

LEASE

SHOWROOM /OFFICE / WAREHOUSE

2929 LANIER HEIGHTS ROAD
MACON, BIBB COUNTY, GEORGIA 31217

AVAILABLE JANUARY 2025



LEASE RATE: \$5,500.00/MONTH, NNN

**ARTHUR P BARRY III, SIOR
OWNER/BROKER**

**478.731.8000
abarry@cbcgeorgia.com**

**990 Riverside Drive
Macon, GA 31201**



**COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY**

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Created 10/21/24

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BUILDING INFORMATION



BUILDING SIZE (EXPANDABLE) 5,000 SF Showroom / Office / Warehouse
• 1,600 SF Office
• Two 2-Fixture Restrooms
• 2,244 SF Warehouse
• 1,156 SF Covered Dock

CEILING HEIGHT 18'± Eave Height

TRUCK LOADING
• One 10' X 14' Dock high door
• Two Roll-up doors
• One 12' x 14' Roll-up / Drive-in door

BUILDING CONSTRUCTION
• Office: Concrete block with brick veneer
• Warehouse/Dock: Metal

LOT SIZE 1.41 Acres, expandable to 2.18 Acres

YEAR BUILT 2003

PARKING
• Concrete parking lot and truck area
• Gravel rear yard

HVAC Office area only

ELECTRIC 400 AMP

ROOF Metal

ZONING M-2, Heavy Industrial

ACCESS
• Interstate 16: 1± mile
• Interstate 75: 6.5± Miles
• Atlanta Airport: 83± Miles
• Port of Savannah: 162± Miles



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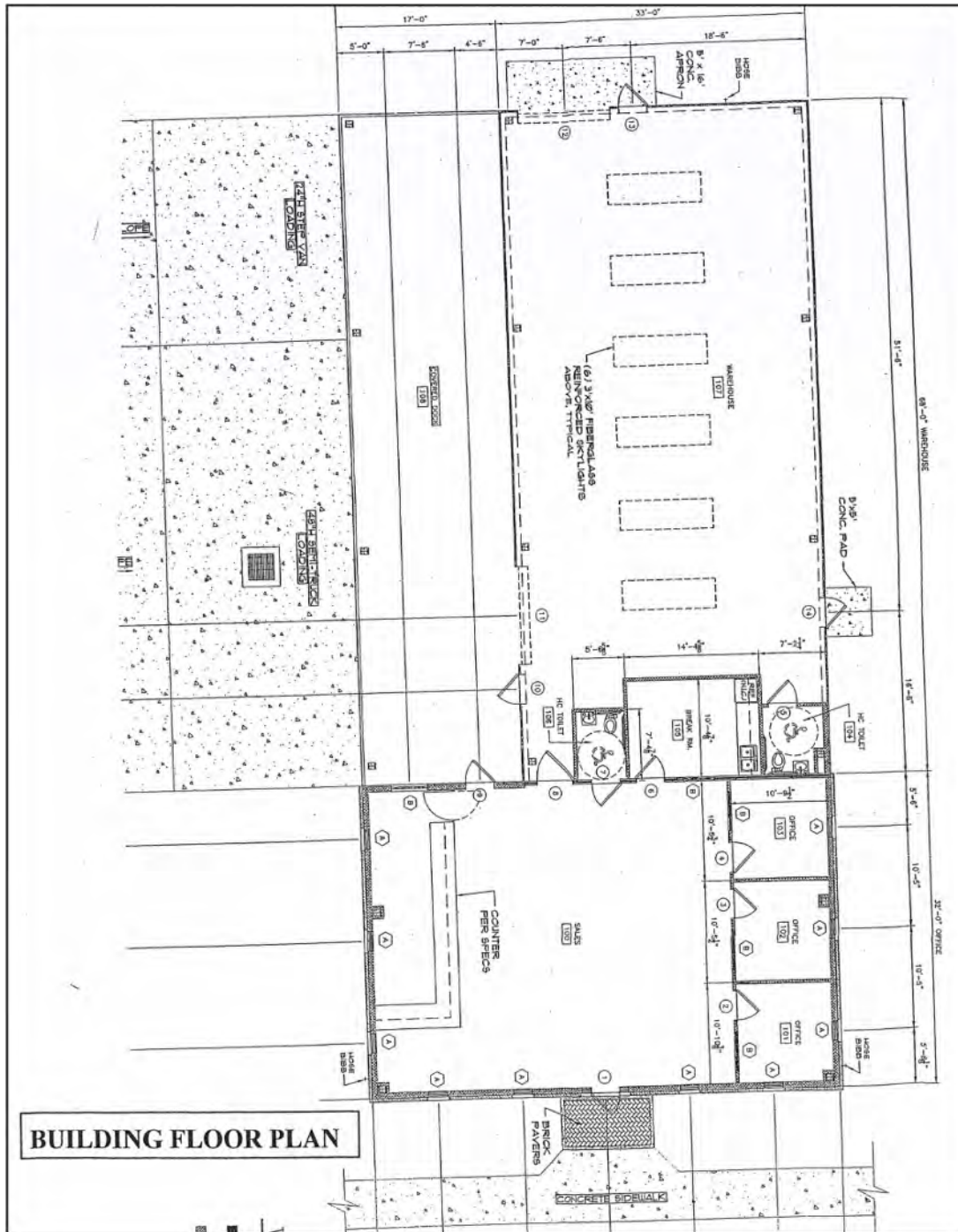
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FLOOR PLAN

