

# LEASE

**WAREHOUSE / OFFICE**  
**2260 SEVENTH STREET**  
**DOWNTOWN MACON, BIBB COUNTY, GEORGIA 31201**



**LEASE RATE:**  
**\$3,500.00/PER MONTH**

## LOCATION OVERVIEW

- Centrally located in downtown Macon's industrial corridor
- Minutes from major interstates and highways, (I-16, I-75, US 80) providing direct routes to Atlanta, Savannah, and other key markets
- Efficient routes for local service companies, contractors, and distribution operations
- Convenient to restaurants, retail, banking, and professional services
- Zoned M-2 (Heavy Industrial) allowing for a wide range of industrial uses

## PROPERTY OVERVIEW

Downtown Industrial Property

Total Building Size: 5,000± SF

- **Office** - 1,500± SF
  - Reception / entry area
  - Five private offices
  - Conference room
  - Open work area
  - Two restrooms
- **Warehouse** - 3,500± SF
  - Flexible open warehouse
  - Step-van height loading door
  - Ideal for storage or light manufacturing

### Site Features:

- 0.79± Acre site
- **Fenced rear lot** for outdoor storage
- Paved parking lot

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**COLDWELL BANKER**  
**COMMERCIAL**  
EBERHARDT & BARRY

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