

**23,000 SF Warehouse Space**  
2351 Hubbard Road, Building B  
Macon, GA 31217



Summary

Area Info

Photos

Aerial

Site Map



**LEASE PRICE: \$9,487.50/Month NNN (\$4.95/SF)**

Estimated \$0.70/PSF CAM, Taxes and Insurance (\$1,342/month)

**CONTACT**

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PROPERTY INFORMATION

BUILDING

**Property Address:** 2351 Hubbard Road, Bldg B  
Macon, GA 31201

**County:** Bibb

**Total Size:** 23,000 SF – Building

**Utilities:** Water, Sewer, & Electricity Available

**Year Built:** 1998

**Ceiling Height:** 24’ – 30’

**Sprinkler:** Yes

**Construction:** Pre-galvanized steel panels and steel frames

**Column Spacing:** Building is 131’ X 165’ with middle row of columns 65’ from OS walls and 30’ spacing

**Taxes:** \$0.32/SF (est.)

**Insurance:** \$0.15/SF (est.)

**Common Area Maintenance:** \$0.20/SF (est.)

SITE

**Zoning:** M-2

**Parking:** In front & ample common parking in rear and side

**Other:** Warehouse services also available

**Tenant Improvements:** Owner will build out office space for qualified tenant.

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Demographics 2025	1 Mile	3 Miles	5 Miles
Population	345	6,834	33,447
Avg HH Income	\$68,573	\$64,285	\$59,897
Median Age	34.3	36.6	36.0

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**NOTES**

This 23,000 SF warehouse at 2351 Hubbard Road, Building B, Macon, GA offers flexible industrial space with ±300 SF of office, two dock-high doors, and a 16’ x 16’ ground-level door. With ceiling heights ranging from 24’ to 30’, the property is ideal for distribution, storage, or light manufacturing. Constructed with pre-galvanized steel panels and equipped with sprinklers, it is built for durability and safety.

**LOCATION**

Situated off Weaver Road near Ocmulgee East Industrial Boulevard, the site provides excellent access to major industrial and transportation corridors. Surrounded by established businesses such as YKK, GEICO, Blue Bird, Star Snacks, and PODS Moving & Storage, the property sits within a thriving industrial hub near Herbert Smart Airport.

**HIGHLIGHTS**

- 23,000 SF warehouse with 24’–30’ ceiling heights
- Two dock doors plus one 16’ x 16’ ground-level door
- Flexible office buildout available by owner
- Ample front and rear parking with shared common area access
- Zoned M-2, supporting a wide range of industrial uses.
- Strategic industrial location near Ocmulgee East Industrial Blvd
- Surrounded by major employers like YKK, GEICO, and Blue Bird