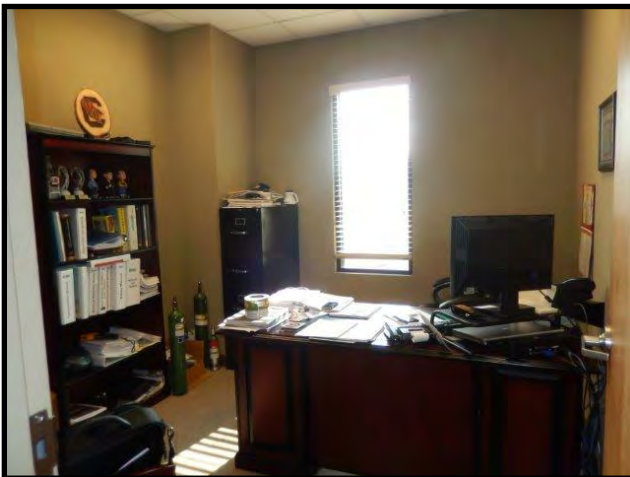
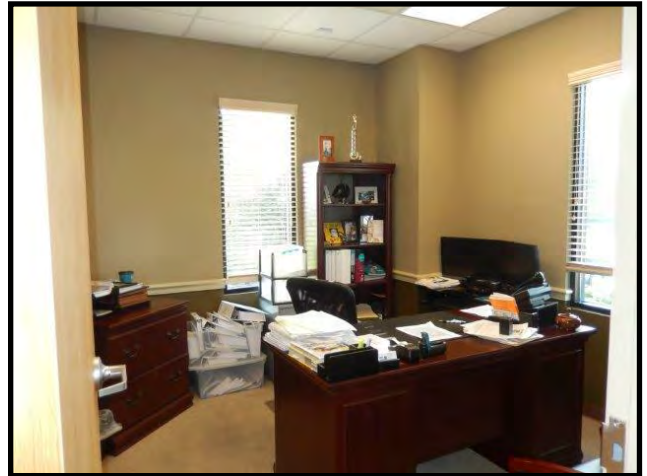


