

# LEASE

## INDUSTRIAL FLEX SPACE 190 LOWER BAY STREET MACON, BIBB COUNTY, GEORGIA 31201



**LEASE RATE:**  
**\$2,950.00/MONTH, NNN**

### LOCATION OVERVIEW

- Located in downtown Macon off Seventh Street
- Just blocks from the Interstate 16 / Martin Luther King Jr. Boulevard / Coliseum Drive Interchange
- Easy access to Interstate 75 and Georgia Highways 41 and 247
- Approximately 165 miles to the Port of Savannah
- Zoned M-2, Heavy Industrial District

### PROPERTY OVERVIEW

5,700± SF Industrial Space (50' X 114')

- 1,500± SF Showroom / Office
  - Modern office space with Cat 5 wiring
  - Heated and air conditioned
  - Two (2) single fixture restrooms
- 4,200± SF Warehouse
  - Ceiling height: 14' side; 16' center
  - Large covered, lighted loading dock
  - 10' X 12' dock high roll-up door
  - Gas heated only
- Site Features:
  - 0.94± Acres
  - On-site parking
  - Rear yard parking for six (6) trucks
  - Sixteen (16) passenger vehicle spaces
  - All public utilities serve the site
- Additional Information:
  - Property Tax Bill: \$1,827.94 (2024)

