

# SALE OR LEASE

**240 NW INDUSTRIAL BOULEVARD  
MACON, BIBB COUNTY, GA 31216**



**SALES PRICE: \$1,195,000  
LEASE RATE: \$9,900.00/MONTH, NNN**

**ARTHUR P BARRY III, SIOR  
478.731.8000  
abarry@cbcgeorgia.com**

**990 Riverside Drive  
Macon, GA 31201**



**COLDWELL BANKER  
COMMERCIAL  
EBERHARDT & BARRY**

©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. The property information herein is derived from various sources that may include, but not be limited to, county records and may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification.

Revised 11/26/24

# SALE OR LEASE

240 NW INDUSTRIAL BOULEVARD  
MACON, BIBB COUNTY, GEORGIA 31216

## BUILDING INFORMATION

Location:	<ul style="list-style-type: none"> <li>Airport Industrial Park</li> <li>Five miles from Interstate 75</li> </ul>
Total Building Size:	18,372± SQ FT Total Two Office / Warehouse Buildings
Lot Size:	5.60 Acres
Parking:	<ul style="list-style-type: none"> <li>Asphalt paved</li> <li>44 Employee parking spaces</li> </ul>
Truck Dock:	Freestanding dock truck pit between Building 1 and Building 2
Zoning:	M-1, Light Industrial

### BUILDING 1

Building 1:	10,271± SF Office / Warehouse <ul style="list-style-type: none"> <li>- 2,256± SF Office</li> <li>- Five (5) private offices</li> <li>- Break room</li> <li>- Reception area</li> <li>- Training room</li> <li>- Equipment room</li> <li>- Mechanical room</li> <li>- Two (2) restrooms</li> <li>- 8,015± SF Warehouse</li> <li>- Two 10' x 10' Drive-in doors</li> </ul>
Year Built:	1998
Construction Features:	<ul style="list-style-type: none"> <li>• Metal exterior walls and roof</li> <li>• Partial brick veneer front</li> <li>• Sheetrock walls &amp; ceilings</li> <li>• Fluorescent lighting</li> <li>• 100% Air-conditioned</li> <li>• 400 AMP, 3-Phase</li> <li>• No sprinkler</li> </ul>

### BUILDING 2

Building 2:	8,101± SF Office / Warehouse <ul style="list-style-type: none"> <li>- 1,024± SF Office on two levels</li> <li>- Two (2) private offices</li> <li>- Conference room</li> <li>- Training room</li> <li>- Mechanical room</li> <li>- One restroom</li> <li>- 7,077± SF Warehouse</li> <li>- Two 10' x 10' Drive-in doors</li> <li>- One 18'x18' Drive-in door</li> </ul>
Year Built:	2008
Construction Features:	<ul style="list-style-type: none"> <li>• Metal exterior walls and roof</li> <li>• Roof approximately five years old</li> <li>• Sheetrock walls &amp; ceilings</li> <li>• Fluorescent lighting</li> <li>• 100% Air-conditioned</li> <li>• 400 AMP, 3-Phase</li> <li>• No sprinkler</li> </ul>