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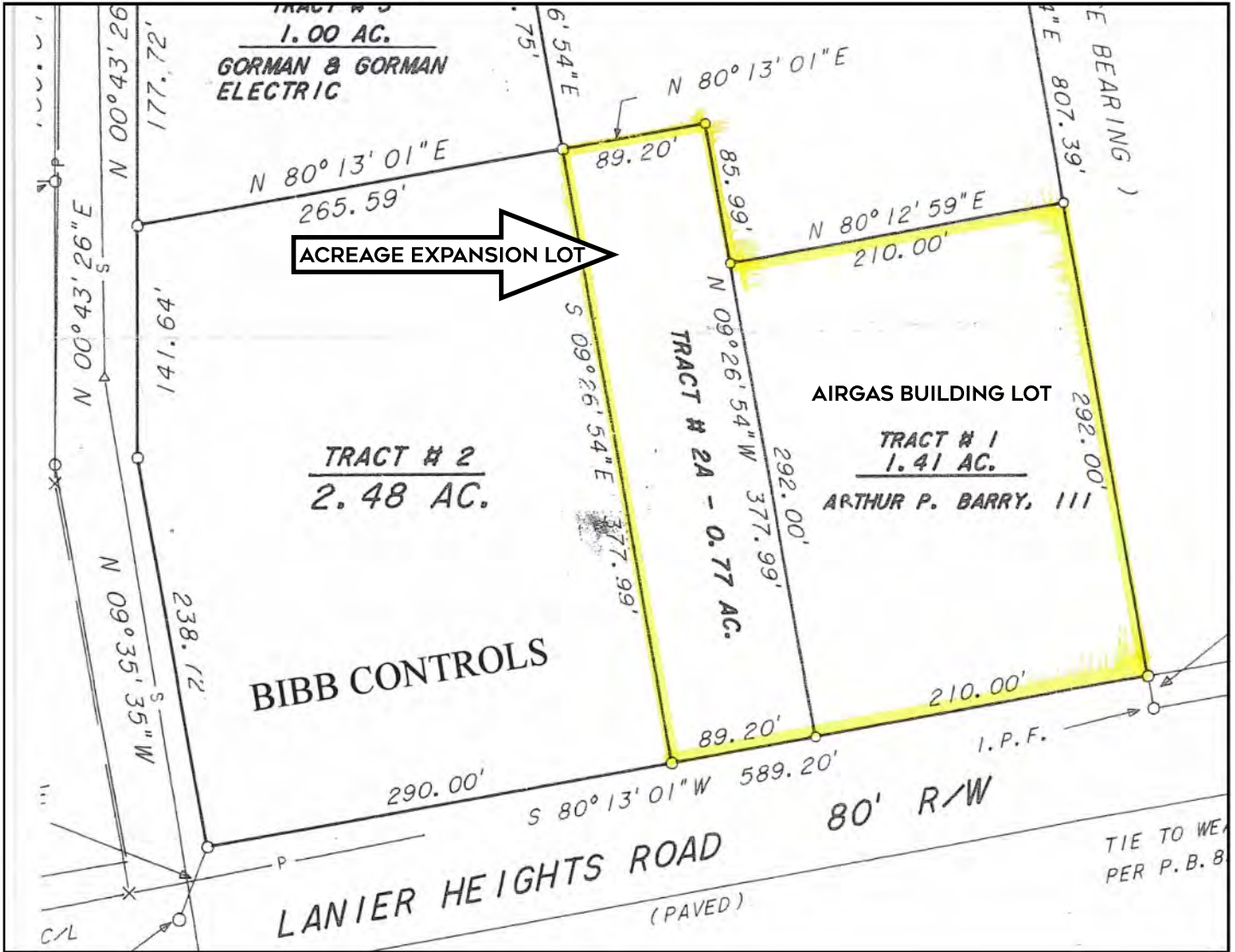


