

SUBLEASE

WAREHOUSE / OFFICE

7649 AIRPORT DRIVE
MACON, BIBB COUNTY, GEORGIA 31216



SUBLEASE RATE:
\$5.50/PSF, NNN

LOCATION OVERVIEW

One block from **Middle Georgia Regional Airport**

Convenient access to major regional transportation routes:

- Approximately 5 miles to **Interstate 75**
- Approximately 5 miles to **Interstate 475**
- Approximately 11 miles to **Interstate 16**
- Easy access to **GA Highways 41 & 247**
- Approximately 170 miles to the **Port of Savannah**

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PROPERTY OVERVIEW

44,343± SF Industrial Warehouse

- **3,000± SF Office**
 - 1st Floor: 1,700± SF
 - 2nd Floor: 1,300± SF
- **41,343± SF Warehouse**

Key Building Features:

- Ceiling height: 20' clear
- Column spacing: 32' X 56'
- Power: 400 Amp, 120/208/240 Volt, 3-Phase
- 4 Dock high doors w/levelers (10' X 10')
- 2 Drive-in doors (10' X 10') (10' X 12')

Site Features:

- 6.52 Acres
- Large truck court
- 24 Front Parking spaces (Expandable)

Additional Information:

- Built in 1980
- Zoned M-1 (Light Industrial)
- Annual Property Taxes: \$14,697.98



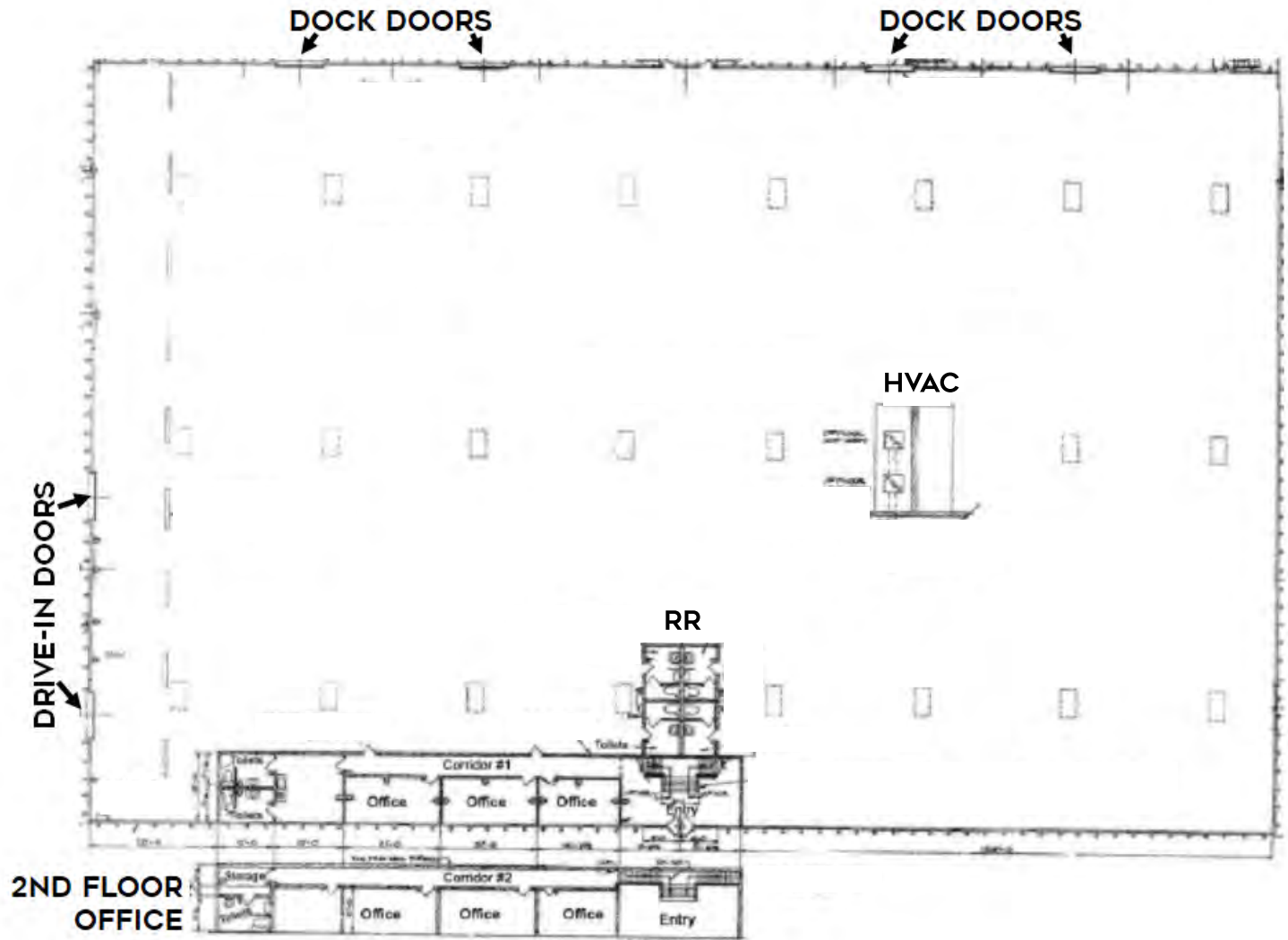
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COMMERCIAL**

