

LEASE



**852 Martin Luther King Jr. Blvd.
Downtown Macon, Bibb County, Georgia 31201**



**3,230± SF • .20 ACRES
OFFICE / WAREHOUSE / REPAIR FACILITY**

LEASE RATE: \$1,300/MONTH, NNN

CBCMACON.COM

**ART BARRY III, SIOR
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**COLDWELL
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COLDWELL BANKER COMMERCIAL EBERHARDT & BARRY 990 Riverside Drive Macon, GA 31201 (478) 746-8171

Created 6/11/20



PROPERTY OVERVIEW

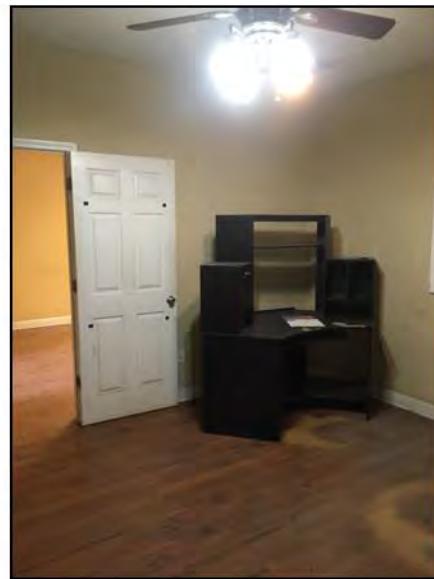
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LOCATION:	Subject property is located downtown Macon near the intersection of Oglethorpe Street & MLK Jr. Blvd.
BUILDING INFORMATION:	<p>3,230± SF Office / Warehouse / Repair Facility</p> <ul style="list-style-type: none">- 350± SF Office<ul style="list-style-type: none">- Three (3) private offices- Storage- Break room- Two (2) single fixture restrooms- 2,880± SF Warehouse / Repair<ul style="list-style-type: none">- Below grade vehicle service pit
ACREAGE:	<ul style="list-style-type: none">• .20± Acres• Fenced rear yard with concrete parking
CONSTRUCTION:	Quonset / Metal
LIGHTING:	Fluorescent
YEAR BUILT:	1950
CEILING HEIGHT:	14' - 18'
TRUCK LOADING:	<ul style="list-style-type: none">• Two (2) drive-in doors along Martin Luther King Jr. Blvd• Three (3) roll-up drive-in doors in rear
UTILITIES:	All public utilities serve the site.
PARKING:	<ul style="list-style-type: none">• Parking for ten (10) standard vehicles in rear yard• Parking for three (3) small vehicles along MLK Jr. Blvd.
ZONED:	CBD-2
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PHOTOS

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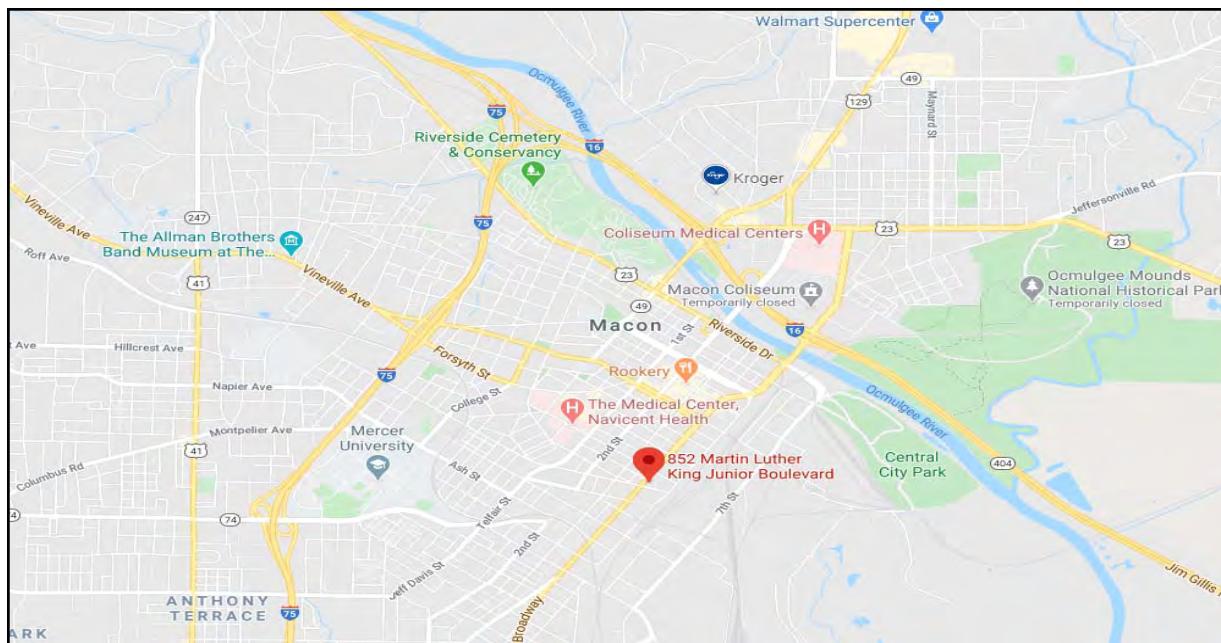
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MAPS

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DEMOGRAPHICS - BIBB COUNTY

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