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PROPERTY SURVEY

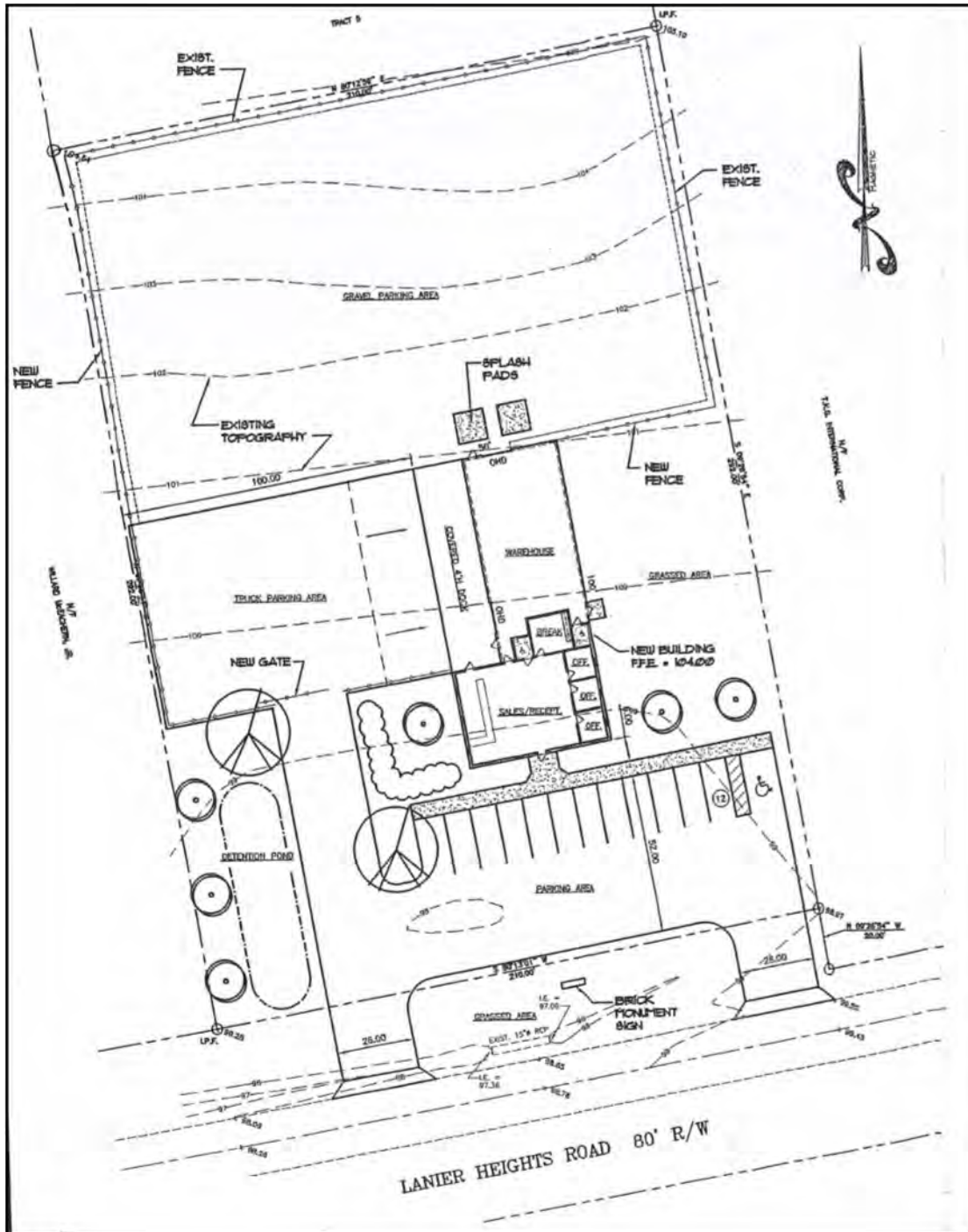


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SITE PLAN



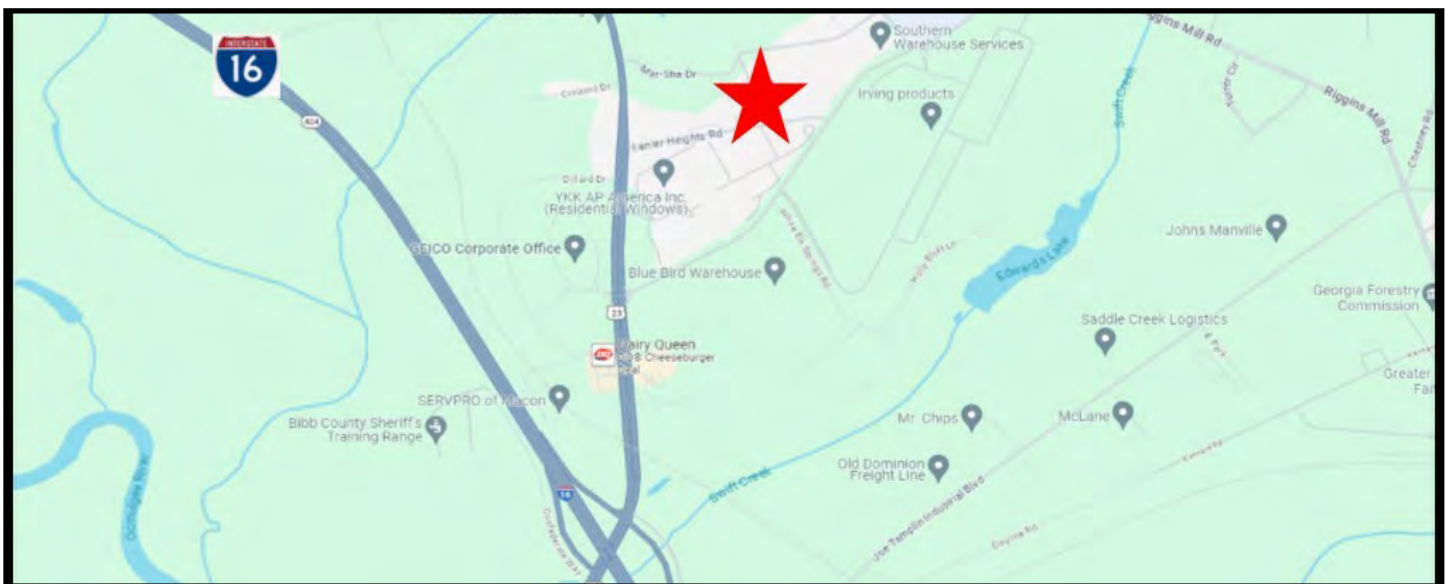
