

LEASE

WAREHOUSE / OFFICE

312 CORPORATE PARKWAY, MACON, BIBB COUNTY, GA 31210



**BASE LEASE RATE: \$8.00/PSF
(\$10,800.00/PER MONTH)
ESTIMATED CAM, T&I: \$1,450.00/MO
MINIMUM LEASE: FIVE YEARS**

LOCATION OVERVIEW

- Subject property located in North Macon less than one mile from Interstate 75, Exit 171.
- Convenient to The Shoppes at River Crossing with many eateries and shopping
- 7 miles from Interstate 16
- 75 miles from Atlanta
- 175 miles from Port of Savannah

PROPERTY OVERVIEW

- 16,200± SF Warehouse / Office
 - 12,525± SF Warehouse
 - 3,675± SF Office
- 18' Clear span warehouse
- Emergency generator
- Truck loading:
 - Two (2) dock high doors
 - One (1) drive-in door
- Ten (10) employee parking spaces
- Zoned M-1, Light Industrial

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**COLDWELL BANKER
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EBERHARDT & BARRY

Created 7/11/23

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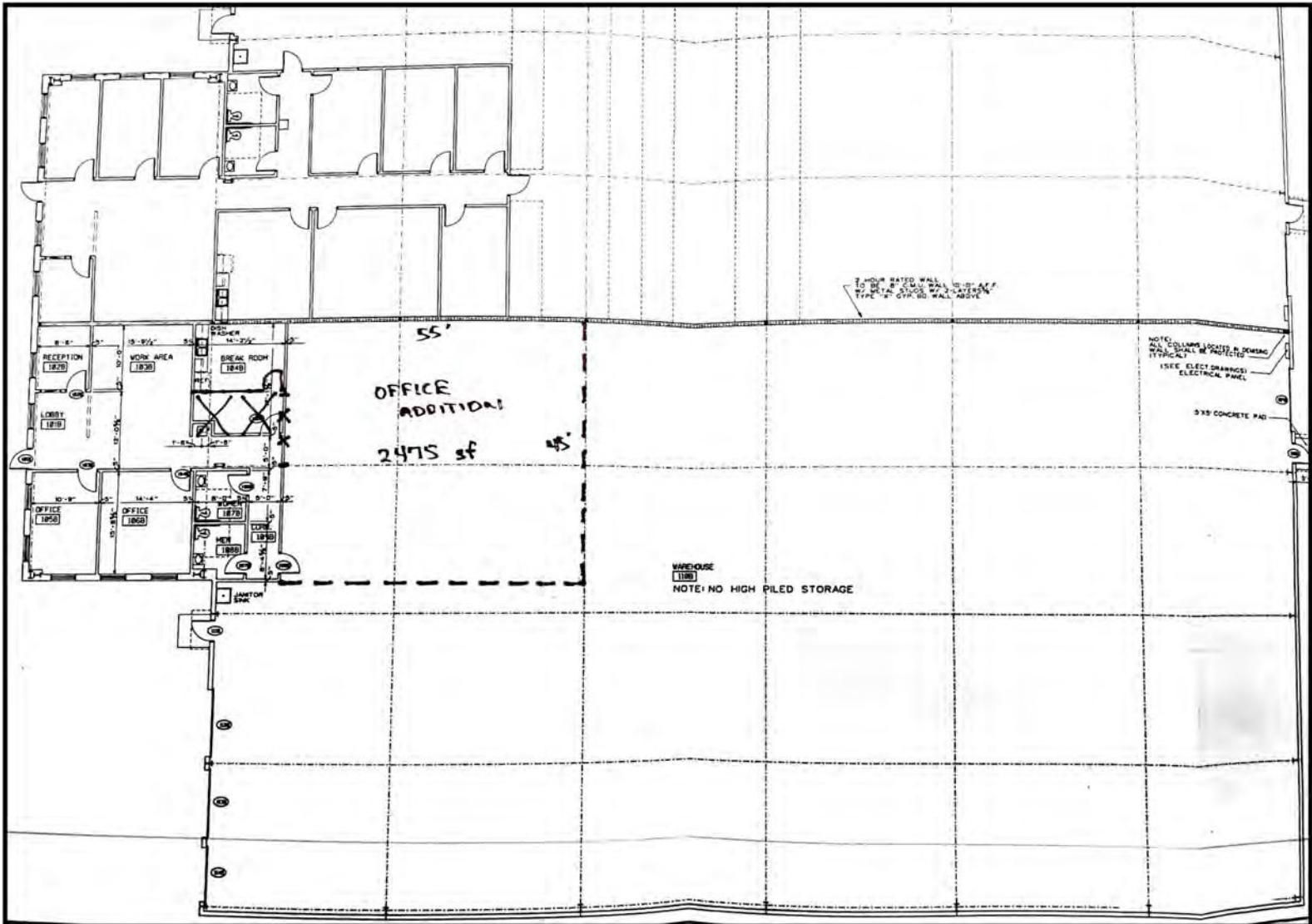
LOCATION:	<ul style="list-style-type: none">• Subject property located in North Macon less than one mile from Interstate 75, Exit 171• Seven miles from Interstate 16• 75 miles from Atlanta• 170 miles from Port of Savannah
BUILDING INFORMATION:	<ul style="list-style-type: none">• 16,200± SF Warehouse / Office<ul style="list-style-type: none">- 3,675± SF Office- 12,525± SF Warehouse• Emergency generator
CONSTRUCTION:	<ul style="list-style-type: none">• Pre-engineered Metal Building System• Brick facade & office• Metal roof
TRUCK LOADING:	<ul style="list-style-type: none">• Two (2) 10' X 10' dock high doors• One (1) 12' X 14' drive-in door
HEATING & A/C:	Central HVAC in office only.
CEILING HEIGHT/ LIGHTING:	<ul style="list-style-type: none">• 18' clear span in warehouse• Fluorescent light fixtures
PARKING:	10 vehicle spaces
ZONING:	M-1, Light Industrial
UTILITIES:	All public utilities available to the site
LEASE RATE:	<ul style="list-style-type: none">• BASE RENT: \$8.00/PSF (\$10,800.00 PER MONTH)• ESTIMATED CAM, T & I: \$1,450.00 PER MONTH• FIVE YEAR MINIMUM LEASE

