



INDUSTRIAL PROPERTY FOR LEASE

29,550 SF

2225 Ronald Avenue

Macon, GA 31217



PROPERTY DETAILS

SIZE

- Approximately 29,500 SF (includes 4,550 SF canopy)

GROUND

- Approximately 4.67 acres

CONSTRUCTION

- **Walls:** Front wall is stucco to 15' then insulated metal panels to the roof line. The other 3 walls are insulated pre-engineered metal walls with 5' of translucent siding
- **Roof:** Insulated pre-engineered standing seam
- **Columns:** Steel

DATE OF CONSTRUCTION

- 1999

CEILING HEIGHTS

- 16.5' at the eave and 22' in the center

COLUMN SPACING

- Clear span

UTILITIES

- **Power:** Supplied by Georgia Power; 3 pole mounted transformers of 37.5 KVA each. Distribution from a 250-amp main and a 480-amp main (both are 3-phase, 480/277 volt). There is also a 208/120v panel.
- **Water:** Supplied by Macon Water Authority
- **Sewer:** Supplied by Macon Water Authority
- **Natural Gas:** 1.5" line into the building

SPRINKLER

- 100% Wet System; .20 GPM/SF, 53 psi residual pressure

LIGHTING

- LED; translucent panels on the side walls for daylight

OFFICE FACILITIES

- Approximately 2,000 SF of office space featuring conference room, reception area, four private offices, break area, storage closet, and server closet. Finishes include tile floors, painted sheetrock walls, acoustical tile ceilings, sprinklers, LED lighting and HVAC.

RESTROOMS

- 1 men's restroom (2 toilets, 1 urinal, 1 lavatory)
- 1 women's restroom (2 toilets, 1 lavatory)
- 1 unisex restroom (1 toilet, 1 lavatory)

HEAT

- Ceiling mounted natural gas fired radiant heaters

TRUCK LOADING

- Two (10'w x 11'h) loading docks with hydraulic levelers, one (10' x 10') loading dock with mechanical leveler, and one (12'w x 14'w) drive-in door

OPEX

- **Taxes:** \$0.30/SF
- **Insurance:** \$0.35/SF
- **Landscaping:** \$0.20/SF
- **Total:** \$0.85/SF