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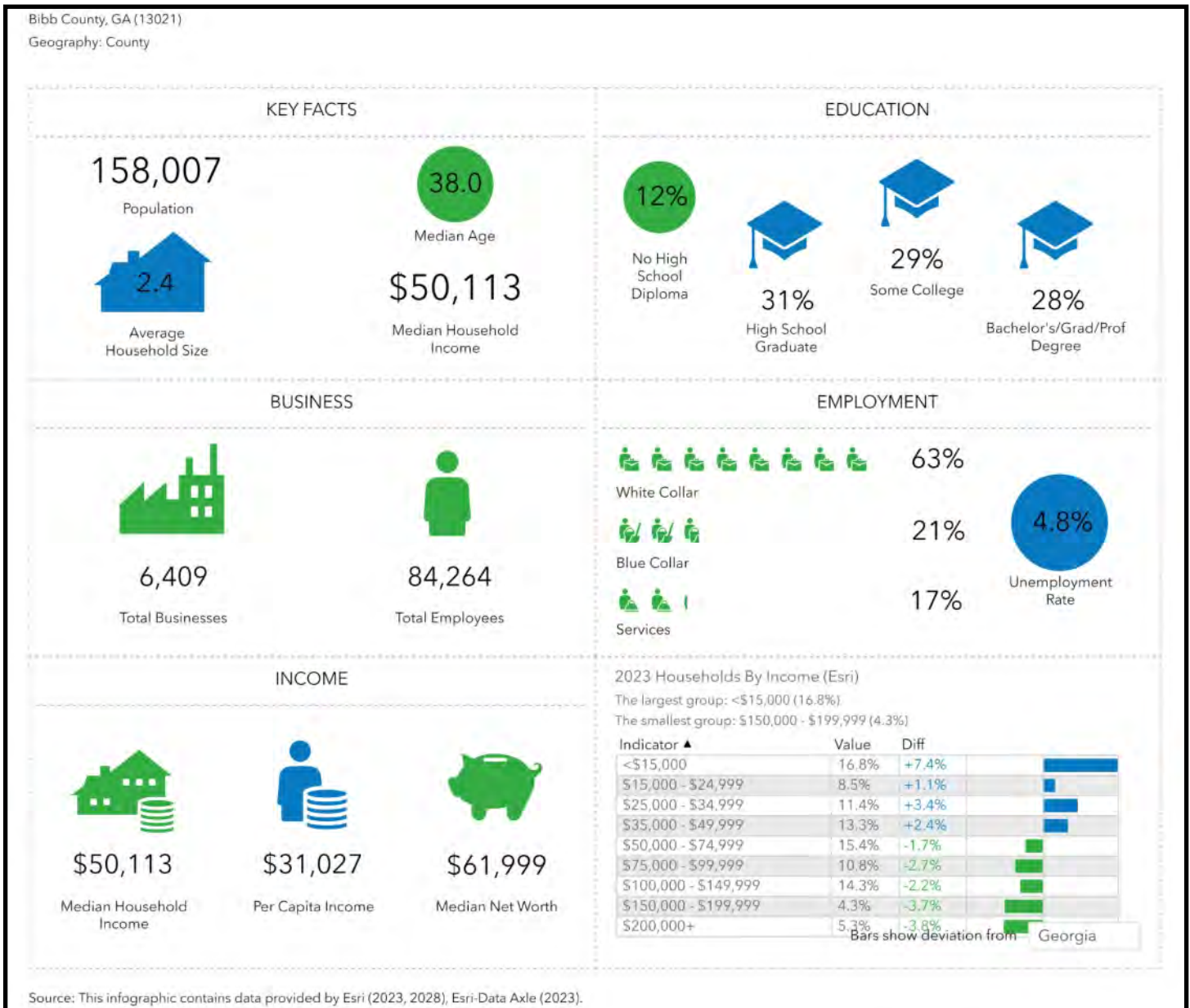


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DEMOGRAPHICS - BIBB COUNTY, GA



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