

LEASE

**240 NW INDUSTRIAL BOULEVARD - BUILDING "1"
MACON, BIBB COUNTY, GA 31216**



LEASE RATE: \$7.95/PSF, NNN

ARTHUR P BARRY III, SIOR
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COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

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Created 11/26/24

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BUILDING INFORMATION



Location:

- Airport Industrial Park
- Five miles from Interstate 75

Building 1:

- 10,271± SF Office / Warehouse
 - 2,256± SF Office
 - Five (5) private offices
 - Break room
 - Reception area
 - Training room
 - Equipment room
 - Mechanical room
 - Two (2) restrooms
 - 8,015± SF Warehouse
 - Ceiling clearance 12' - 15'

Truck Loading:

- Two 10' X 10' Drive-in doors
- One freestanding dock truck pit (shared)

Year Built: 1998

Lot Size: 5.60 Acres total

Parking:

- Asphalt paved
- 44 Employee parking spaces

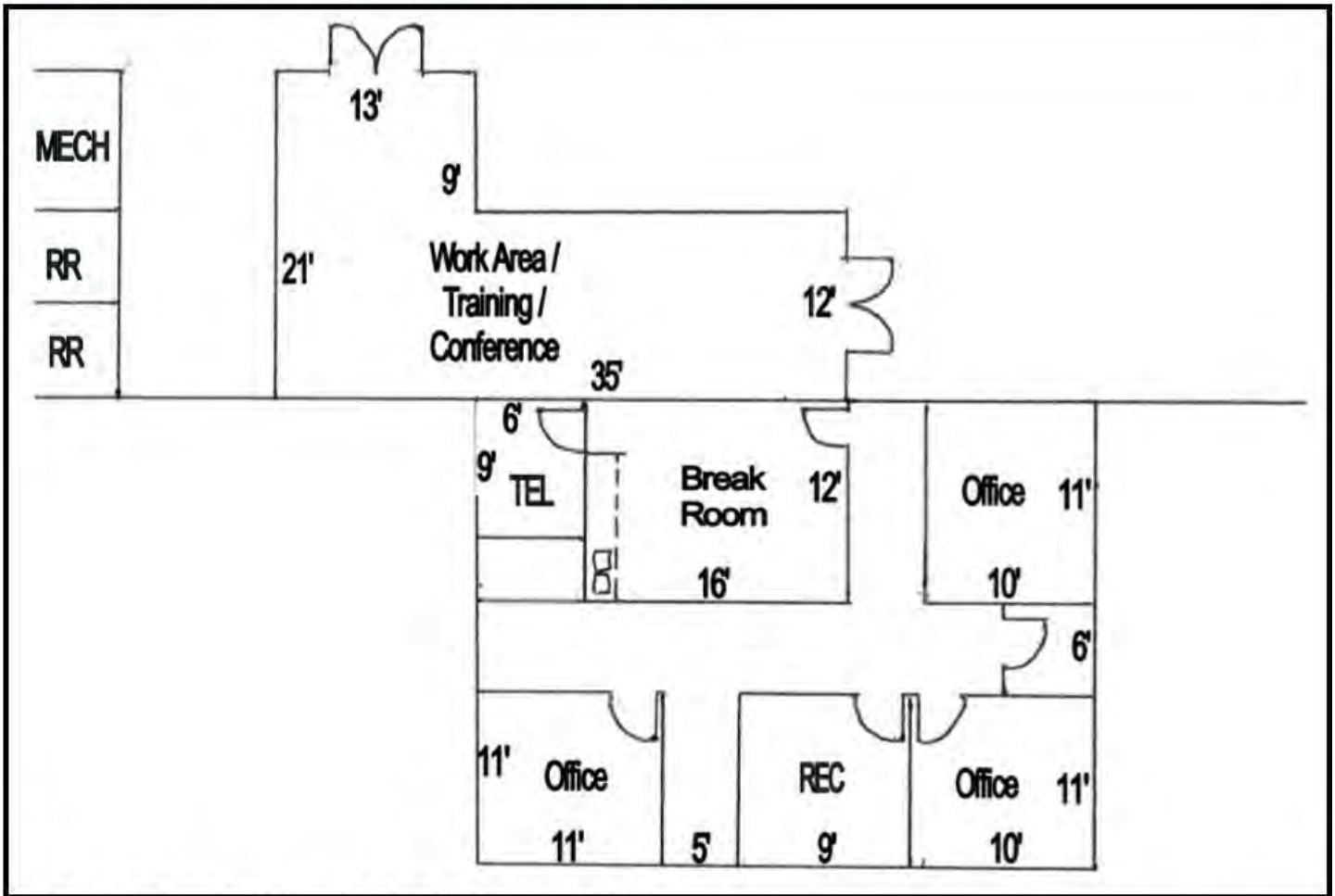
Construction Features:

