LEASE



LEASE RATE: \$2,650.00/PER MONTH

LOCATION OVERVIEW

- Prime location in Macon's established industrial and commercial corridor
- Excellent access to Interstate 475 & Interstate 75
- Convenient connectivity to Atlanta, Columbus, Savannah and service-oriented businesses
- Surrounded by a mix of industrial, distribution, and service-oriented businesses
- Close proximity to restaurants, retail centers, and lodging options
- Central Georgia location ideal for logistics and regional operations
- Situated in a pro-business community with strong infrastructure and workforce support

PROPERTY OVERVIEW

Suite "B" - 5,000± SF Warehouse / Office Space

Property Highlights:

Total Area: 5,000± SF

Warehouse: 3,800± SF

Three (3) on-grade overhead doors

Office Area: 1,200± SF

Welcoming reception area

Three (3) private offices

Breakroom

Two (2) restrooms

Zoning: PDE

Ideal Use: Businesses seeking a functional combination of warehouse and office space in a professional setting

COLDWELL BANKER COMMERCIAL EBERHARDT & BARRY 990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM^{Created 12/19/25}

WAREHOUSE / OFFICE 1077 PARKWAY DRIVE-SUITE B MACON, BIBB COUNTY, GEORGIA 31220

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