

FOR SALE
OR LEASE



EBERHARDT & BARRY

PROPERTY VIDEO: <https://vimeo.com/258692804/d91b462e23>

RATE REDUCED



Former FedEx Ground Package System, Inc.

66,500± SF (Expandable) - 11.34 Acres

**244 Mercer Junction
Macon, Bibb County, Georgia 31210**

SALES PRICE: \$4,620,000
LEASE RATE: \$3.95/PSF, NNN

FOR MORE DETAILS CONTACT:

Revised 1/14/19

ARTHUR P. BARRY III, SIOR - EXCLUSIVE AGENT
abarry@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.

Main 478-746-8171 Toll Free 800-926-0990
Fax 478-746-1362 Cell 478-731-8000
www.cbmacon.com

990 Riverside Drive
Macon, GA 31201

PROPERTY VIDEO:	https://vimeo.com/258692804/d91b462e23
BUILDING INFORMATION:	66,500± SF Truck Terminal <ul style="list-style-type: none"> - 4,185± SF Office - 62,315± SF Distribution Center
BUILDING EXPANSION:	21,136± SF in 2012
ACREAGE:	11.34 Acres
SECURITY:	<ul style="list-style-type: none"> • Perimeter fencing • Personnel turnstile • Personnel swipe card • Security cameras
YEAR BUILT:	2006 / 2012
CONSTRUCTION:	Metal
FOUNDATION:	Poured concrete
ROOF:	Metal
COLUMN SPACING:	56' x 36' • 56' x 48' • 56' x 60'
CLEAR HEIGHT:	16' - 19' warehouse
TRUCK LOADING:	<ul style="list-style-type: none"> • 16 (8' X 9') loading docks • 13 (5' X 8') 24" loading docks • One (12' X 16') drive-in • Six (18' X 16') drive-in • Two (14' X 16') drive-in
PARKING:	<ul style="list-style-type: none"> • 187 paved parking spaces • 57 truck/trailer parking
UTILITIES:	<ul style="list-style-type: none"> • Electric: 480Volt, 3 Phase, 4 wire • Heating: 2,000 Volt unit
ZONING:	PDE
TRANSPORTATION:	.9 miles to Interstate 475
SALES PRICE:	\$4,620,000
LEASE RATE:	\$3.95/PSF, NNN



