

FOR LEASE

RETAIL / OFFICE / WAREHOUSE



**107 Industrial Park Road
Forsyth-Monroe County, Georgia 31029**

MIKI FOLSOM, CCIM

O. 478.746.8171

C. 478.361.3036

MFOLSOM@CBCGEORGIA.COM

CBCMACON.COM

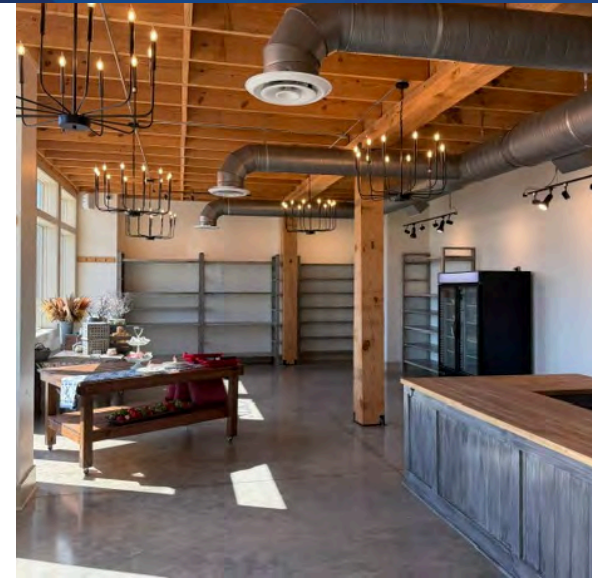


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PROPERTY OVERVIEW

Street-Level Retail/Office/Warehouse

Total Space: 3,662± SF

- **Retail/Office: 1,162± SF (30' X 38.75')**
 - Open floor plan
 - May be leased separately for \$15.50/PSF (\$1,500.00/Month)
- **Warehouse: 2,500± SF (50' x 50')**
 - Large open warehouse
 - 24-Foot ceiling height
 - Two restrooms
 - May be leased separately after a signed lease for retail/office space. \$9.60/PSF (\$2,500.00/Month)

Perfect for service business, customer-facing business, light distribution or warehouse operations.

Rate: \$10.65/PSF (\$3,250.00/Month)

Lower-Level Common Area

- Shared lobby
- Two common restrooms

Upper-Level Office Space

Total Space: 1,500± SF (30' x 50')

- **Unfinished office space** offers an excellent opportunity to customize the layout for your business
- Custom build-out is available with a minimum 5-year lease.
- Two restrooms

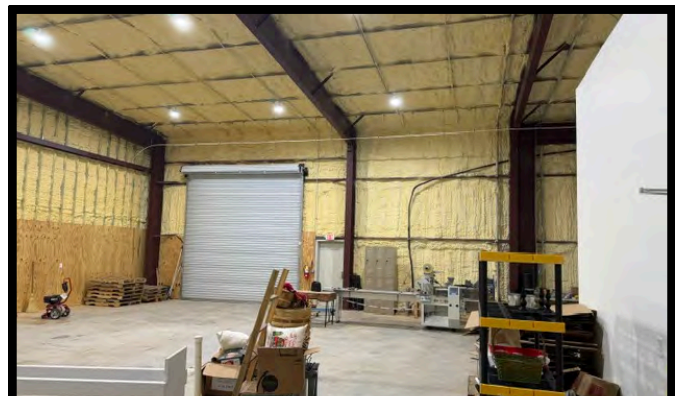
Perfect for professional office, creative studio, training facilities, or other business seeking a customized workspace.

Rate: \$15.00/PSF (\$1,875.00/Month)

