

23,000 SF Warehouse Space
2351 Hubbard Road, Building B
Macon, GA 31217



Summary

Area Info

Photos

Aerial

Site Map



LEASE PRICE: \$9,487.50/Month NNN (\$4.95/SF)

Estimated \$0.70/PSF CAM, Taxes and Insurance (\$1,342/month)

CONTACT

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577 Mulberry St, Suite 1100
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478.746.9421 Office
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PROPERTY INFORMATION

BUILDING

Property Address: 2351 Hubbard Road, Bldg B
 Macon, GA 31201

County: Bibb

Total Size: 23,000 SF – Building

Utilities: Water, Sewer, & Electricity Available

Electrical: 2 Panels. One 100 Amp 280 Volt;
 One 400 Amp 480 Volt. 3 Phase

Ceiling Height: 24’ – 30’

Sprinkler: Yes

Construction: Pre-galvanized steel panels and steel frames

Column Spacing: Building is 131’ X 165’ with middle row of
 columns 65’ from OS walls and 30’ spacing

Taxes: \$0.32/SF (est.)

Insurance: \$0.15/SF (est.)

Common Area Maintenance: \$0.20/SF (est.)

SITE

Zoning: M-2

Year Built: 1998

Parking: In front & ample common parking in rear and side

Other: Warehouse services also available

Tenant Improvements: Owner will build out office space for qualified tenant.

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Demographics 2025	1 Mile	3 Miles	5 Miles
Population	345	6,834	33,447
Avg HH Income	\$68,573	\$64,285	\$59,897
Median Age	34.3	36.6	36.0

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NOTES

This 23,000 SF warehouse at 2351 Hubbard Road, Building B, Macon, GA offers flexible industrial space with ±300 SF of office, two dock-high doors, and a 16' x 16' ground-level door. With ceiling heights ranging from 24' to 30', the property is ideal for distribution, storage, or light manufacturing. Constructed with pre-galvanized steel panels and equipped with sprinklers, it is built for durability and safety.

LOCATION

Situated off Weaver Road near Ocmulgee East Industrial Boulevard, the site provides excellent access to major industrial and transportation corridors. Surrounded by established businesses such as YKK, GEICO, Blue Bird, Star Snacks, and PODS Moving & Storage, the property sits within a thriving industrial hub near Herbert Smart Airport.

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HIGHLIGHTS

- 23,000 SF warehouse with 24'–30' ceiling heights
- Two dock doors plus one 16' x 16' ground-level door
- 2 Panels. One 100 Amp 280 Volt; One 400 Amp 480 Volt. 3 Phase Electrical.
- Flexible office buildout available by owner
- Ample front and rear parking with shared common area access
- Zoned M-2, supporting a wide range of industrial uses.
- Strategic industrial location near Ocmulgee East Industrial Blvd
- Surrounded by major employers like YKK, GEICO, and Blue Bird

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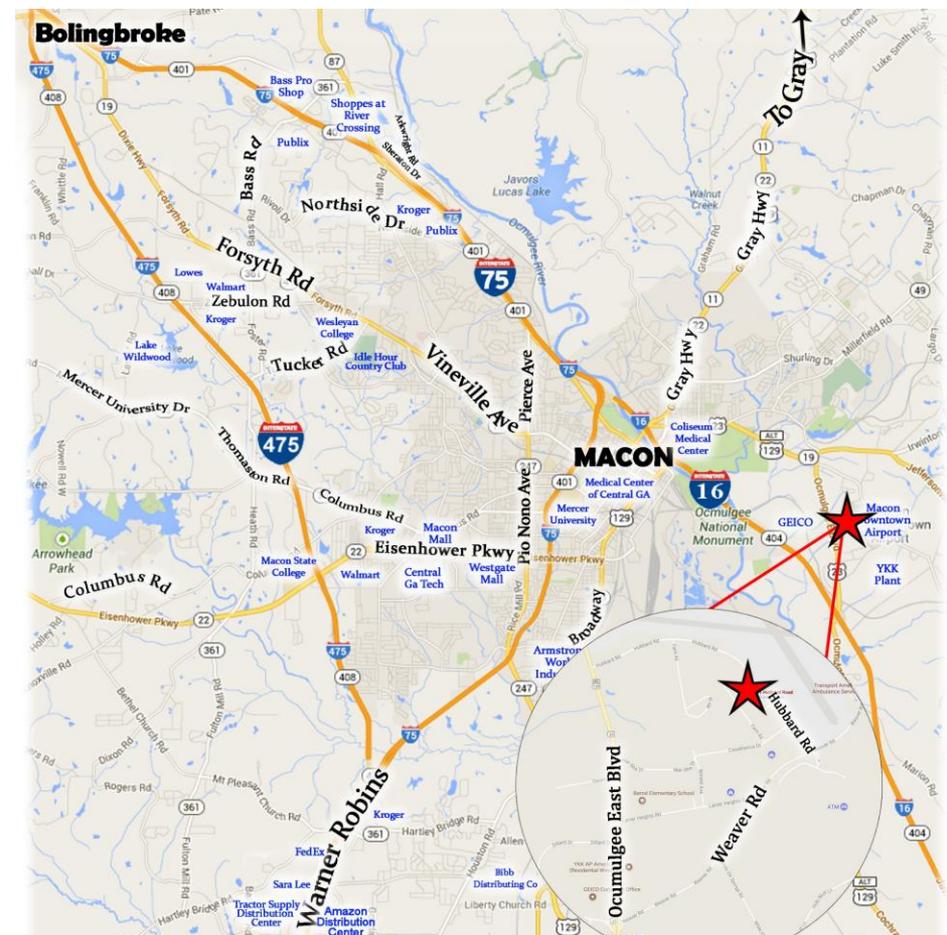
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