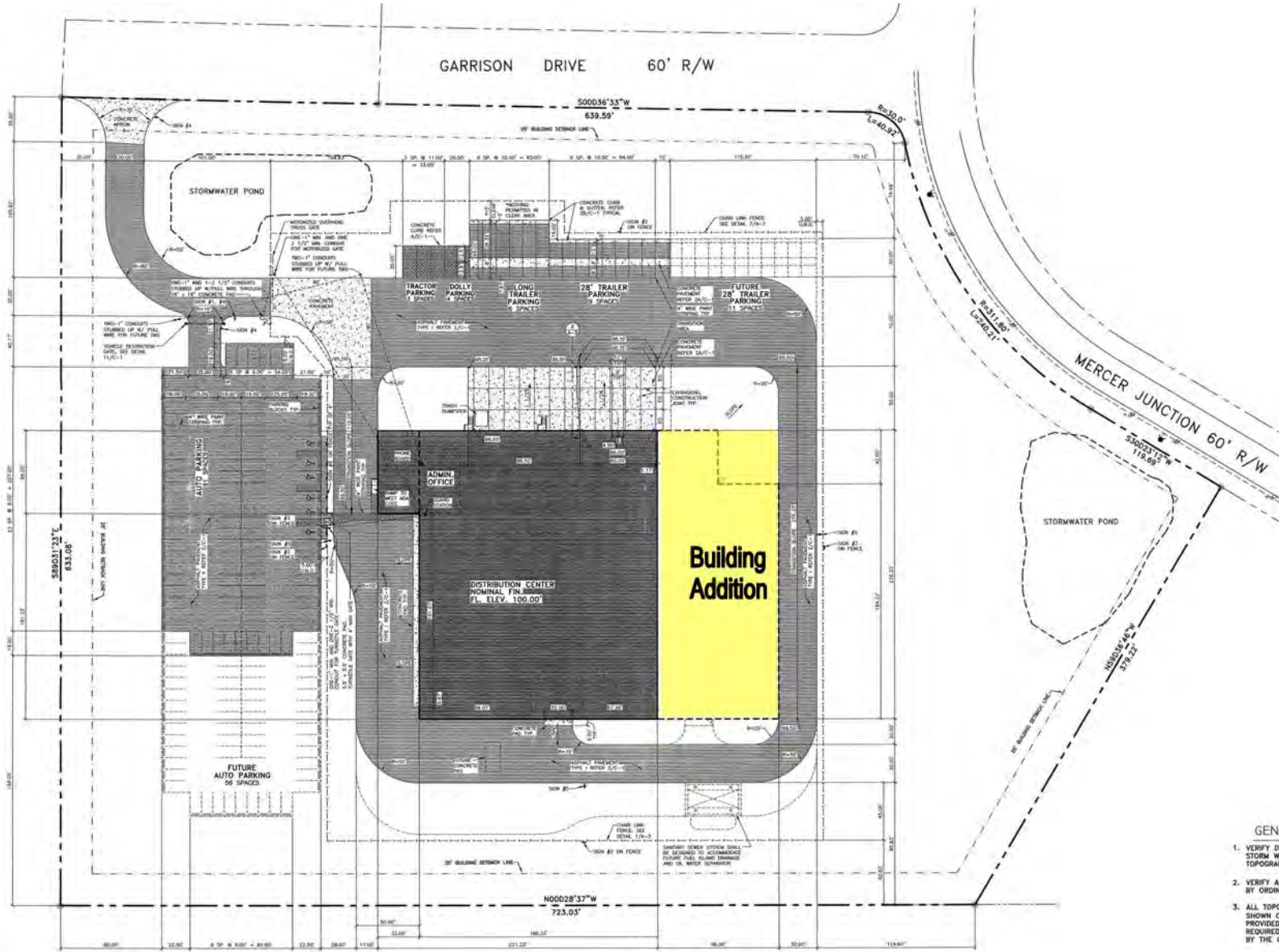
EBERHARDT & BARRY

244 Mercer Junction - Macon, GA 31210 LEASE SYNOPSIS

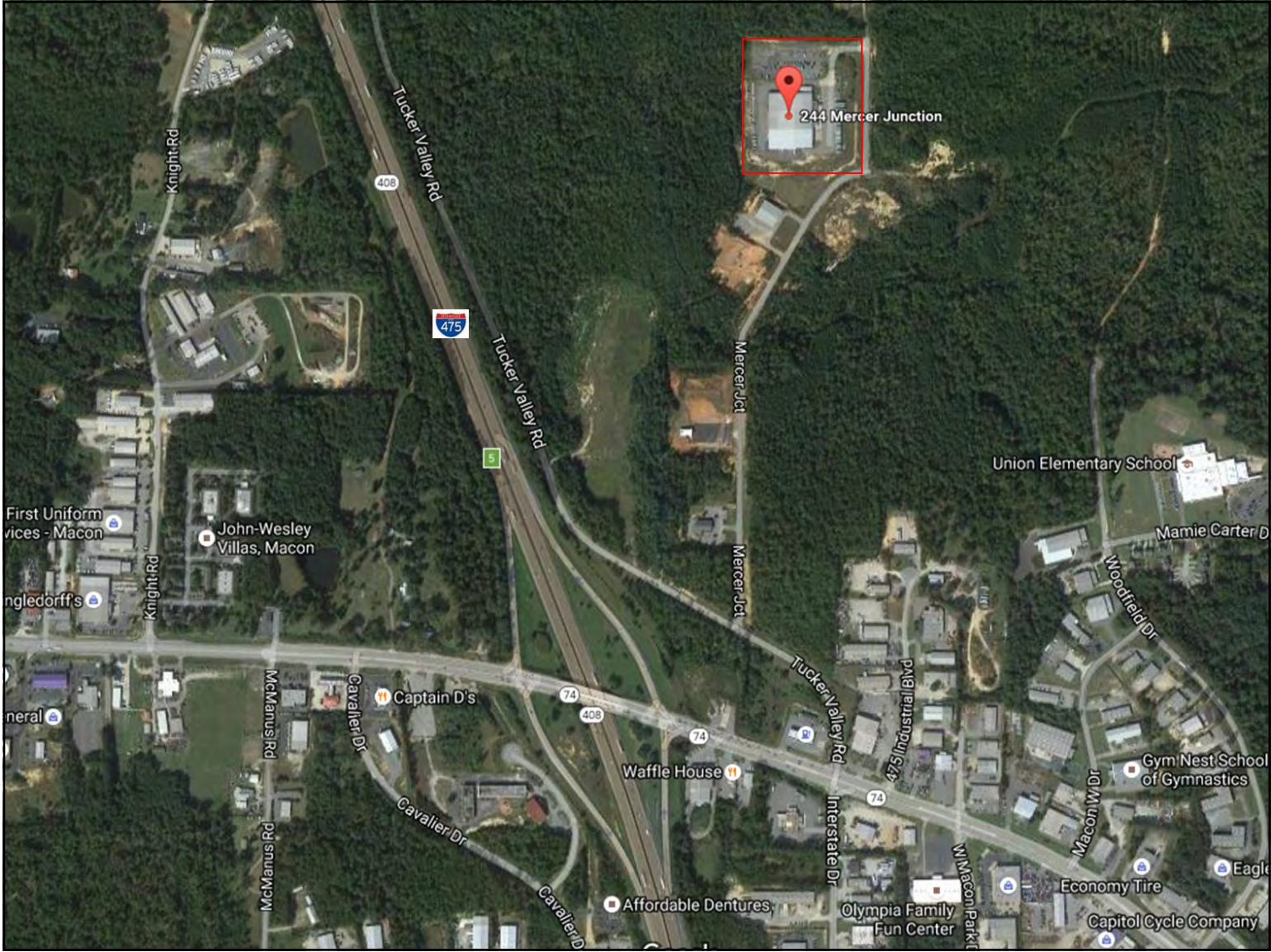
TENANT:	FedEx Ground Package System, Inc.
TERM:	06/01/2006 - 07/31/2021
OPTION TO RENEW:	One 5-year option: 08/01/2021 - 07/31/2026
COMMON AREA MAINTENANCE:	Maintenance and repairs paid by Tenant.
REAL ESTATE TAXES:	Paid by Landlord
LIABILITY INSURANCE:	Paid by Tenant
UTILITIES:	Paid by Tenant