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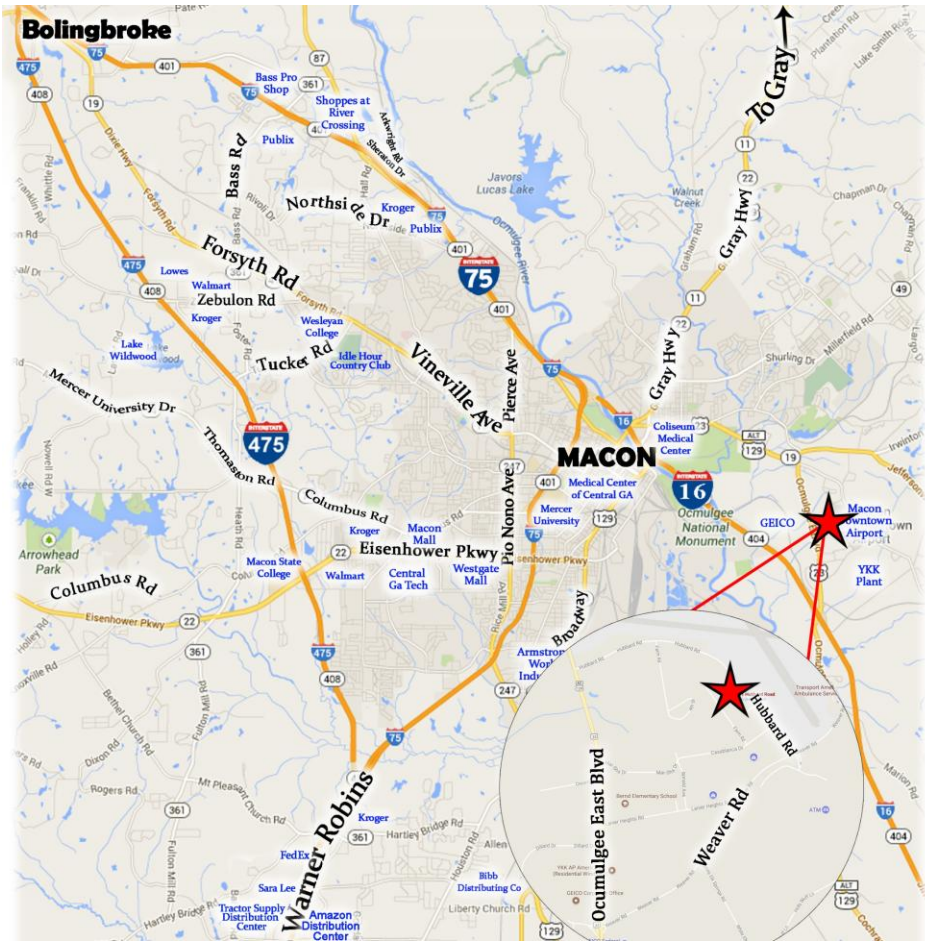
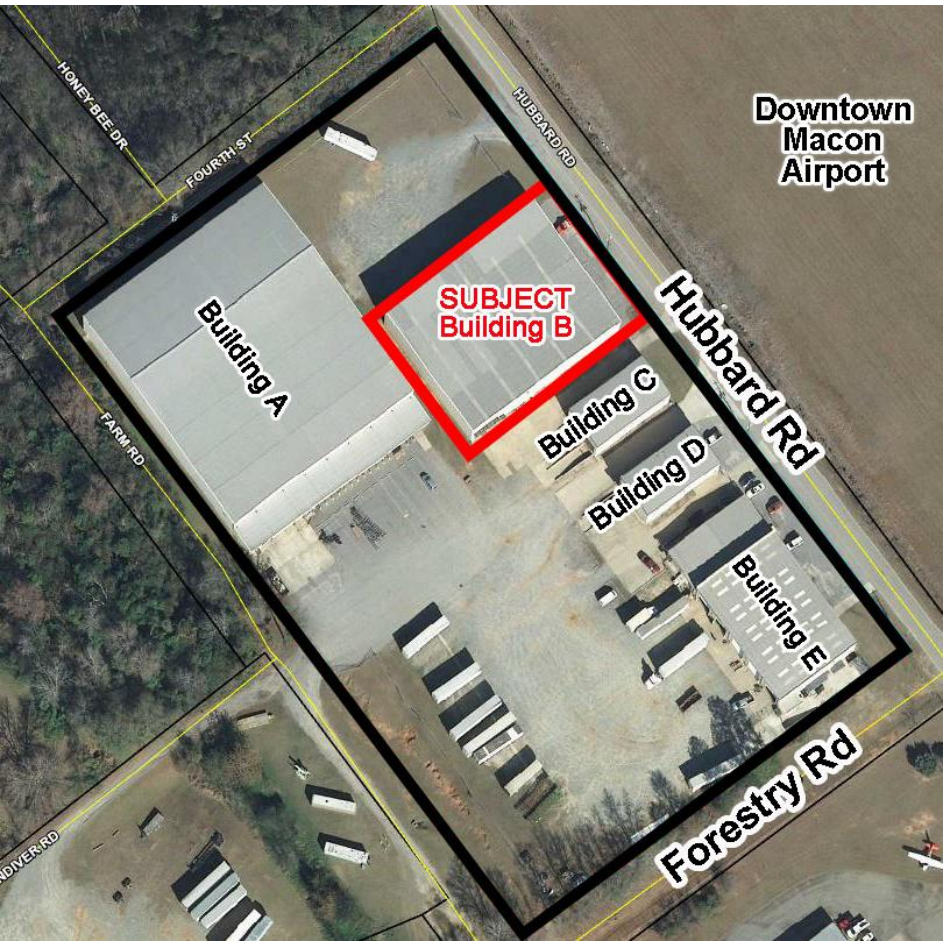
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