**ARTHUR P BARRY III, SIOR**  
**OWNER / BROKER**  
478.731.8000 Cell  
abarry@cbcgeorgia.com

990 RIVERSIDE DRIVE • MACON, GA 31021 • 478.746.8171 • CBCMACON.COM



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

Revised 11/10/25

LEASE

INDUSTRIAL FLEX SPACE  
190 LOWER BAY STREET  
MACON, BIBB COUNTY, GEORGIA 31201



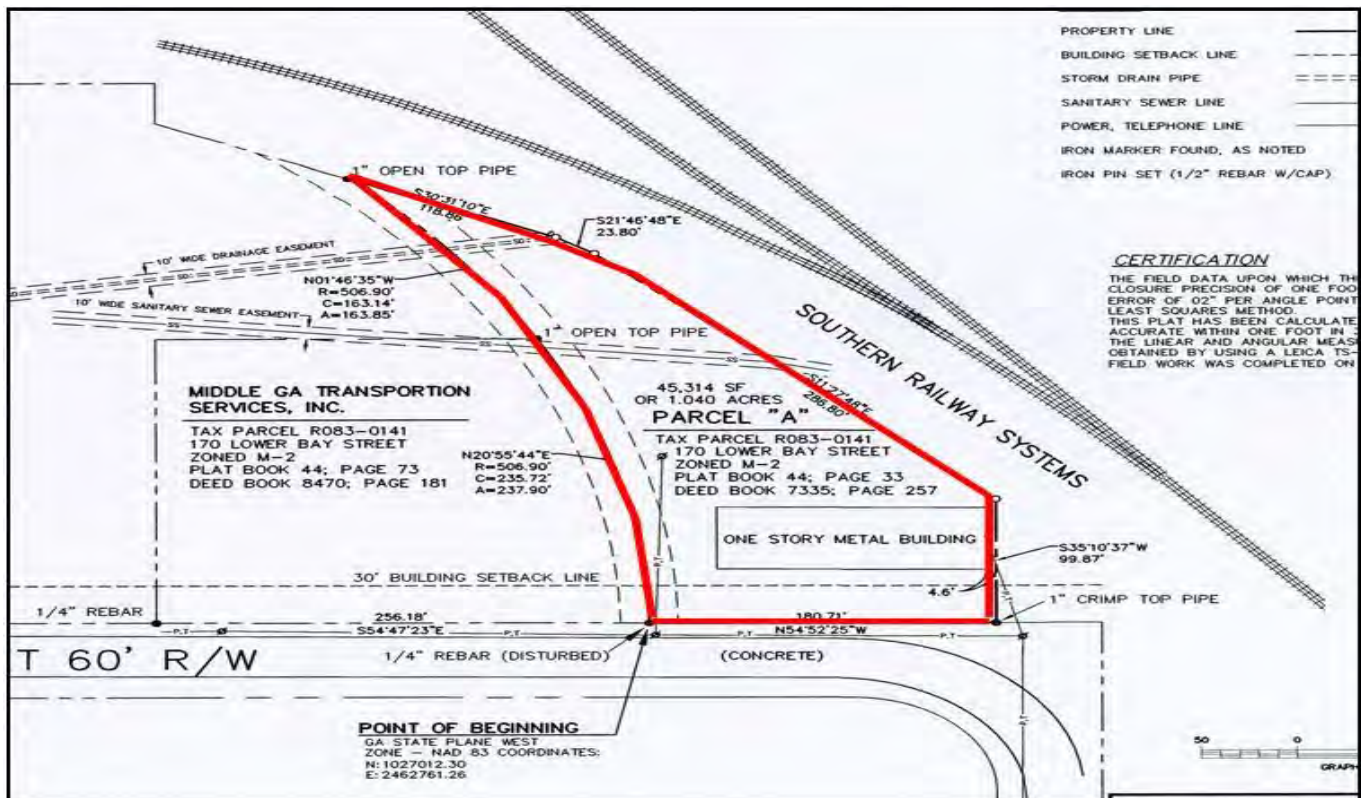
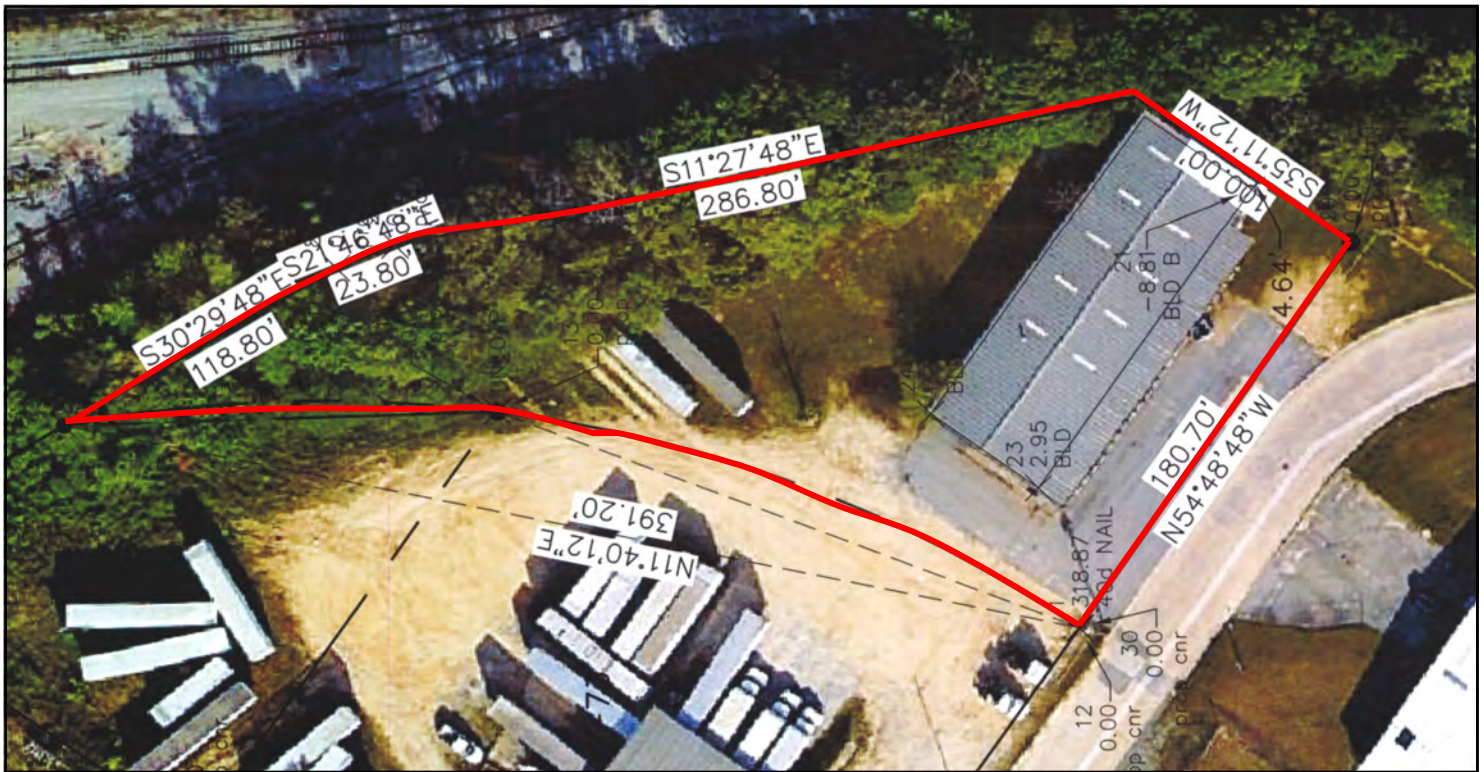


# LEASE

# INDUSTRIAL FLEX SPACE

## 190 LOWER BAY STREET

## MACON, BIBB COUNTY, GEORGIA 31201



ARTHUR P BARRY III, SIOR  
OWNER / BROKER  
478.731.8000 Cell  
abarry@cbcgeorgia.com

