILING HEIGHT: 20' eave height

DOCKS: 1 - 10x12 Dock High Door
1 - 12x14 Ground Level Overhead Door

ZONED: M-2

YEAR BUILT: 1997

ELECTRICAL: 400 amp, 600 volts electric current

LOCATION: Located in Ocmulgee East Industrial Park on Hubbard Road near Weaver Road intersection and Herbert Smart Airport. Excellent Access to I-16 and other major traffic arteries.

CONSTRUCTION: Pre-galvanized steel panels and steel frames

NEARBY BUSINESSES: Nearby businesses include YKK, Star Snacks, Blue Bird, PODS Moving & Storage, Herbert Smart Airport, and GEICO Insurance.

Estimated Taxes: \$0.32/SF

Estimated Insurance: \$0.17/SF

Common Area

Maintenance: \$0.20/SF

Lease Price: \$2,200/Month NNN (\$8.25/PSF)

Estimated CAM, Taxes and Insurance \$0.70/PSF (\$187.00/month)

**FOR MORE
INFORMATION
CONTACT**

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577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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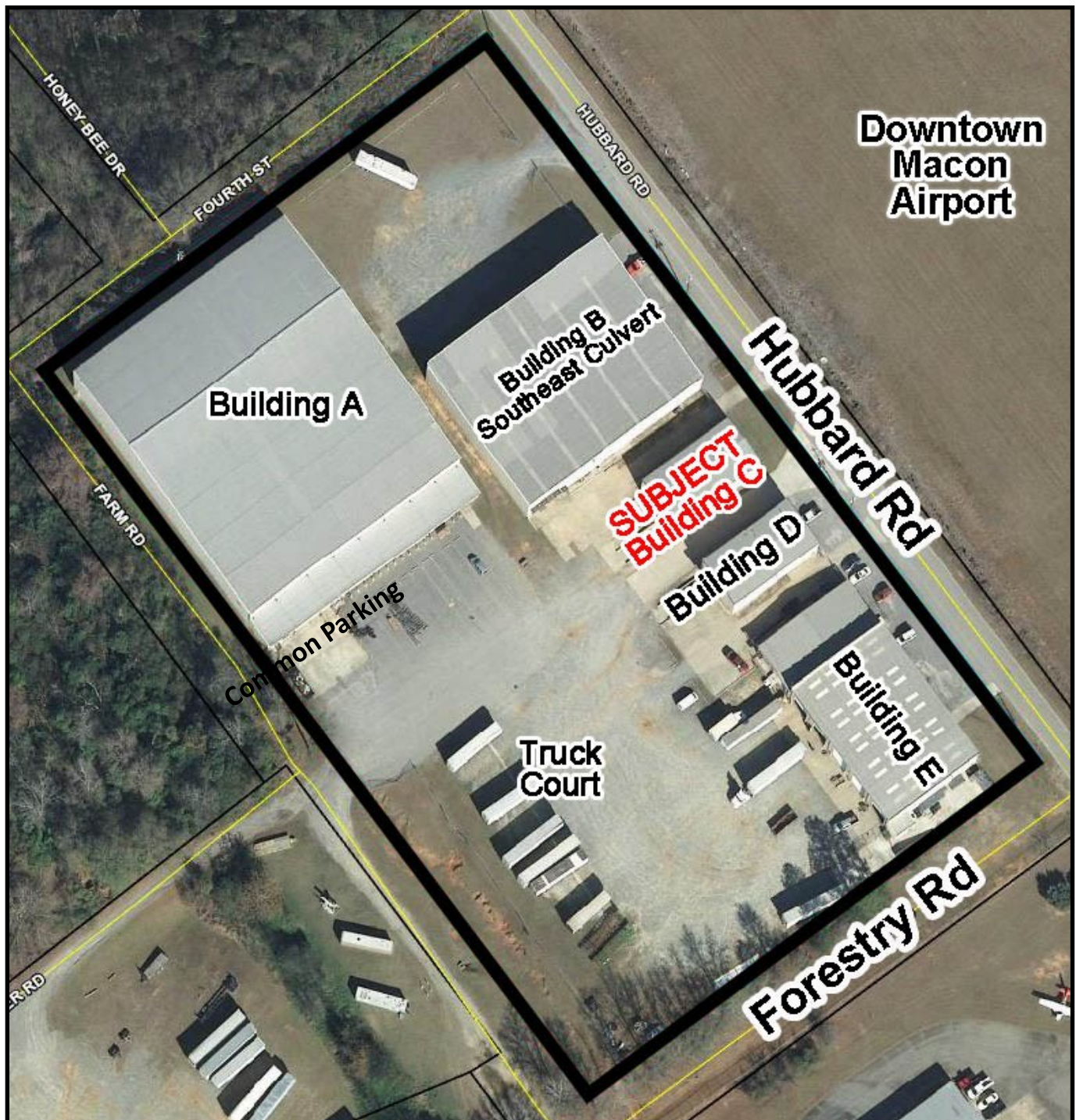
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