ARTHUR P BARRY III, SIOR  
478.731.8000 CELL  
ABARRY@CBCGEORGIA.COM  
CBCMACON.COM

# SALE OR LEASE

240 NW INDUSTRIAL BOULEVARD  
MACON, BIBB COUNTY, GEORGIA 31216



ARTHUR P BARRY III, SIOR  
478.731.8000 CELL  
ABARRY@CBCGEORGIA.COM  
CBCMACON.COM



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

# SALE OR LEASE

240 NW INDUSTRIAL BOULEVARD  
MACON, BIBB COUNTY, GEORGIA 31216



ARTHUR P BARRY III, SIOR  
478.731.8000 CELL  
ABARRY@CBCGEORGIA.COM  
CBCMACON.COM

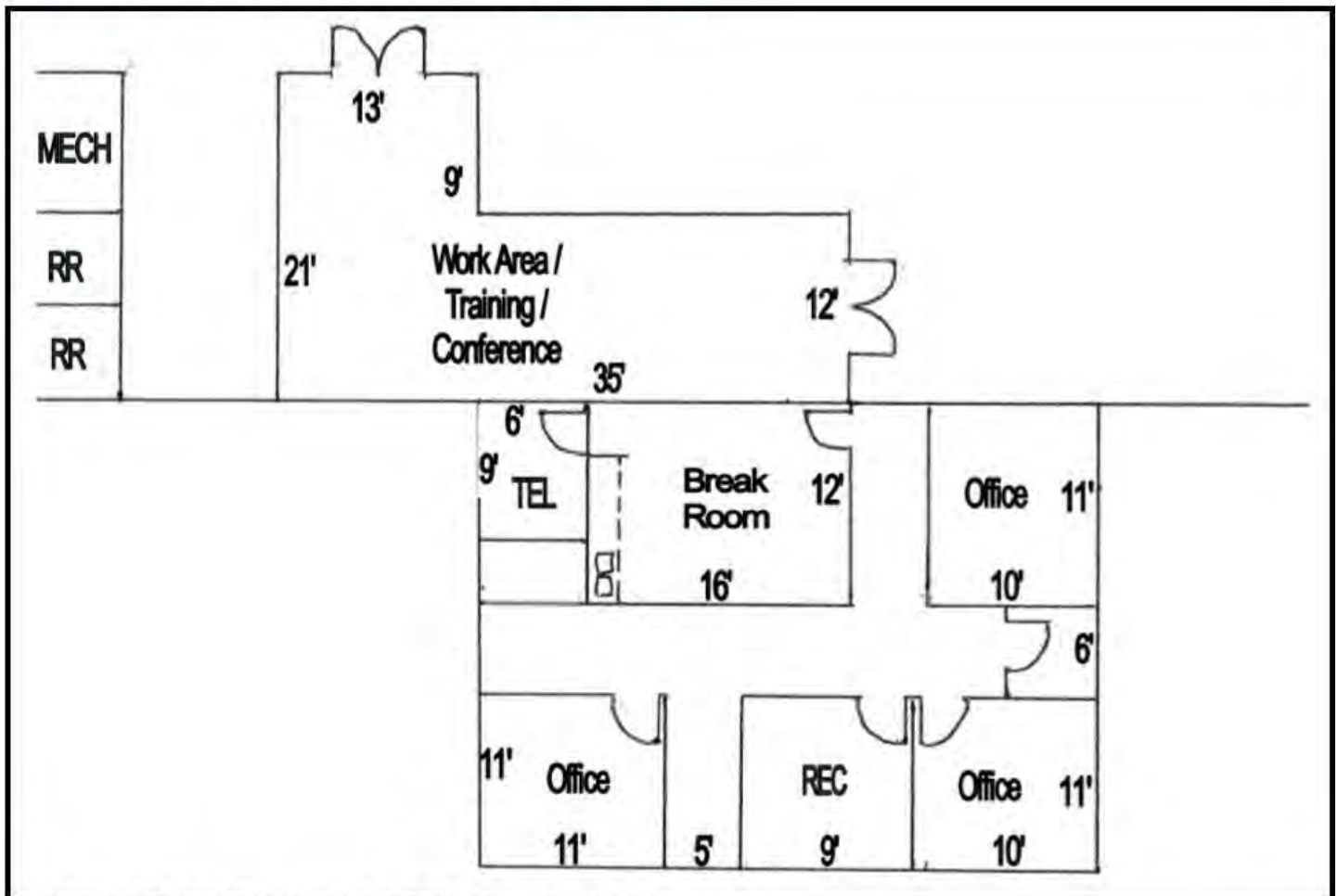


**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

# SALE OR LEASE

240 NW INDUSTRIAL BOULEVARD  
MACON, BIBB COUNTY, GEORGIA 31216

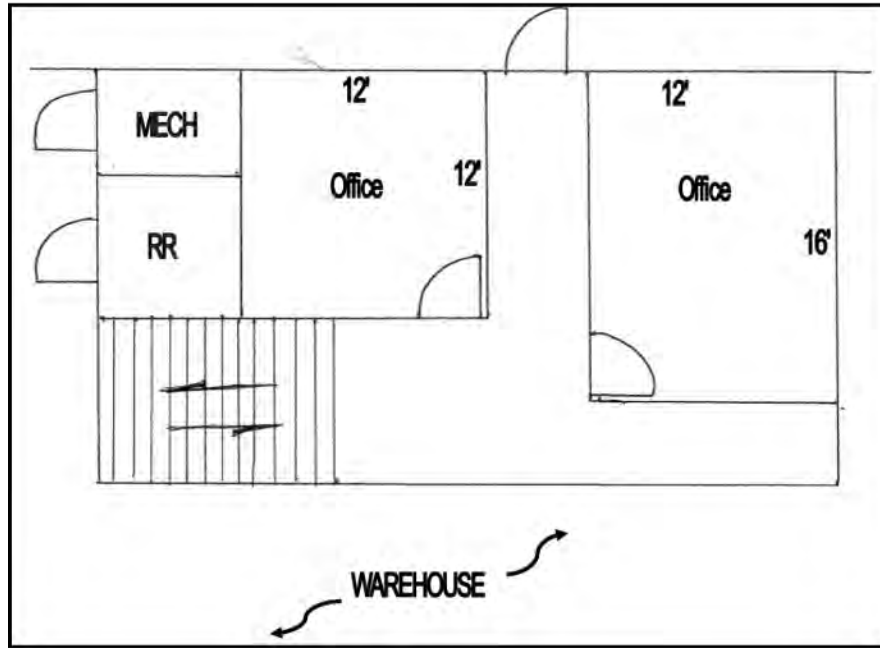
## BUILDING 1 - FLOOR PLAN



NOT TO SCALE - MEASUREMENTS ARE APPROXIMATED

