

LEASE

CLIMATE CONTROLLED FLEX SPACE

4305-B INTERSTATE DRIVE
MACON-BIBB COUNTY, GEORGIA 31210



LEASE RATE:
\$1,800.00/MONTH

(INCLUDES CAM, TAXES & INSURANCE)

LOCATION OVERVIEW

- Strategically located in West Macon
- Just one block from Interstate 475 for immediate highway access
- Approximately 4 miles to Interstate 75
- Approximately 7 miles to Interstate 16
- Conveniently located 85 miles south of Atlanta
- Easy access to a wide range of nearby restaurants, financial institutions, and shopping centers
- Well-positioned for regional distribution and business operations throughout Central Georgia

PROPERTY OVERVIEW

2,500± SF "Climate Controlled" Flex Space (50' X 50')

Office Space: 700± SF

- Spacious reception / administrative area
- Two private offices
- Restroom
- Dedicated storage space

Warehouse: 1,800± SF

- Fully air-conditioned warehouse
- One 12' X 12' drive-in door
- Efficient, open layout for operations or storage

Additional Features:

- Ample concrete paved parking
- Zoned PDI (Planned Development Industrial)
- Lease rate includes CAM, taxes and insurance

MIKI FOLSOM, CCIM
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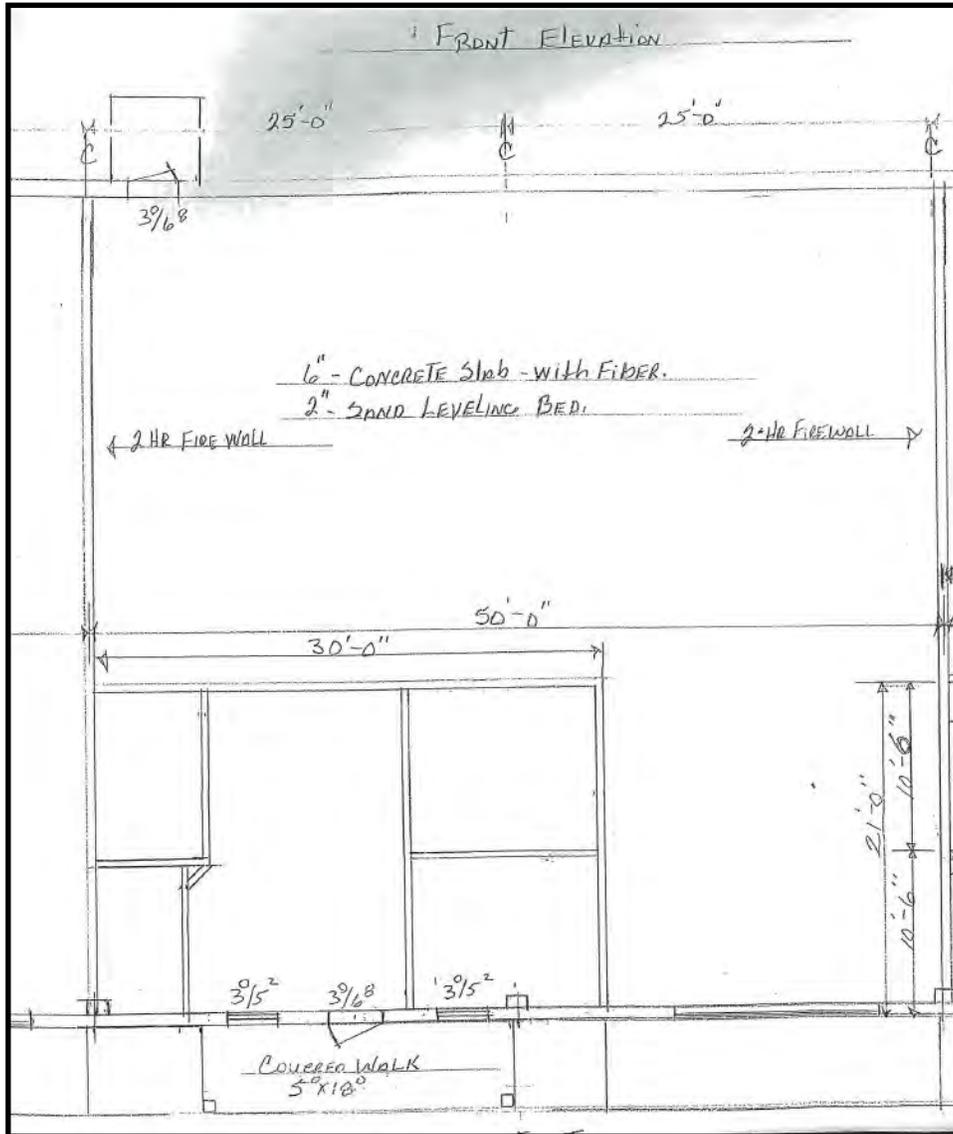
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FLOOR PLAN - SUITE "B"



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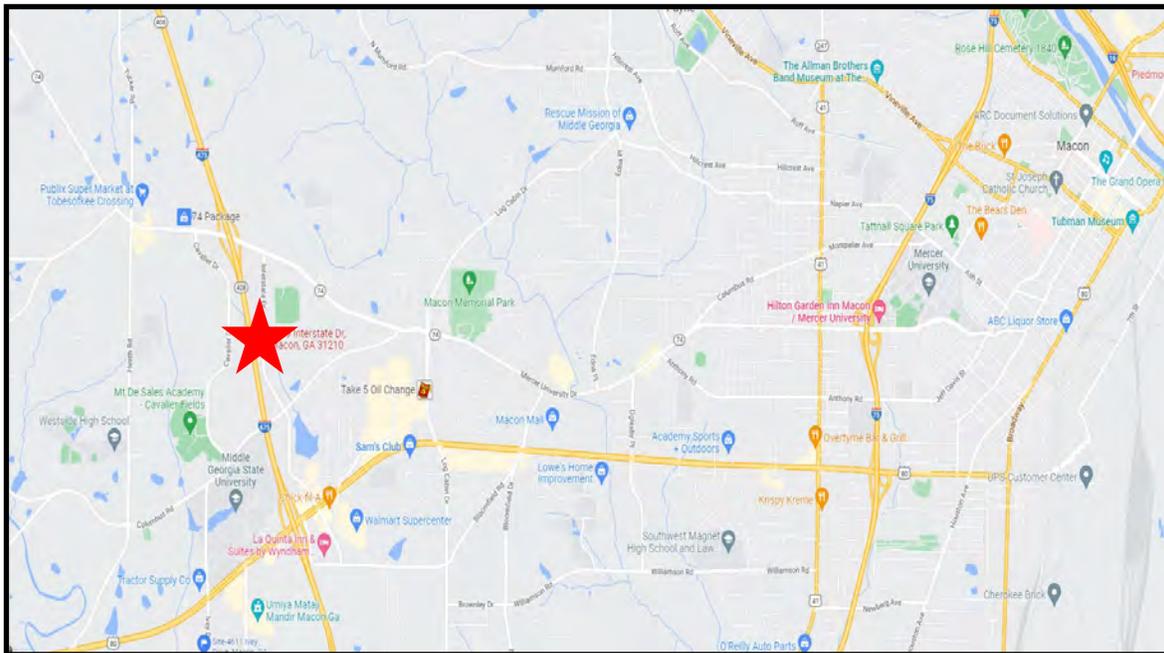
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