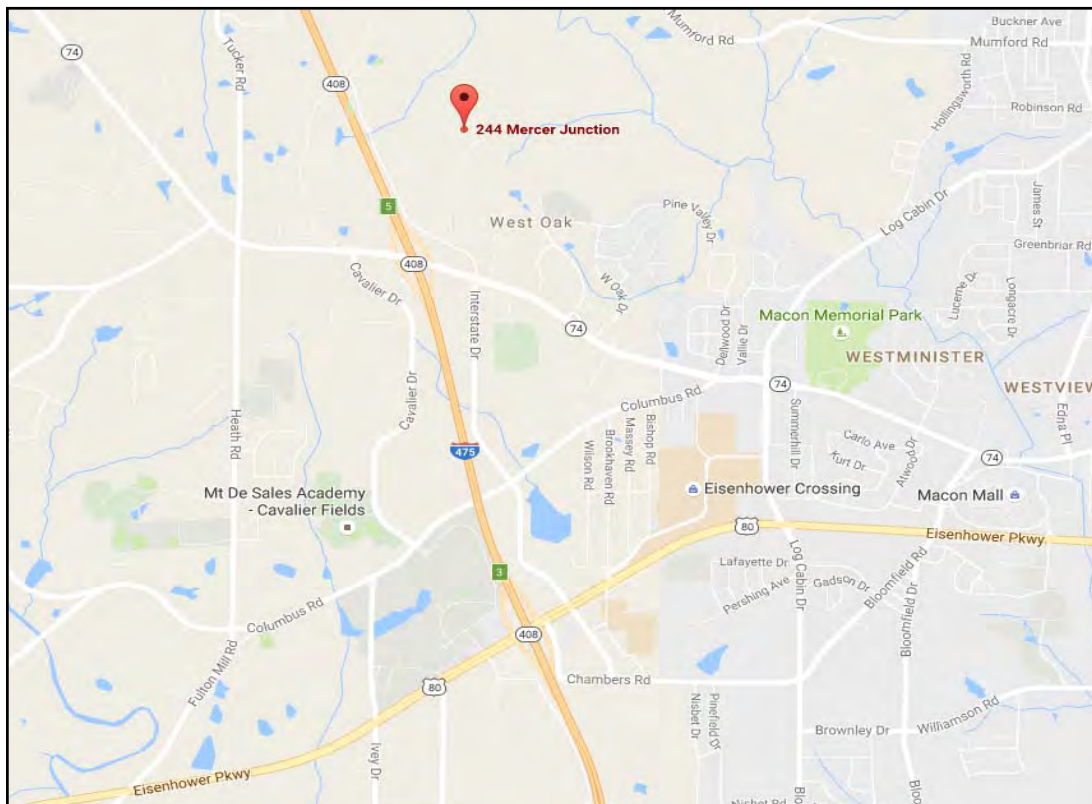
