

# LEASE

## WAREHOUSE / OFFICE

7444 Airport Drive, Macon, Bibb County, GA 31216

**AVAILABLE SEPTEMBER 1, 2023**



**LEASE RATE:  
\$5,750.00/MONTH, NNN**

### LOCATION OVERVIEW

- Located one block from the Middle Georgia Regional Airport
- Easy access to Interstates 75, 475 and 16 and Georgia Highways 41 and 247
- 5± miles to Interstate 75
- 5± miles to Interstate 475
- 11± miles to Interstate 16
- 171± miles to Port of Savannah

### PROPERTY OVERVIEW

- 9,815± SF Warehouse/Office
  - 8,320± SF Warehouse
    - 18' side eave; 20' center
    - 220 AMP electrical
    - Two (2) 10'X16' on grade roll-up drive-in doors
    - Dock height ramp with 10'X10' door
  - 1,495± SF Office
- 1.51 Acres; handsomely landscaped foundation plantings
- Asphalt parking for 10 passenger vehicles; gravel parking for five 65' trucks
- Zoned M-1, Light Industrial
- All public utilities serve the building

**ARTHUR P BARRY III, SIOR**  
478.731.8000 Cell  
abarry@cbcworldwide.com



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

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Created 8/1/23

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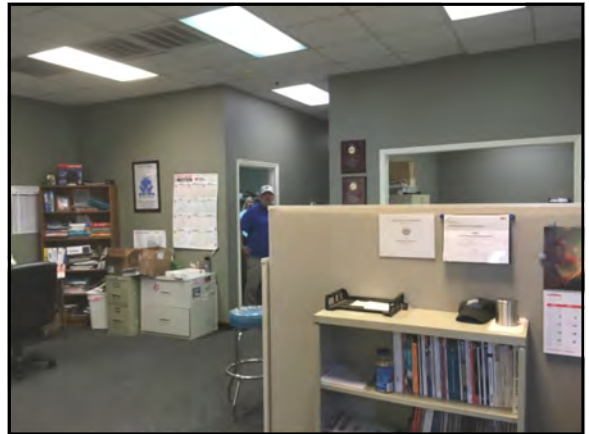
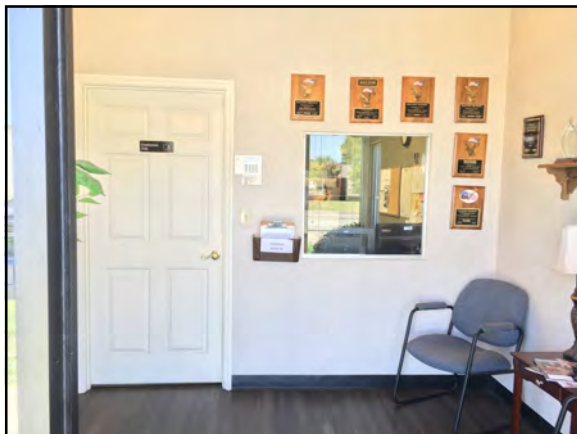
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"><li>• 9,815± SF Warehouse/Office (Expandable building; brick façade)<ul style="list-style-type: none"><li>- 8,320± SF Warehouse (65'X128')<ul style="list-style-type: none"><li>- Entry door to small contractor's counter</li><li>- Insulated &amp; heated</li><li>- Skylight panels</li><li>- 220 Amp electrical service</li></ul></li><li>- 1,495± SF Office (65'X23')<ul style="list-style-type: none"><li>- Lobby</li><li>- Conference room</li><li>- Five (5) private offices</li><li>- Break room</li><li>- Two (2) single fixture restrooms</li><li>- 10' Acoustical ceilings</li></ul></li></ul></li></ul>
<b>ACREAGE:</b>	<ul style="list-style-type: none"><li>• 1.51± Acres</li><li>• Handsomely landscaped foundation plantings</li></ul>
<b>YEAR BUILT:</b>	1996
<b>CEILING HEIGHT:</b>	18' side eave; 20' center
<b>TRUCK LOADING:</b>	<ul style="list-style-type: none"><li>• One (1) dock height ramp with 14'X16' pad</li><li>• One (1) 10'X10' dock height door</li><li>• Two (2) 10'X16' on grade roll-up drive-in doors</li></ul>
<b>PARKING:</b>	<ul style="list-style-type: none"><li>• Asphalt parking for 10 passenger vehicles</li><li>• Gravel parking for five (5) 65' trucks; expandable</li></ul>
<b>UTILITIES:</b>	All public utilities serve this building
<b>ZONED:</b>	M-1, Light Industrial
<b>LEASE RATE: \$5,750.00/MONTH, NNN</b>	