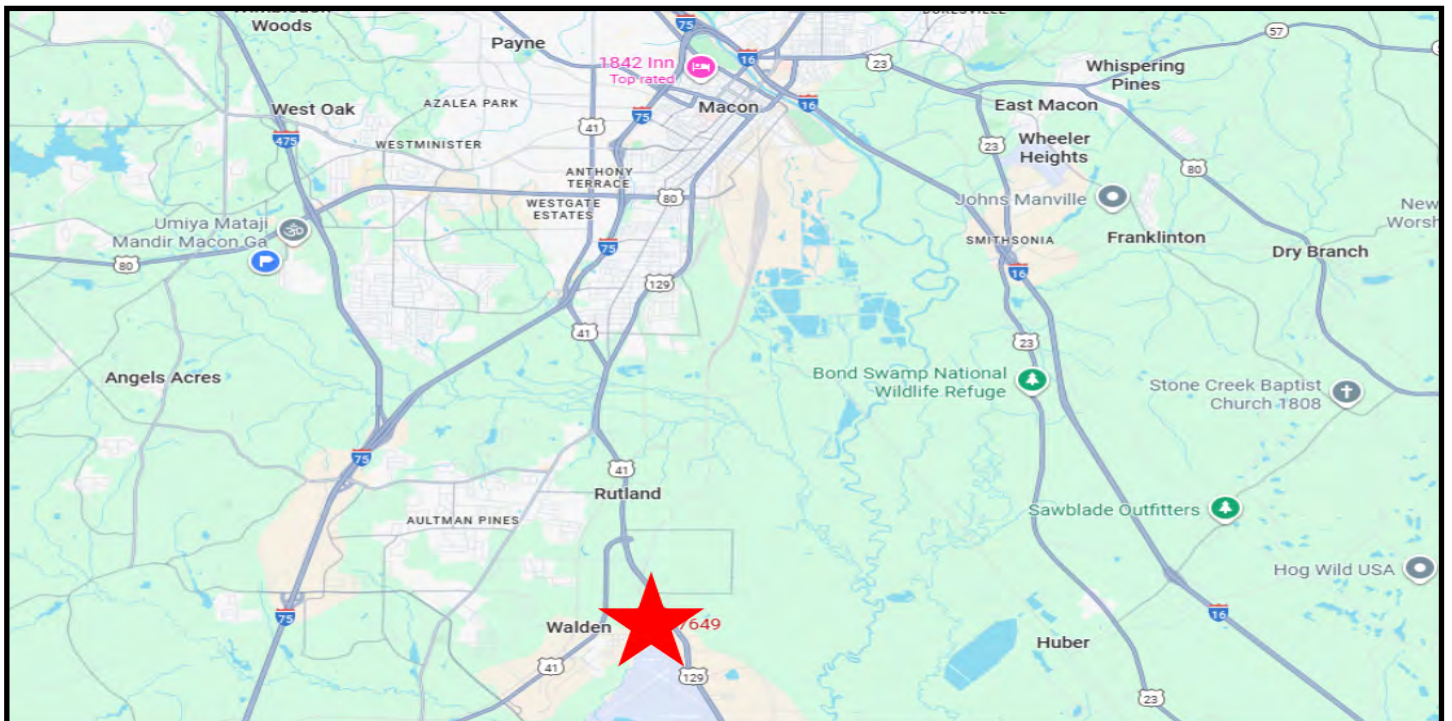
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FLOOR PLAN

