

LEASE

SHOWROOM / WAREHOUSE / OFFICE

4024 I-475 INDUSTRIAL BOULEVARD

MACON, BIBB COUNTY, GA 31210



LEASE RATE: \$4,000/MONTH

LOCATION OVERVIEW

- Subject property is located in West Macon one block from Interstate 475
- Convenient to restaurants, financial institutions and shopping
- 4 miles to Interstate 75
- 7 miles to Interstate 16
- Zoned PDE

- 8,500± SF Warehouse / Office
 - Floor plan consists of:
 - 7,500± SF Warehouse
 - One (1) private office
 - One (1) restroom
 - 14' - 16' eaves
 - 15 High pressure sodium lights
 - Three (3) wall mounted exhaust fans
 - Two (2) drive-in doors (10'x12'; 12'x12')
 - 1,000± SF Office
 - 24' X 22' Showroom
 - Four (4) private offices
 - Storage room
 - One (1) restroom
 - 500 amp, 3-phase electrical service
 - .79± Acres
 - Paved parking

MIKI FOLSOM, CCIM
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990 RIVERSIDE DR • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM



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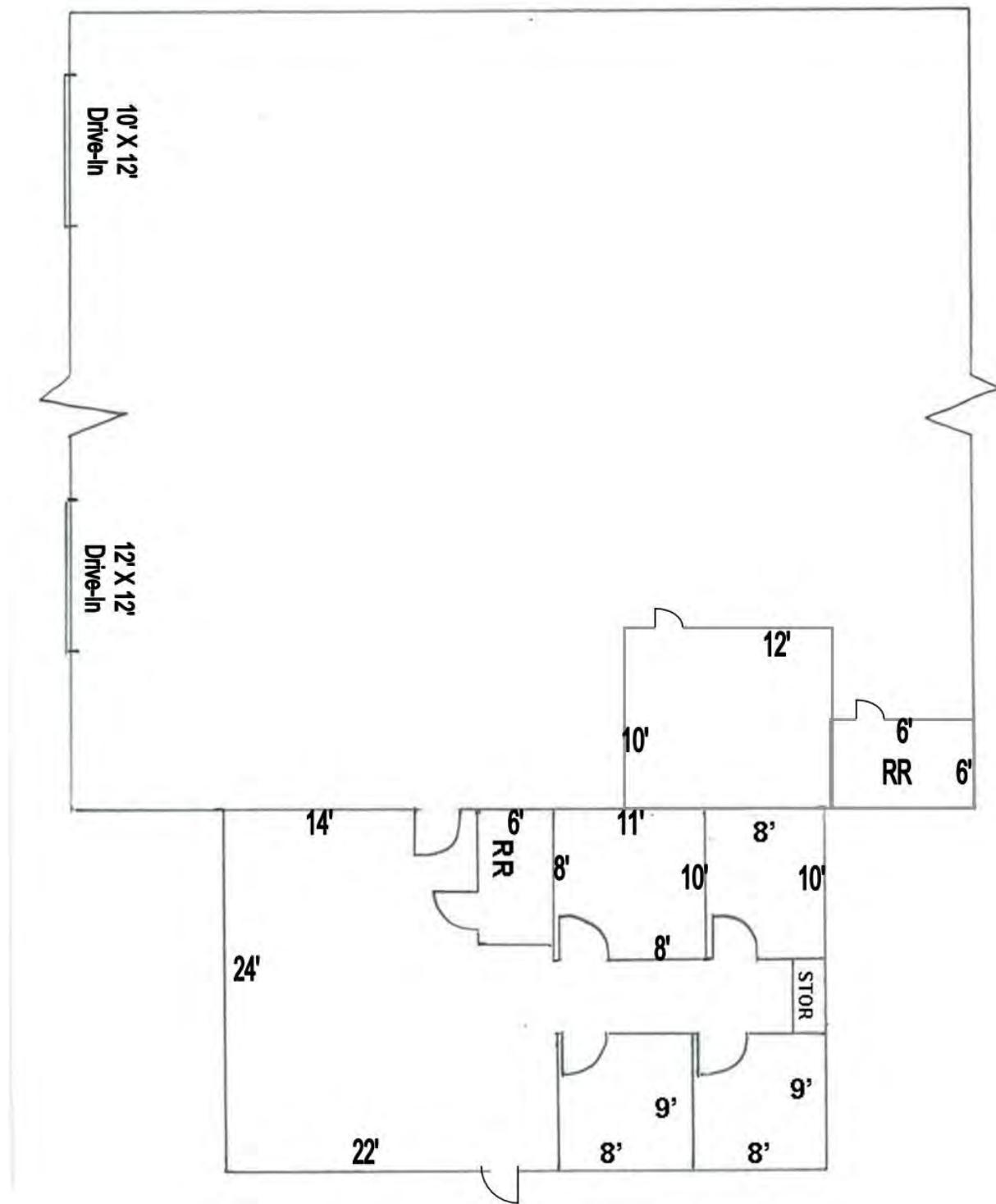
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FLOOR PLAN