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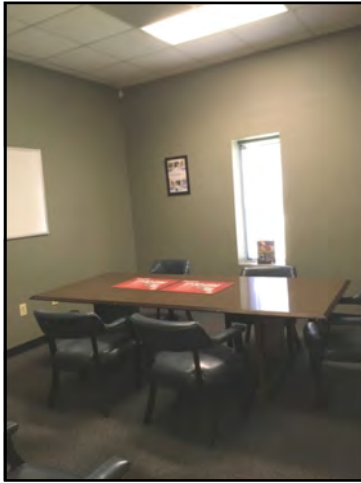
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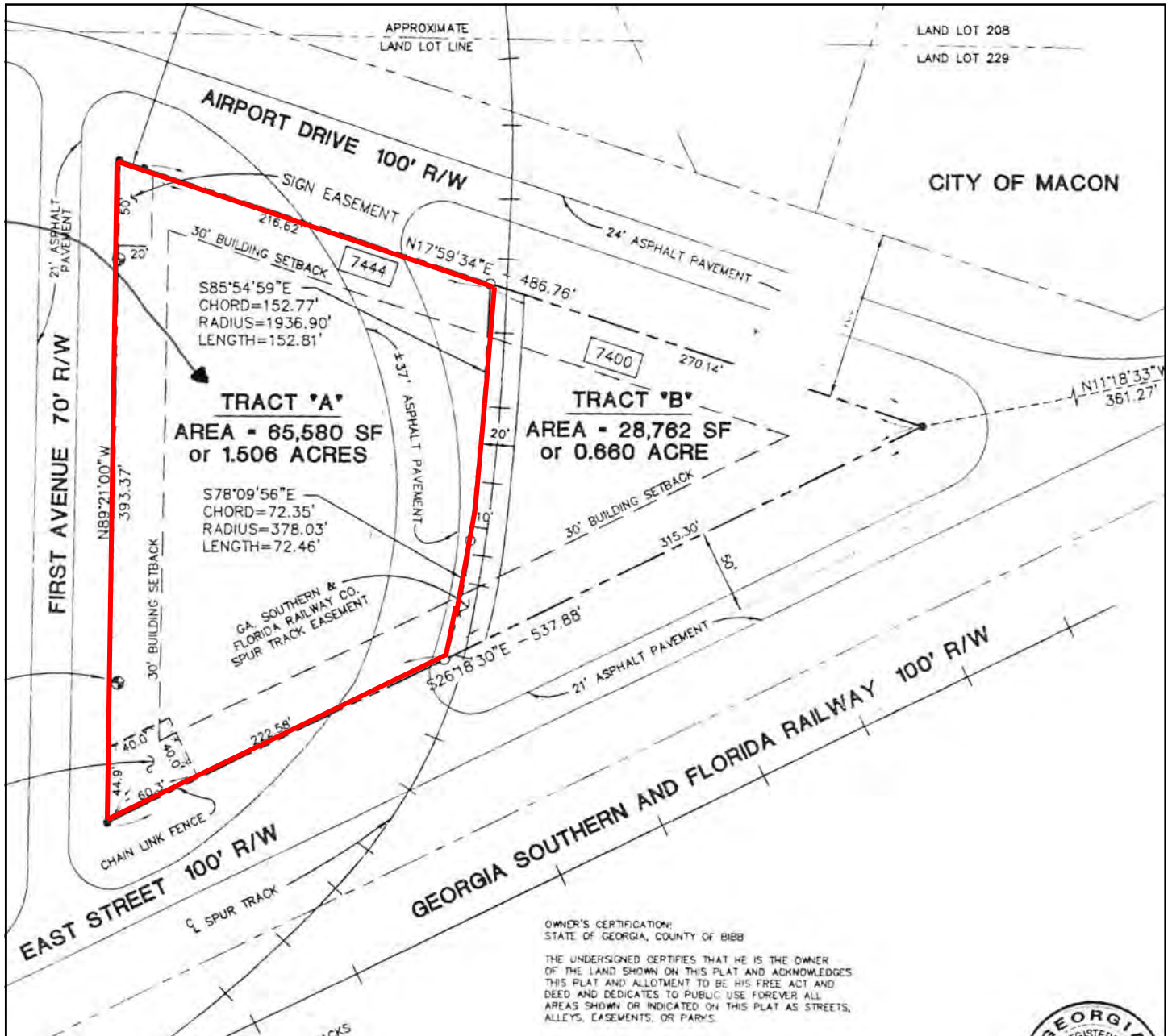