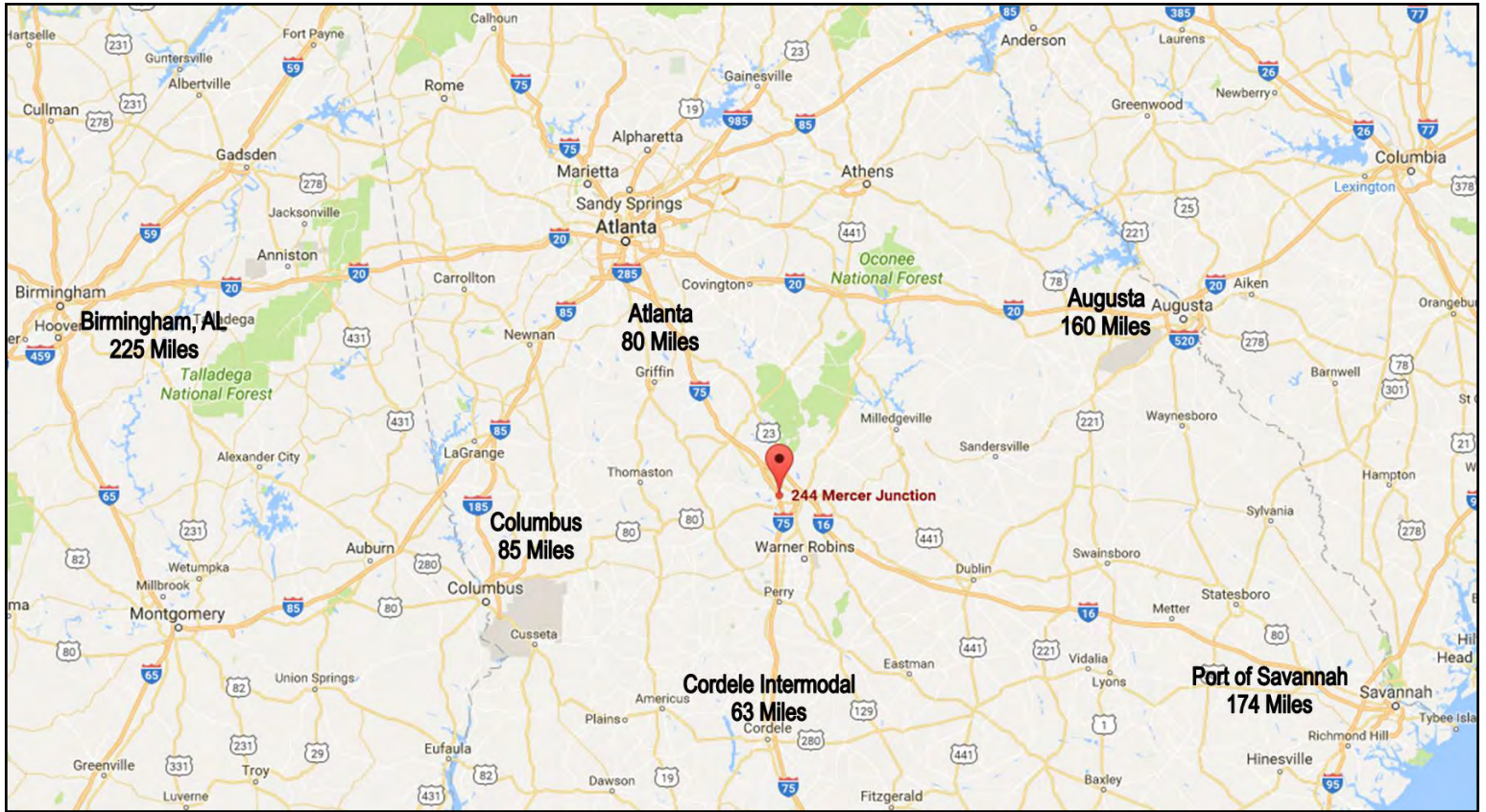