3



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

990 RIVERSIDE DRIVE • MACON, GA 31021 • 478.746.8171 • CBCMACON.COM



LEASE

INDUSTRIAL FLEX SPACE  
190 LOWER BAY STREET  
MACON, BIBB COUNTY, GEORGIA 31201



ARTHUR P BARRY III, SIOR  
OWNER / BROKER  
478.731.8000 Cell  
abarry@cbcgeorgia.com

4

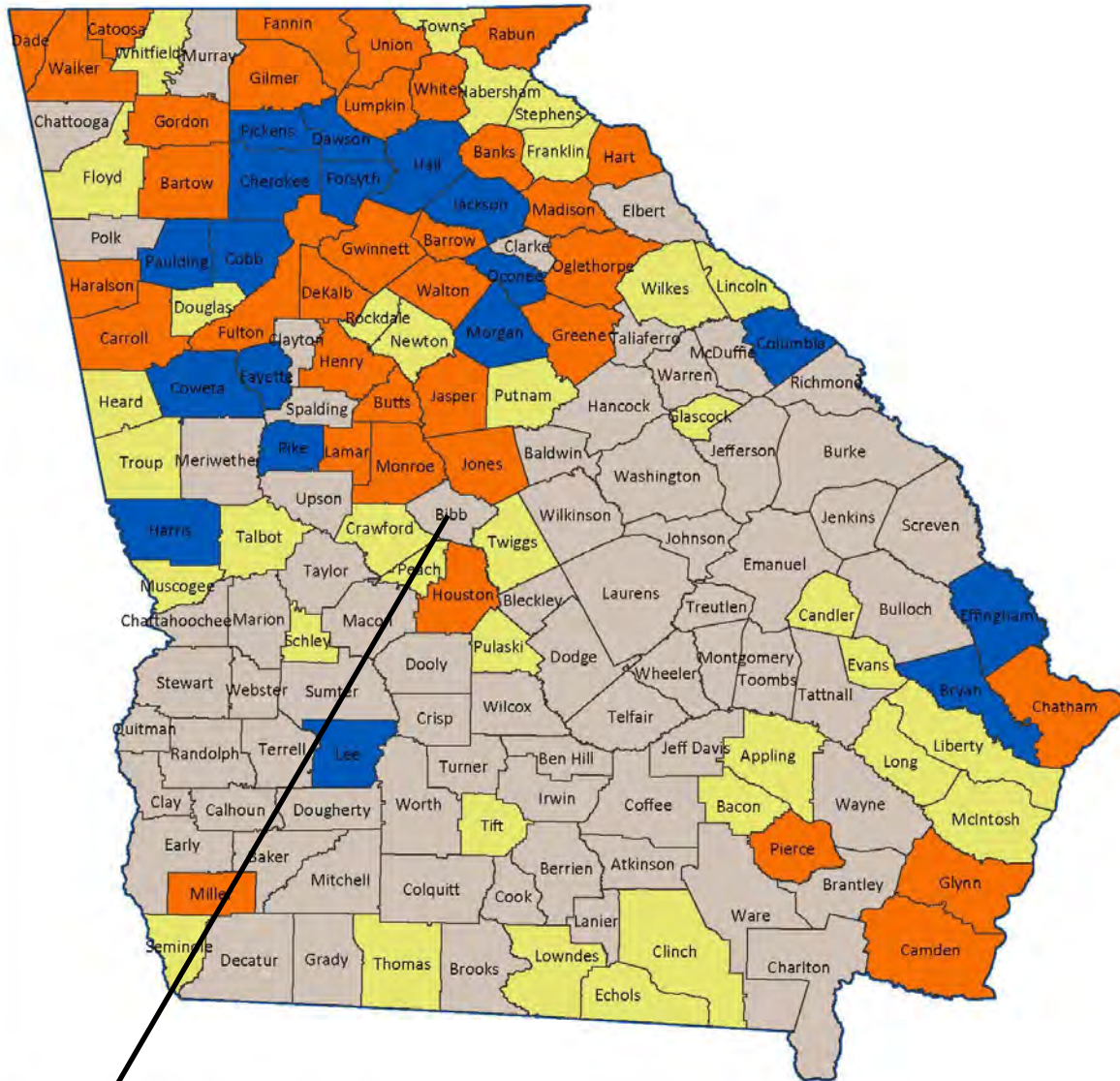


COLDWELL BANKER  
COMMERCIAL  
EBERHARDT & BARRY

990 RIVERSIDE DRIVE • MACON, GA 31021 • 478.746.8171 • CBCMACON.COM



## 2025 Job Tax Credit Tiers



-  Tier 1 - 71 counties
-  Tier 2 - 35 counties
-  Tier 3 - 35 counties
-  Tier 4 - 18 counties

For more information on Tax Credits:  
<https://dca.georgia.gov/financing-tools/incentives/job-tax-credits>