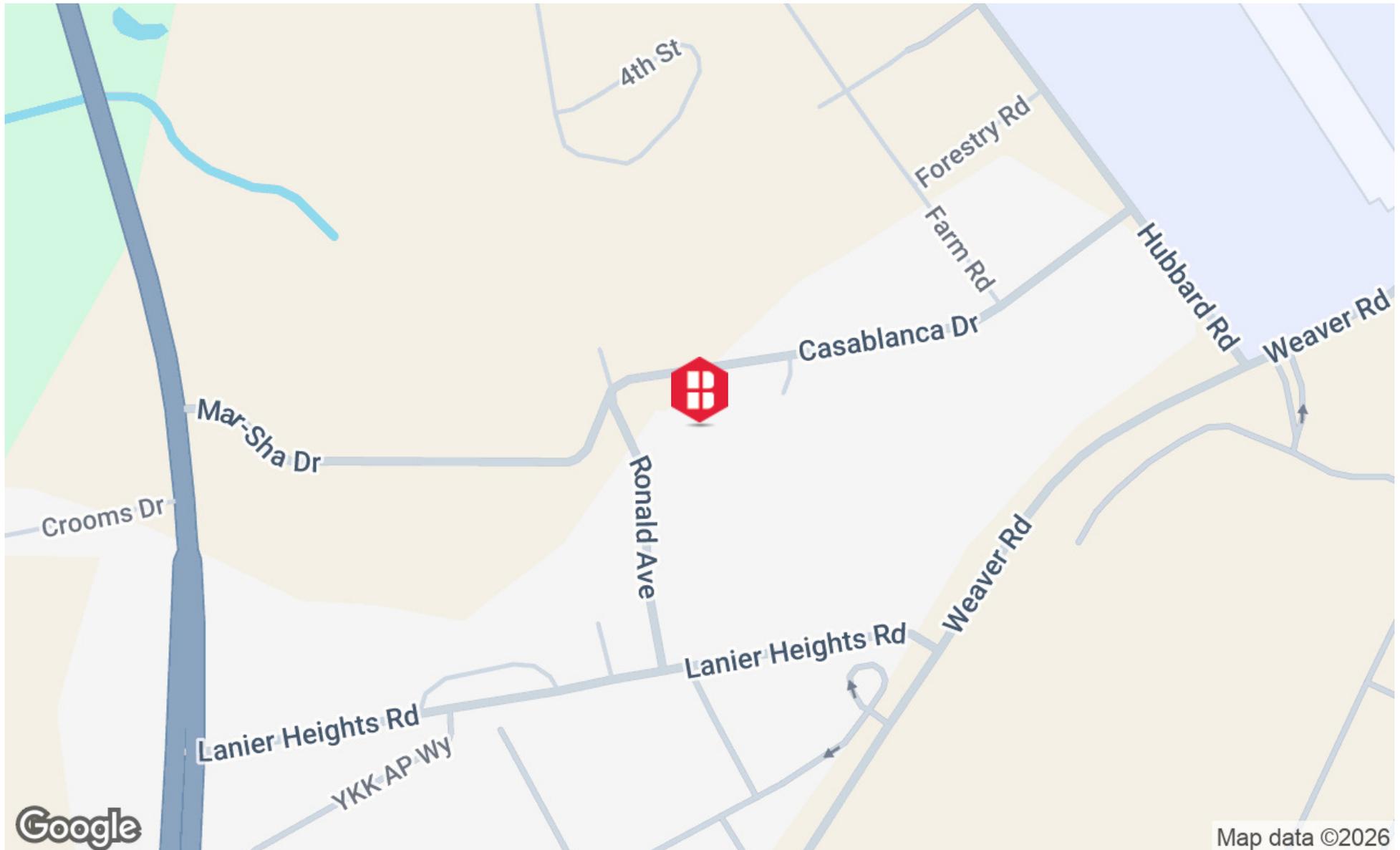
LOCATION

Located approximately 1.3 miles from Exit 6 of I-16, 8.9 miles from I-75, 18 miles from Middle Georgia Regional Airport and 83 miles from Hartsfield-Jackson Atlanta International Airport.

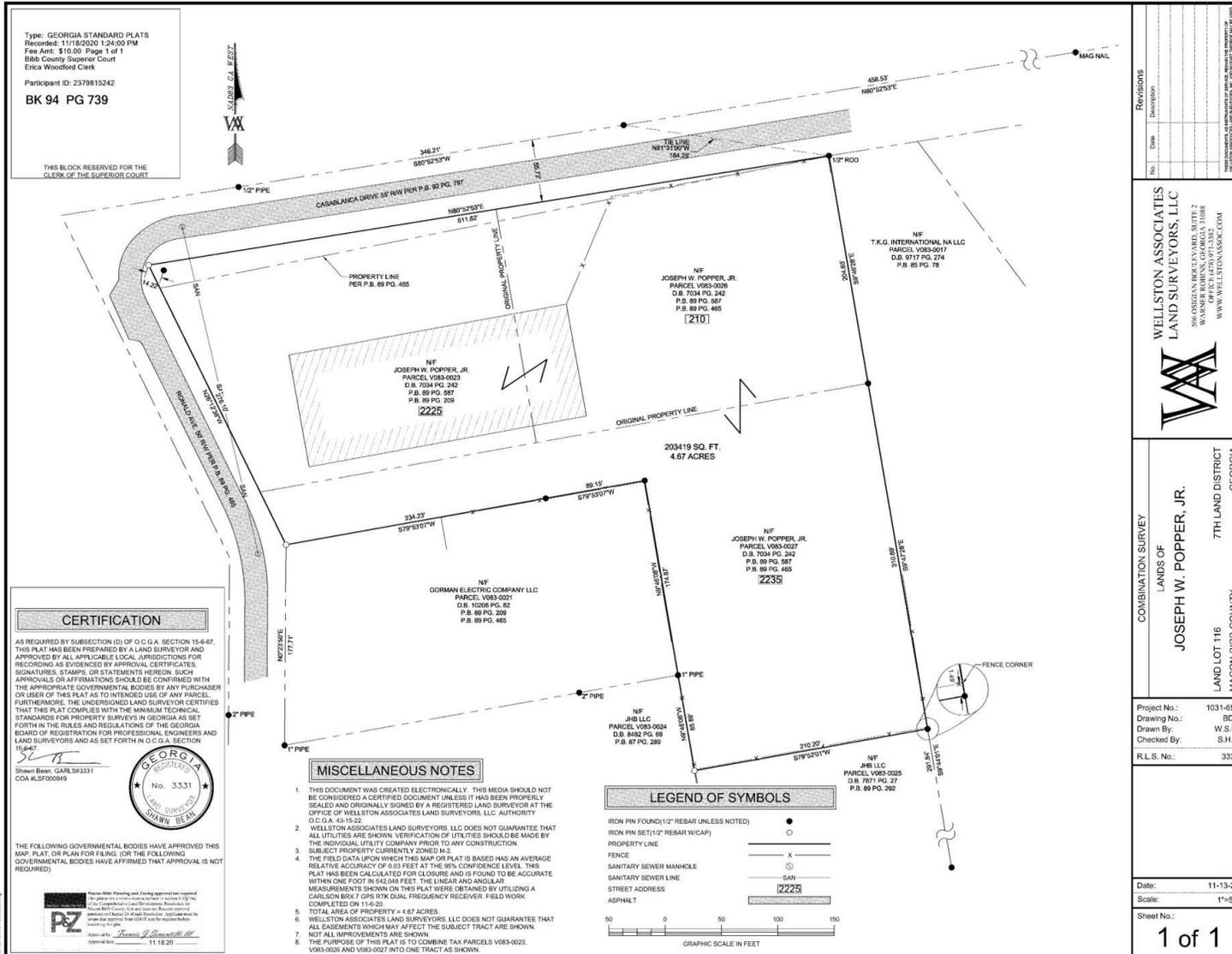
ADDITIONAL PHOTOS



LOCATION MAP



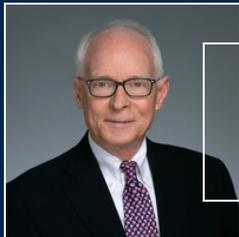
SITE PLAN





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