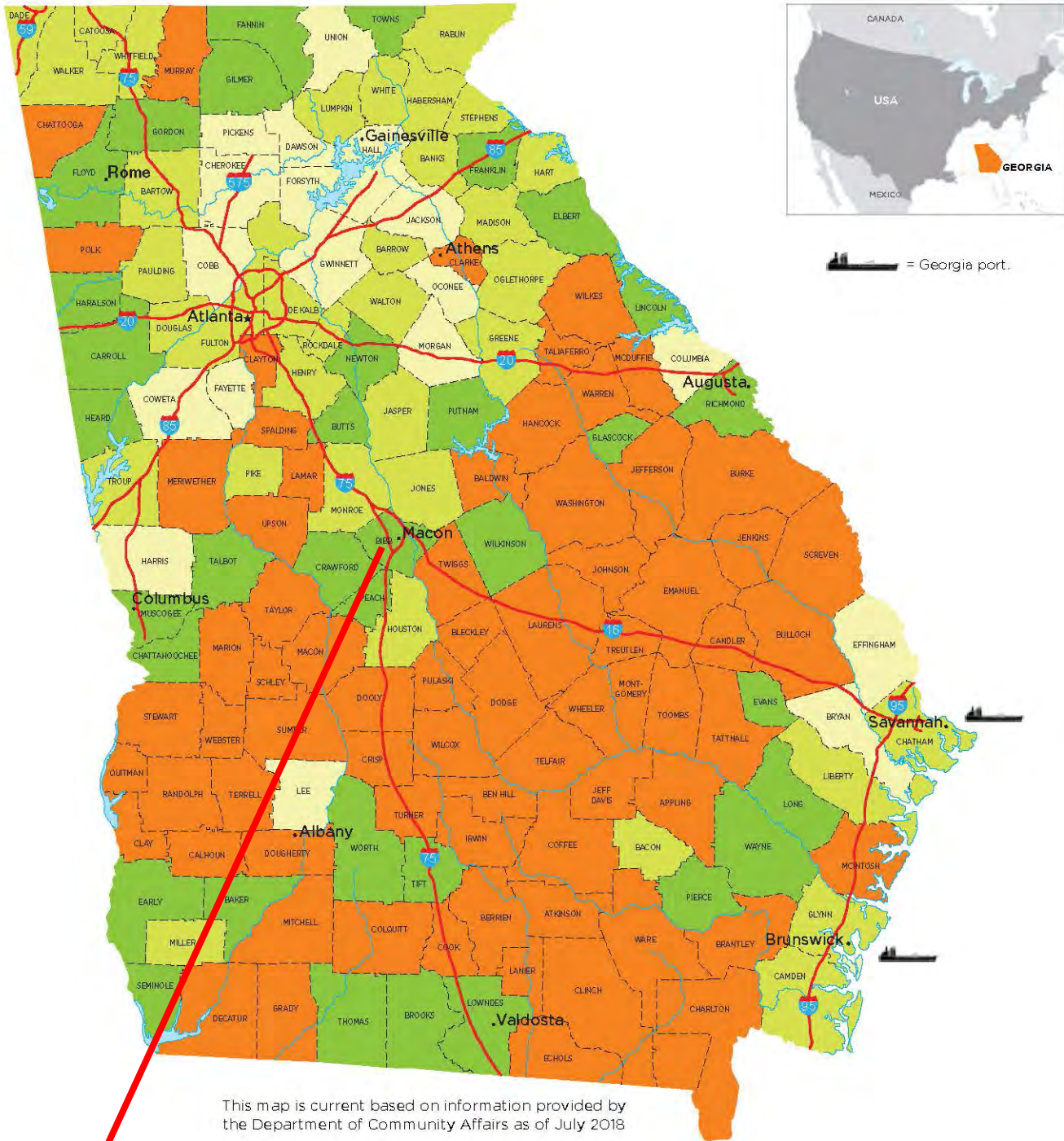


- GENE
1. VERIFY DI STORM W/ TOPOGRAPH
 2. VERIFY AC BY ORDIN
 3. ALL TOPO SHOWN OR PROVIDED REQUIRED BY THE C





GEORGIA 2019 JOB TAX CREDIT TIERS



This map is current based on information provided by the Department of Community Affairs as of July 2018

TIER	JOB TAX CREDIT \$ (FOR 5 YEARS)	MIN. NEW JOBS	USE OF CREDITS**	CARRY FORWARD
1	\$4,000*	2	100% of tax liability - excess to withholding up to \$3,500	10 years
2	\$3,000*	10	100% of tax liability	10 years
3	\$1,750*	15	50% of tax liability	10 years
4	\$1,250*	25	50% of tax liability	10 years
MZ/OZ	\$3,500	2	100% of tax liability - excess to withholding	10 years
LDCT	\$3,500	5	100% of tax liability - excess to withholding	10 years

*Includes \$500 bonus for Joint Development Authority (JDA). Georgia counties can form partnerships that benefit companies with this \$500 Job Tax Credit bonus. The majority of counties are in a JDA. To confirm a county's status, please call 404.962.4931.

