

LEASE

FLEX SPACE

115 GATEWAY DRIVE, MACON, GA 31210

RATE REDUCED



**30,000± SF FLEX SPACE (DIVISIBLE)
CALL CENTER / EDUCATIONAL CAMPUS
MEDICAL / INDUSTRIAL**

**REDUCED LEASE RATE: ~~\$6.50~~ \$6.00/PSF, NNN
CAM, TAXES & INSURANCE: ±\$2.50/PSF**

THOMAS RHODES
706.615.5233
trhodes@cbcworldwide.com
CBCMACON.COM

DEIDRA STEWART
478.508.2652
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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

COLDWELL BANKER COMMERCIAL EBERHARDT & BARRY 990 Riverside Drive Macon, GA 31201

Revised 4/27/22
(478) 746-8171

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LOCATION:	Located in North Macon less than one mile from Interstate 75, Exit 171.
BUILDING INFORMATION:	30,000± SF Flex Space (Divisible)
FURNITURE, FIXTURES & EQUIPMENT:	See page 4 for the available list.
TRUCK LOADING:	One (1) dock high door
CONSTRUCTION:	Pre-engineered Metal
YEAR BUILT:	1999
ROOF:	Metal
FLOORING:	Carpet, Tile
LIGHTING:	Fluorescent fixtures
PARKING:	180± Asphalt paved spaces
UTILITIES:	All utilities serve the site.
ZONING:	PDI, Planned Development Industrial
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FLOOR PLAN



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AVAILABLE EQUIPMENT

165	Office Chairs
139	Cubicles
74	Desks / Tables
18	Whiteboards
43	Filing Cabinets / Bookcases
2	Conference Tables
12	Break Room Tables
32	Break Room Chairs
4	Refrigerators
3	Microwaves
2	Coffee Makers
1	Generator



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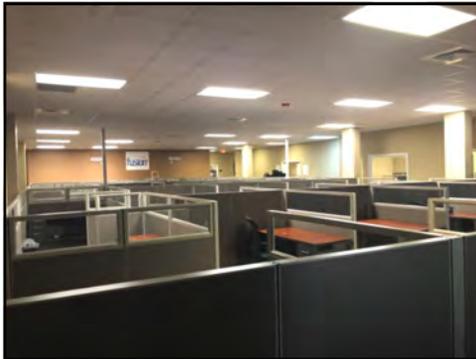


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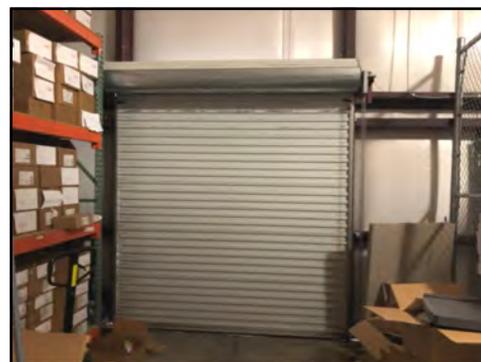


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AERIAL SITE VIEW



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AERIAL LOCATION MAP



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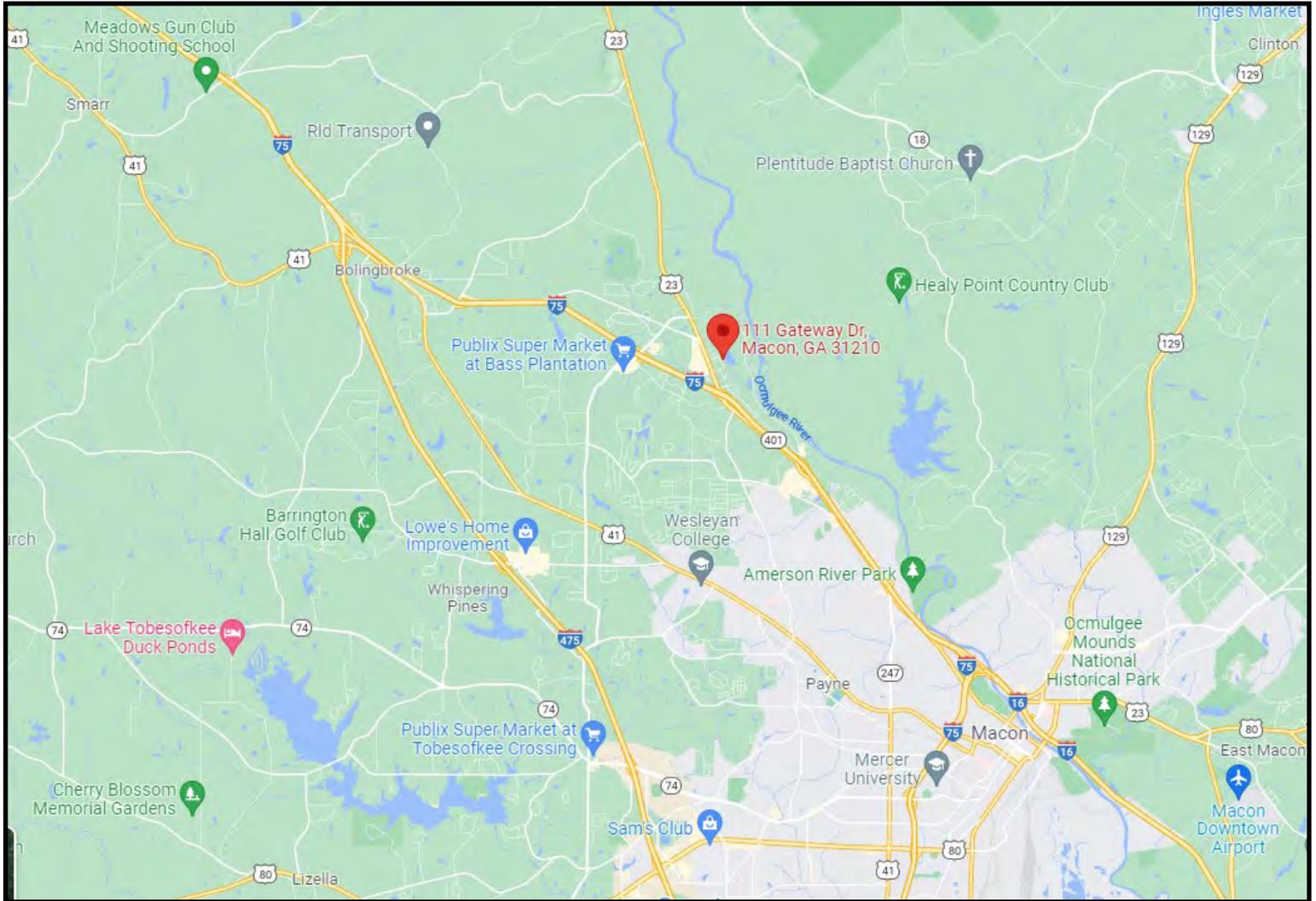
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DEMOGRAPHICS - BIBB COUNTY