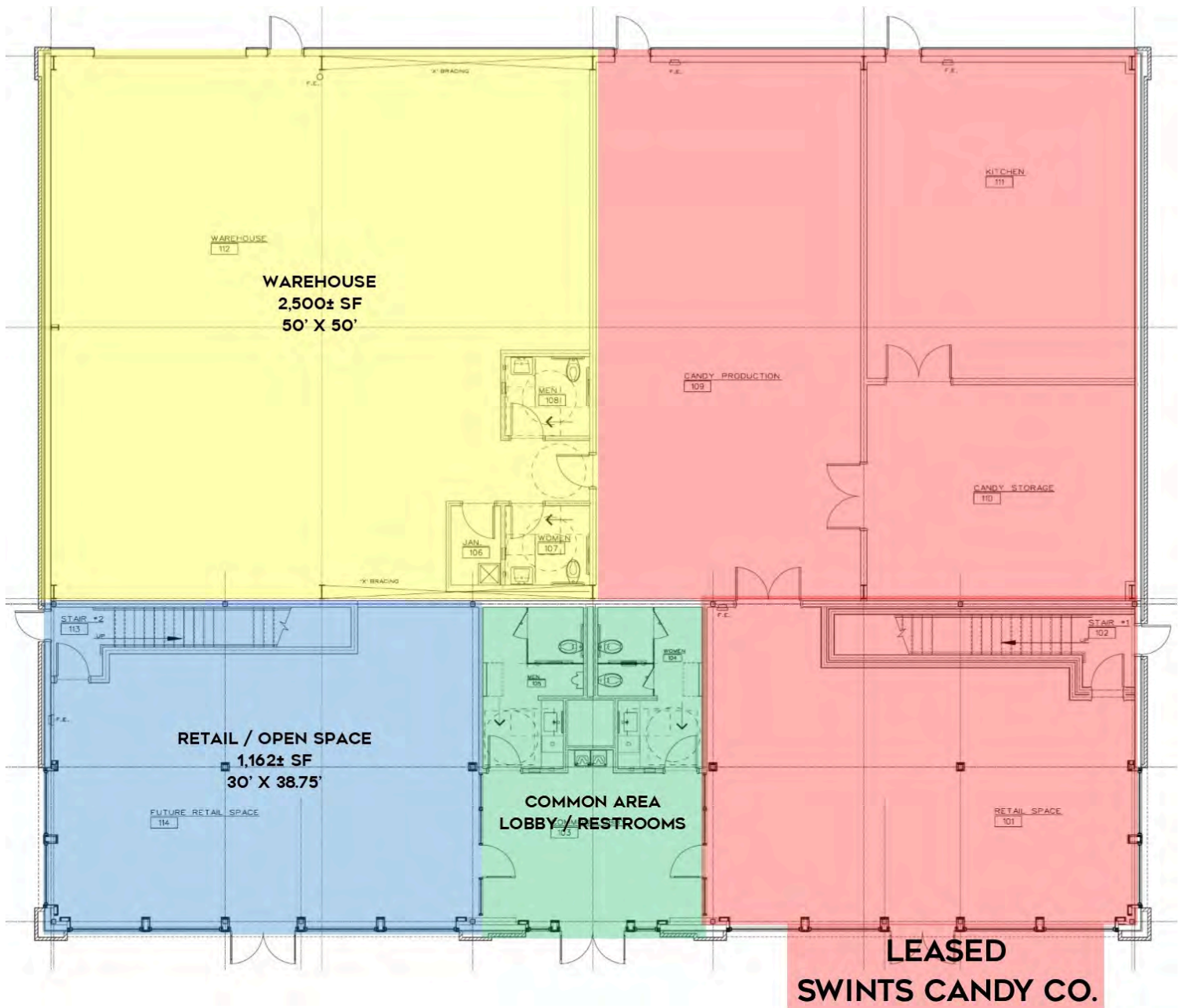
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cbcmacon.com

LOCATION OVERVIEW

- One block from Interstate 75 and Georgia Highway 18 (Exit 185)
- Located in the established industrial and commercial corridor of Forsyth
- Approximately 25 miles north of Macon and 60 miles south of Atlanta
- Excellent access to major Georgia and Southeast markets via the I-75 corridor
- Convenient location for warehouse, distribution, office, retail, and service-related businesses
- Minutes from downtown Forsyth, restaurants, banking, lodging, and business services
- Strong workforce access from Monroe County and surrounding Central Georgia communities
- Strategic Central Georgia location offering efficient transportation and logistics advantages