Tax credits are applied to Georgia corporate income taxes

MZ= Military Zone
OZ= Opportunity Zone
LDCT= Less Developed Census Tract



Demographic and Income Profile

Bibb County, GA
 Bibb County, GA (13021)
 Geography: County

Prepared by Esri

Summary	Census 2010	2018	2023			
Population	155,547	154,432	152,620			
Households	60,295	59,664	58,874			
Families	38,714	37,752	37,018			
Average Household Size	2.48	2.49	2.49			
Owner Occupied Housing Units	33,537	29,024	29,327			
Renter Occupied Housing Units	26,758	30,640	29,547			
Median Age	35.5	36.8	37.7			
Trends: 2018 - 2023 Annual Rate	Area	State	National			
Population	-0.24%	1.10%	0.83%			
Households	-0.27%	1.08%	0.79%			
Families	-0.39%	0.99%	0.71%			
Owner HHs	0.21%	1.52%	1.16%			
Median Household Income	1.62%	1.68%	2.50%			
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	11,211	18.8%	10,066	17.1%		
\$15,000 - \$24,999	7,796	13.1%	7,416	12.6%		
\$25,000 - \$34,999	6,351	10.6%	6,067	10.3%		
\$35,000 - \$49,999	7,582	12.7%	7,325	12.4%		
\$50,000 - \$74,999	10,233	17.2%	10,186	17.3%		
\$75,000 - \$99,999	6,171	10.3%	6,480	11.0%		
\$100,000 - \$149,999	6,143	10.3%	6,427	10.9%		
\$150,000 - \$199,999	1,897	3.2%	2,103	3.6%		
\$200,000+	2,280	3.8%	2,804	4.8%		
Median Household Income	\$42,730		\$46,303			
Average Household Income	\$63,193		\$70,549			
Per Capita Income	\$25,339		\$28,151			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,465	7.4%	10,368	6.7%	10,209	6.7%
5 - 9	10,931	7.0%	10,327	6.7%	9,813	6.4%
10 - 14	10,833	7.0%	10,386	6.7%	10,054	6.6%
15 - 19	11,777	7.6%	10,715	6.9%	10,525	6.9%
20 - 24	11,537	7.4%	11,155	7.2%	10,433	6.8%
25 - 34	20,188	13.0%	20,686	13.4%	19,945	13.1%
35 - 44	19,047	12.2%	18,519	12.0%	19,139	12.5%
45 - 54	21,631	13.9%	18,586	12.0%	17,620	11.5%
55 - 64	18,449	11.9%	19,406	12.6%	17,887	11.7%
65 - 74	10,462	6.7%	14,297	9.3%	15,665	10.3%
75 - 84	6,602	4.2%	6,937	4.5%	8,299	5.4%
85+	2,625	1.7%	3,050	2.0%	3,031	2.0%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	67,199	43.2%	59,705	38.7%	54,349	35.6%
Black Alone	81,116	52.1%	85,870	55.6%	88,021	57.7%
American Indian Alone	332	0.2%	367	0.2%	395	0.3%
Asian Alone	2,531	1.6%	3,323	2.2%	3,959	2.6%
Pacific Islander Alone	120	0.1%	129	0.1%	139	0.1%
Some Other Race Alone	2,014	1.3%	2,213	1.4%	2,415	1.6%
Two or More Races	2,235	1.4%	2,825	1.8%	3,342	2.2%
Hispanic Origin (Any Race)	4,389	2.8%	5,046	3.3%	5,649	3.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