- Metal exterior walls and roof
- Partial brick veneer front
- Sheetrock walls & ceilings
- Fluorescent lighting
- 100% Air-conditioned
- 400 AMP, 3-Phase
- No sprinkler

Zoning: M-1, Light Industrial

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BUILDING 1 - FLOOR PLAN



NOT TO SCALE - MEASUREMENTS ARE APPROXIMATED

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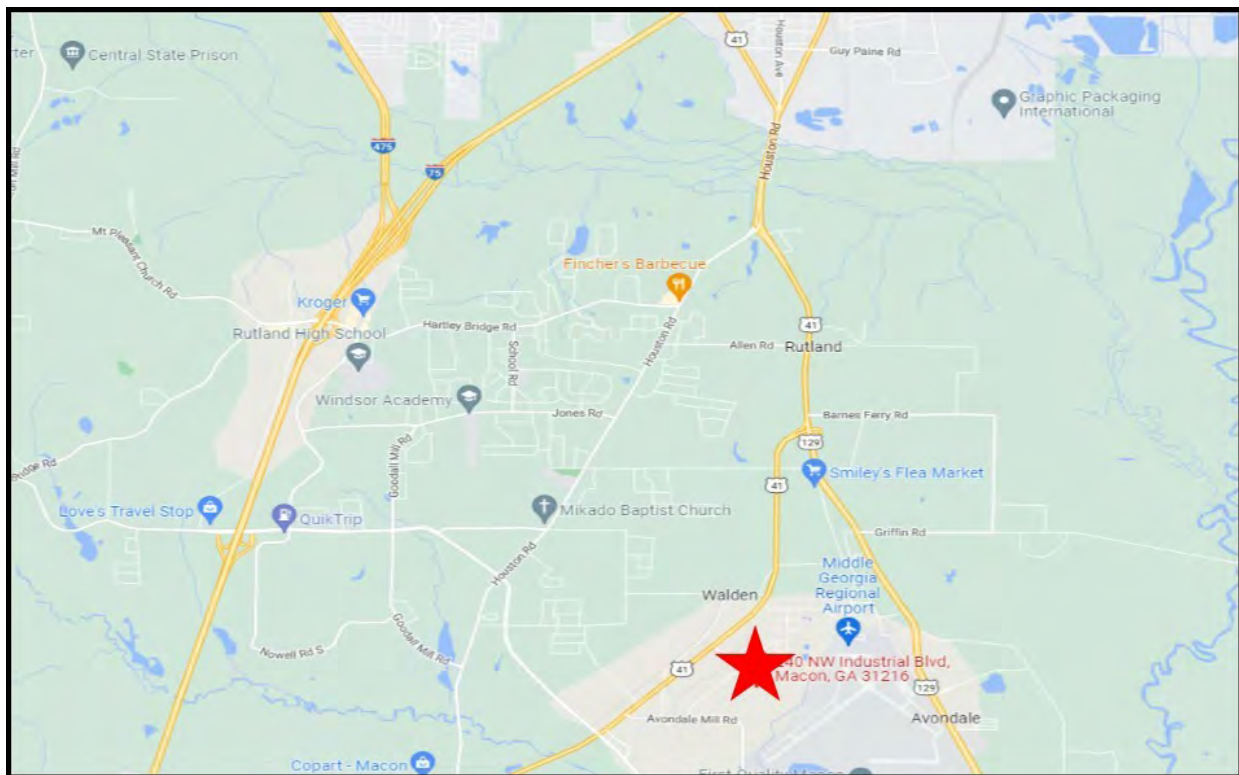
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DEMOGRAPHICS - BIBB COUNTY, GA