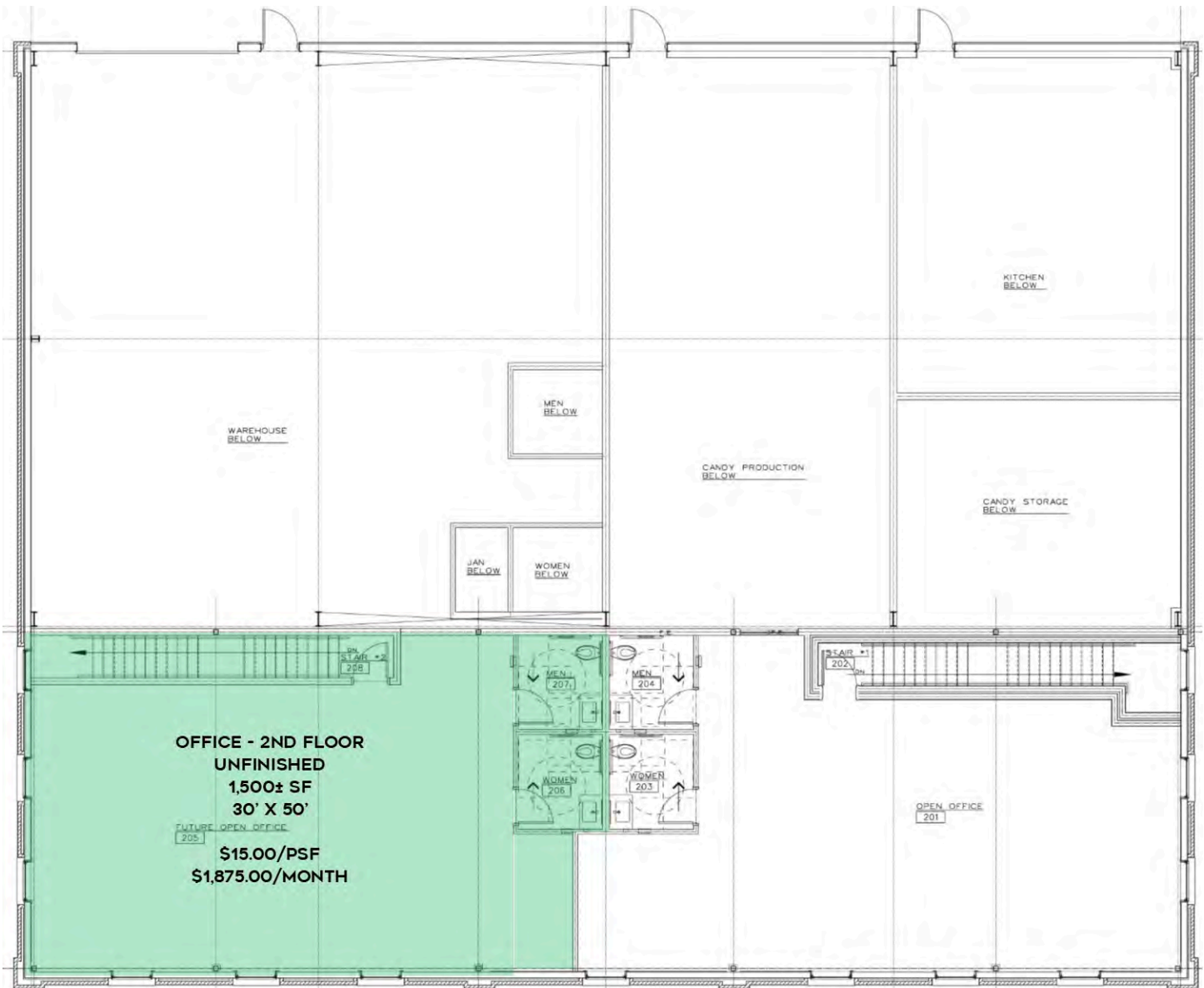


FLOOR PLAN - STREET LEVEL OFFICE / RETAIL / WAREHOUSE



Miki Folsom, CCIM
478.361.3036 Cell
mfolsom@cbcgeorgia.com
cbcmacon.com

FLOOR PLAN - UPPER LEVEL UNFINISHED SPACE



Miki Folsom, CCIM
478.361.3036 Cell
mfolsom@cbcgeorgia.com
cbcmacon.com



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mfolsom@cbcgeorgia.com
cbcmacon.com