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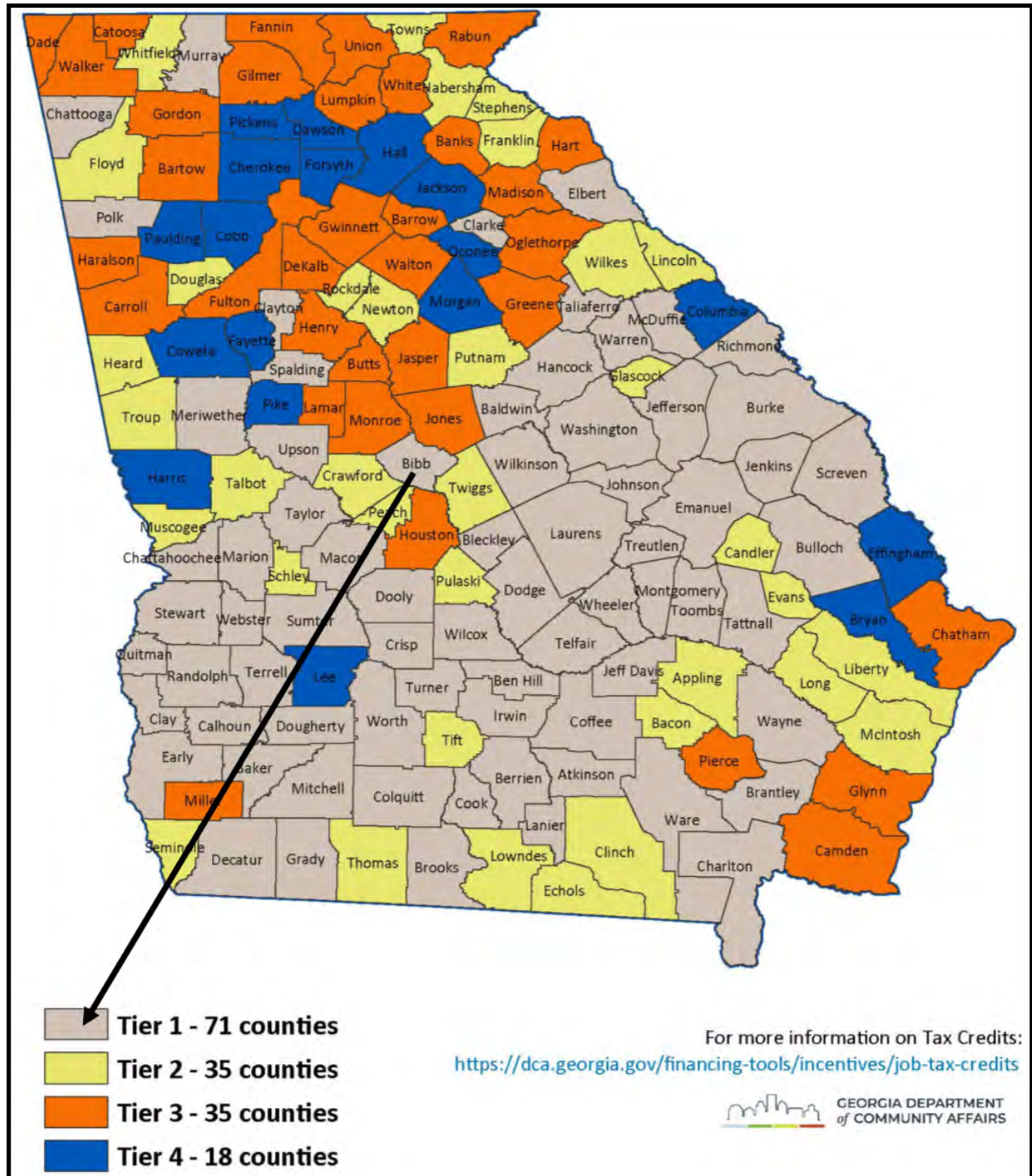




GEORGIA JOB TAX CREDIT

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