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## SURVEY



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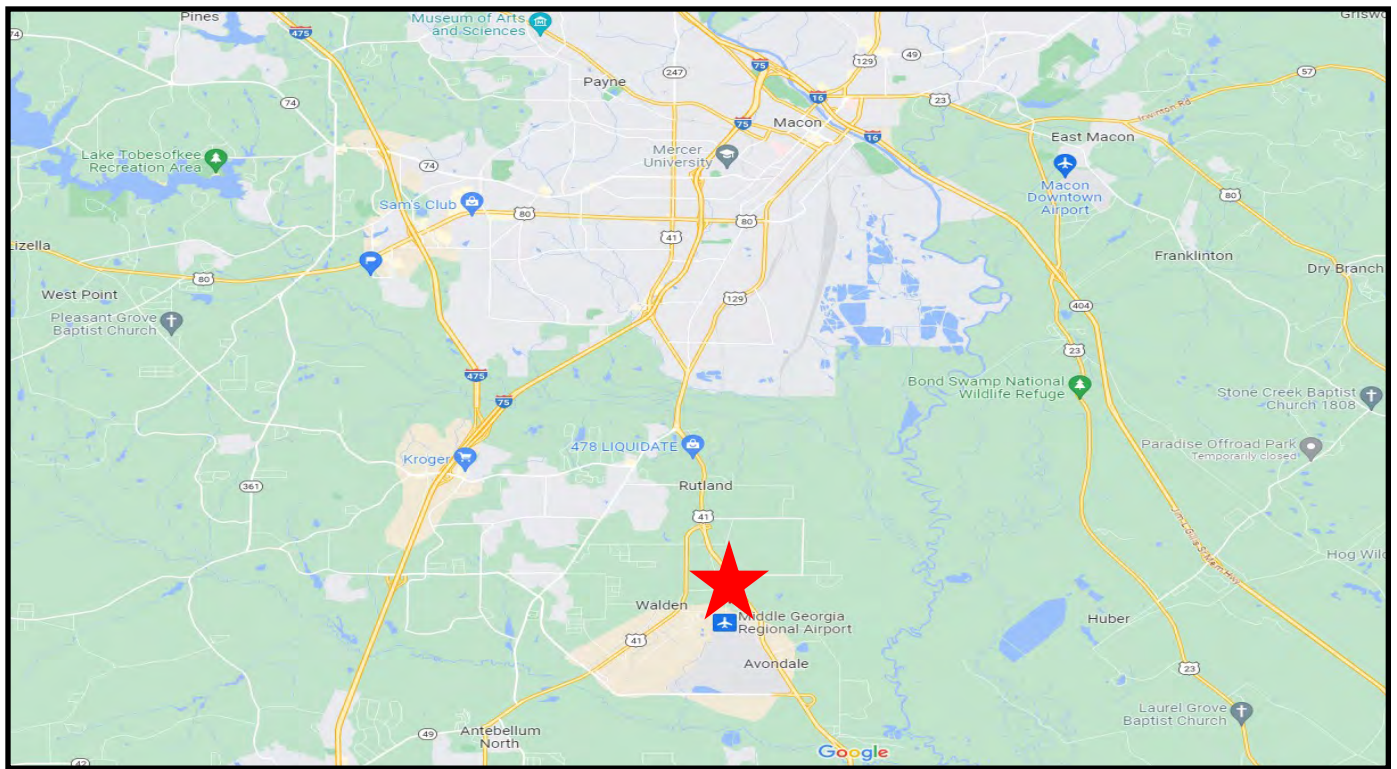
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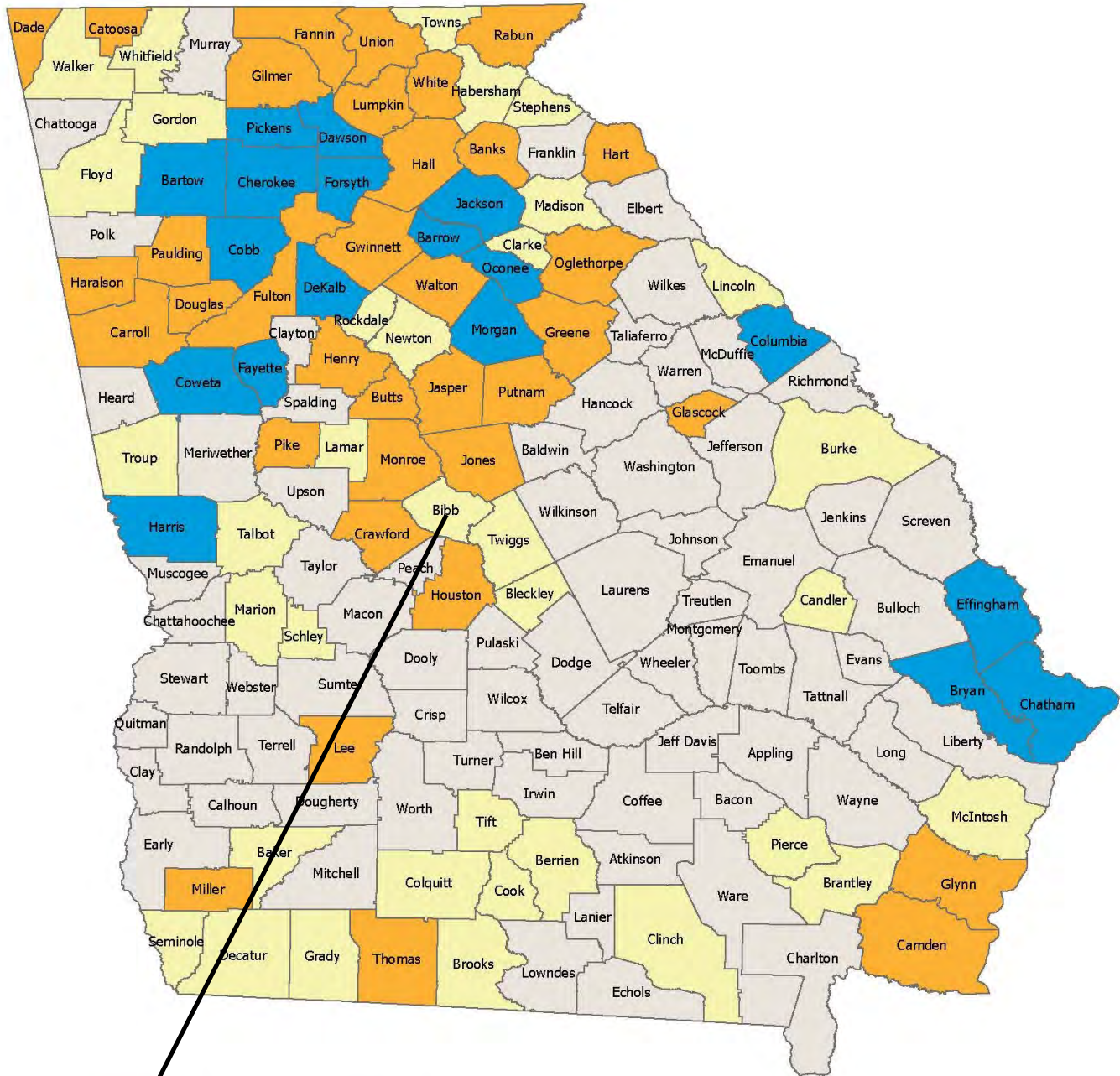


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# 2023 Job Tax Credit Tiers



	Tier 1	71 Counties
	Tier 2	35 Counties
	Tier 3	35 Counties
	Tier 4	18 Counties

For more information on Tax Credits: <https://dca.ga.gov/community-economic-development/incentives/job-tax-credits>





## DEMOGRAPHICS - BIBB COUNTY