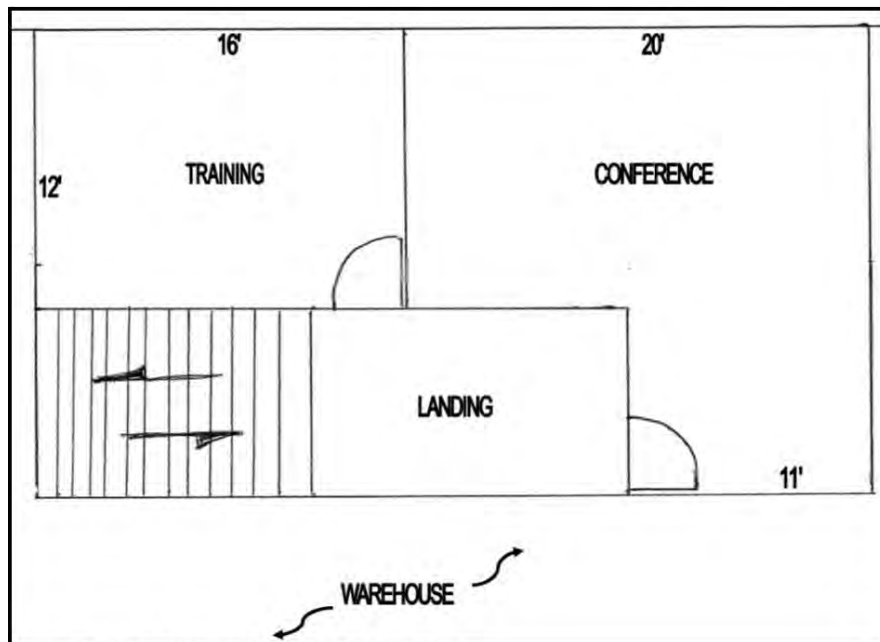
## BUILDING 2 - FLOOR PLANS

### MAIN LEVEL



NOT TO SCALE - MEASUREMENTS ARE APPROXIMATED

### UPPER LEVEL

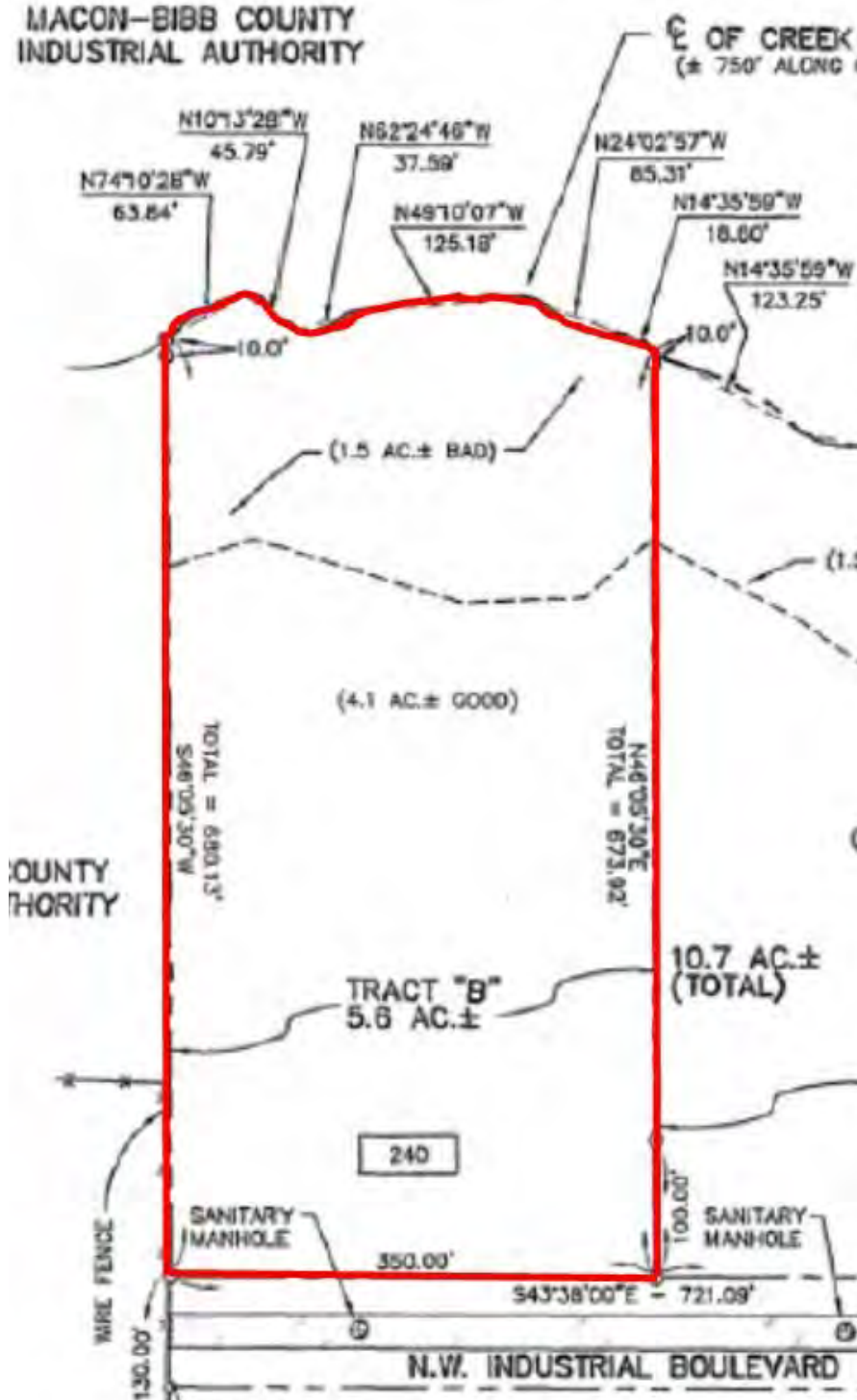


NOT TO SCALE - MEASUREMENTS ARE APPROXIMATED

# SALE OR LEASE

240 NW INDUSTRIAL BOULEVARD  
MACON, BIBB COUNTY, GEORGIA 31216

## PROPERTY SURVEY



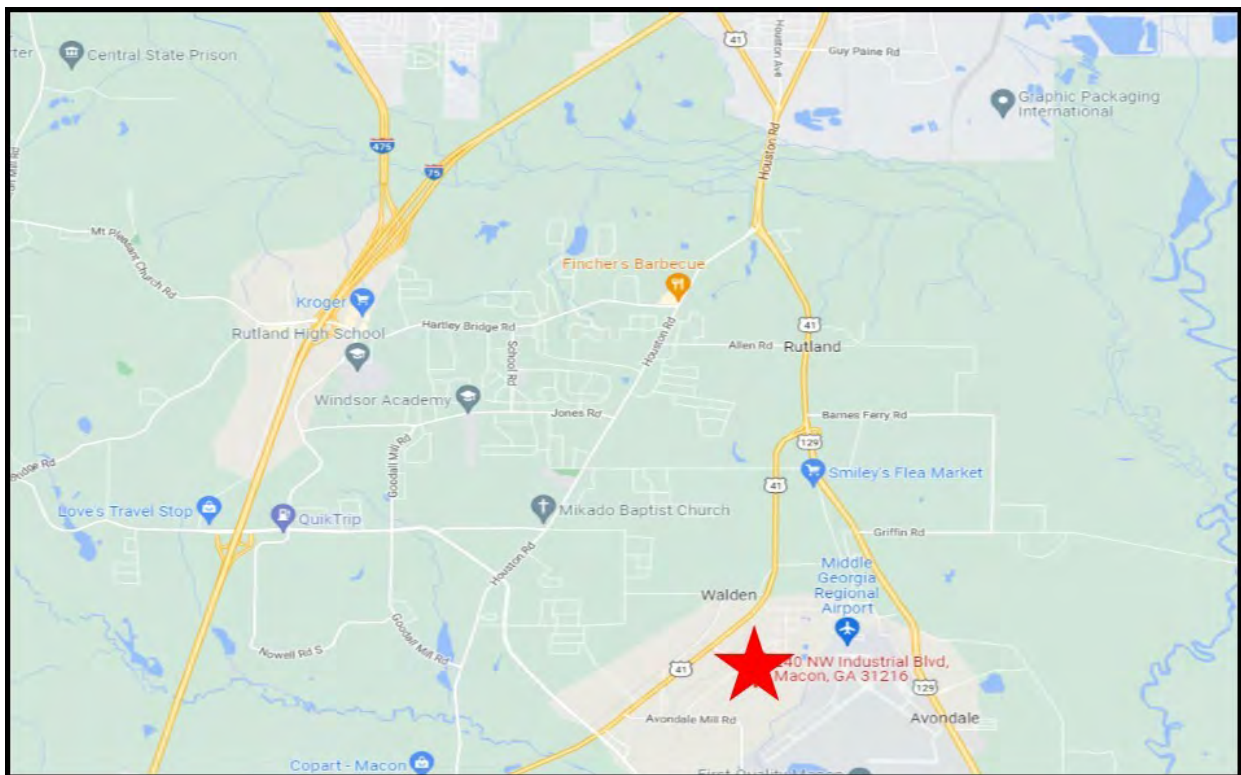
ARTHUR P BARRY III, SIOR  
478.731.8000 CELL  
ABARRY@CBCGEORGIA.COM  
CBCMACON.COM



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

# SALE OR LEASE

240 NW INDUSTRIAL BOULEVARD  
MACON, BIBB COUNTY, GEORGIA 31216



ARTHUR P BARRY III, SIOR  
478.731.8000 CELL  
ABARRY@CBCGEORGIA.COM  
CBCMACON.COM



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY



## DEMOGRAPHICS - BIBB COUNTY, GA