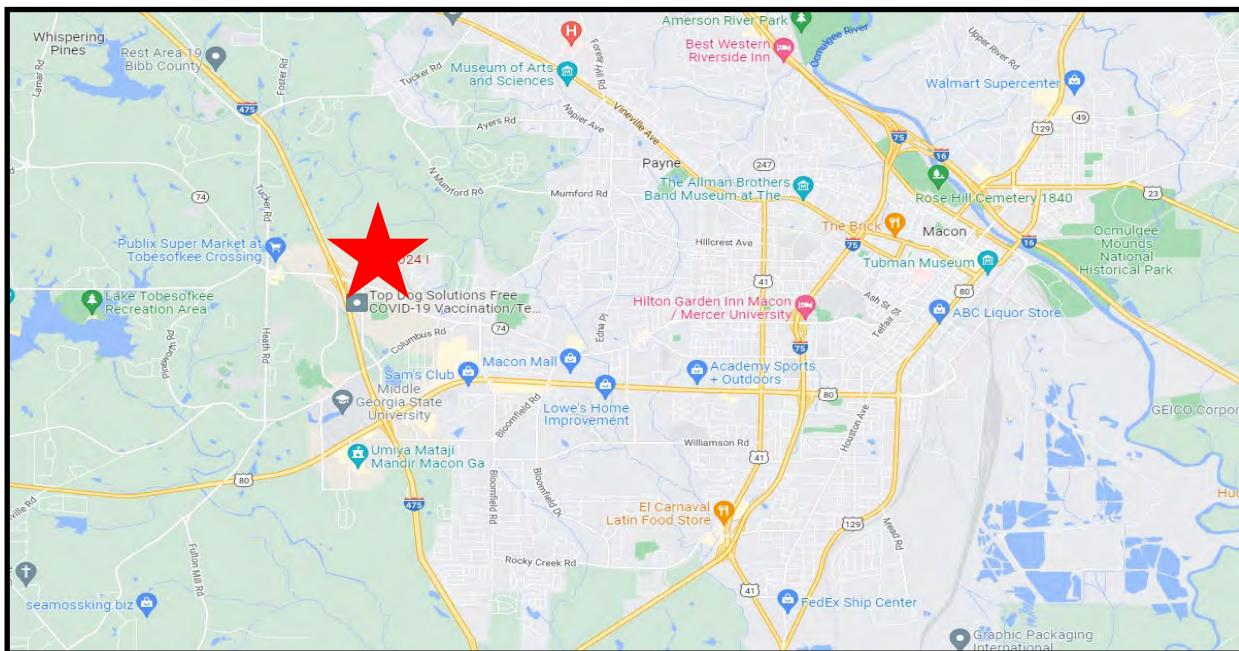


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