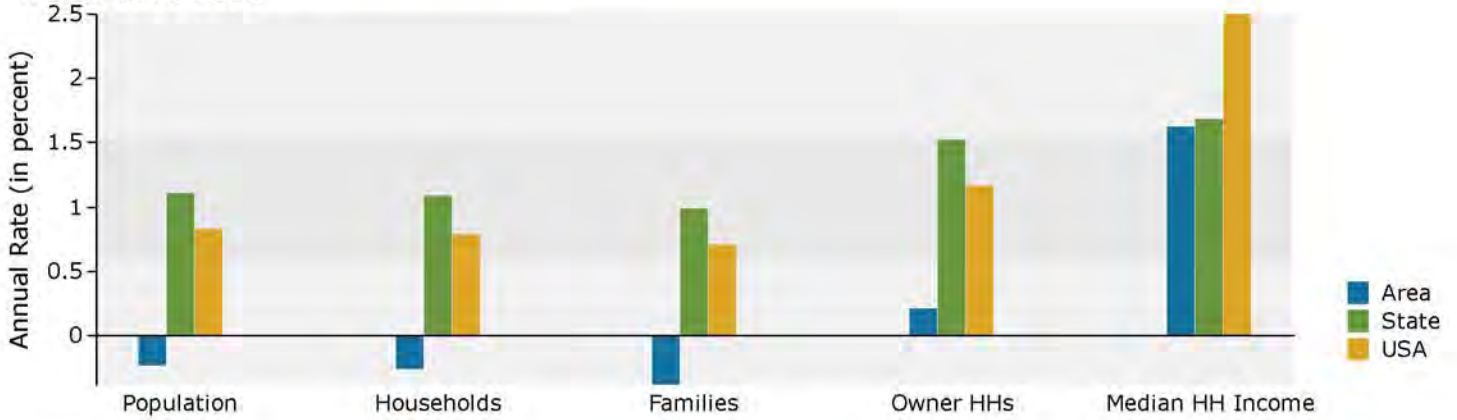


Demographic and Income Profile

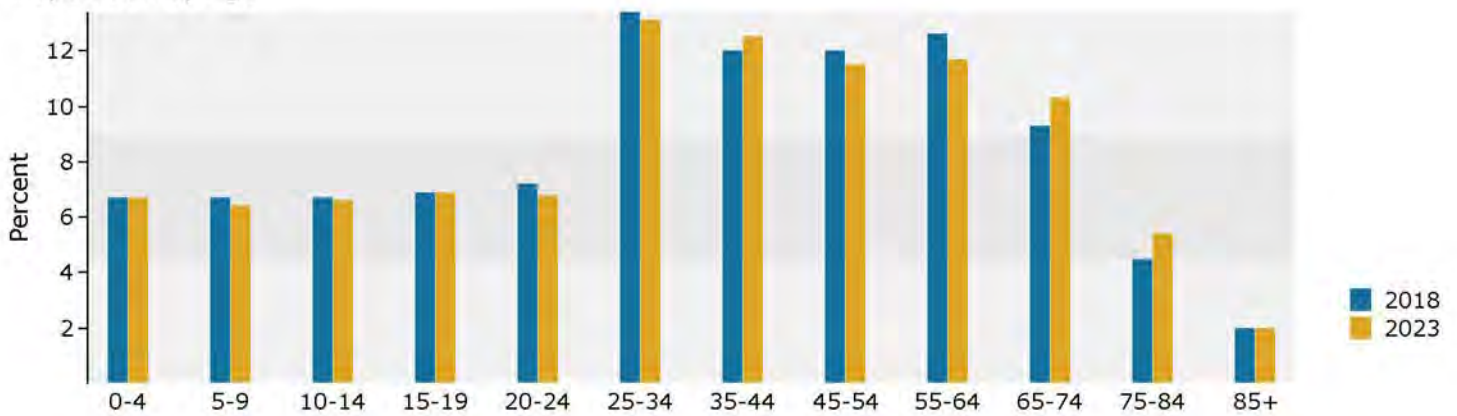
Bibb County, GA
 Bibb County, GA (13021)
 Geography: County

Prepared by Esri

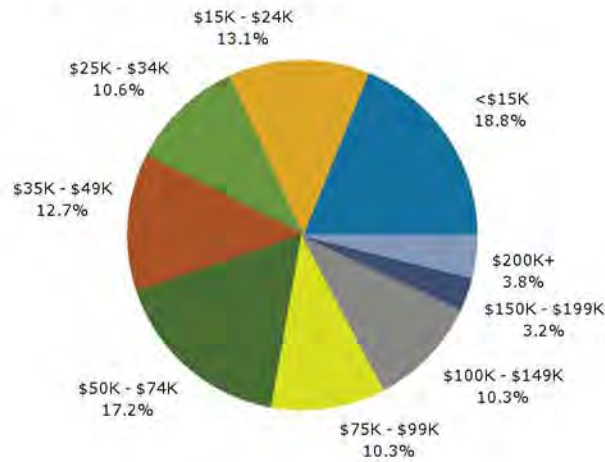
Trends 2018-2023



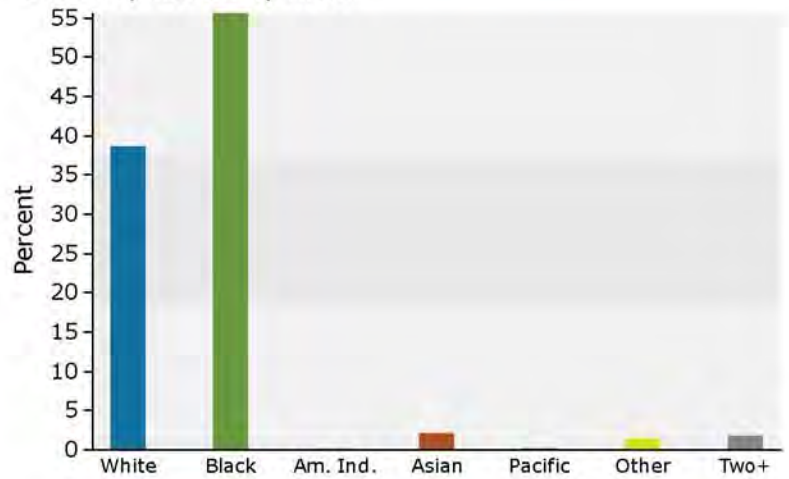
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 3.3%