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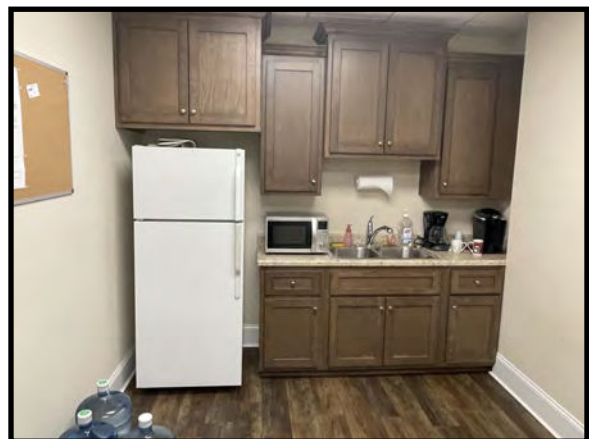
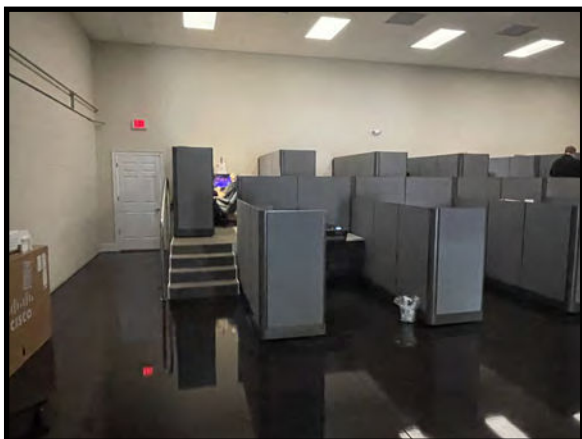
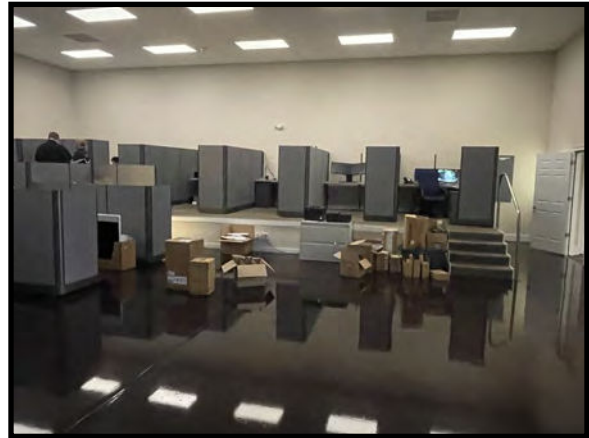
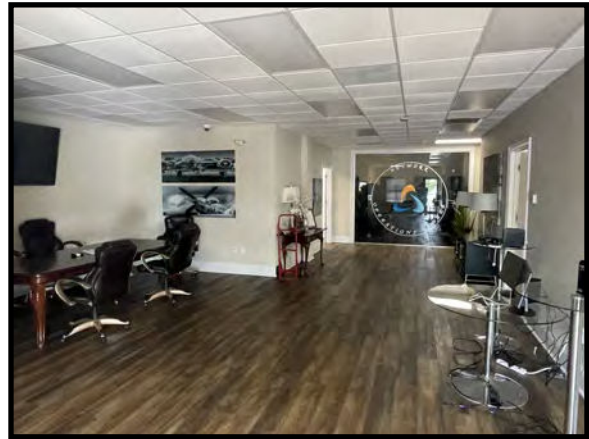
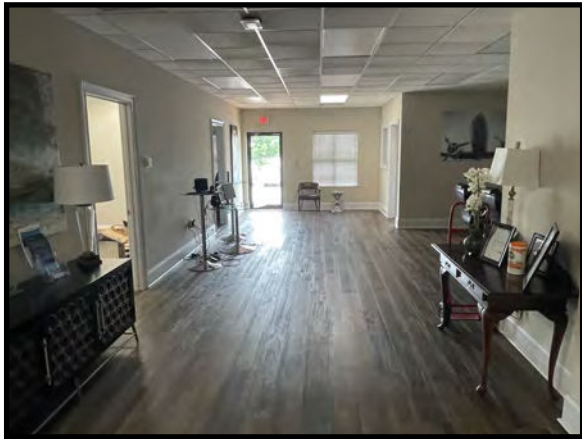
FLOOR PLAN



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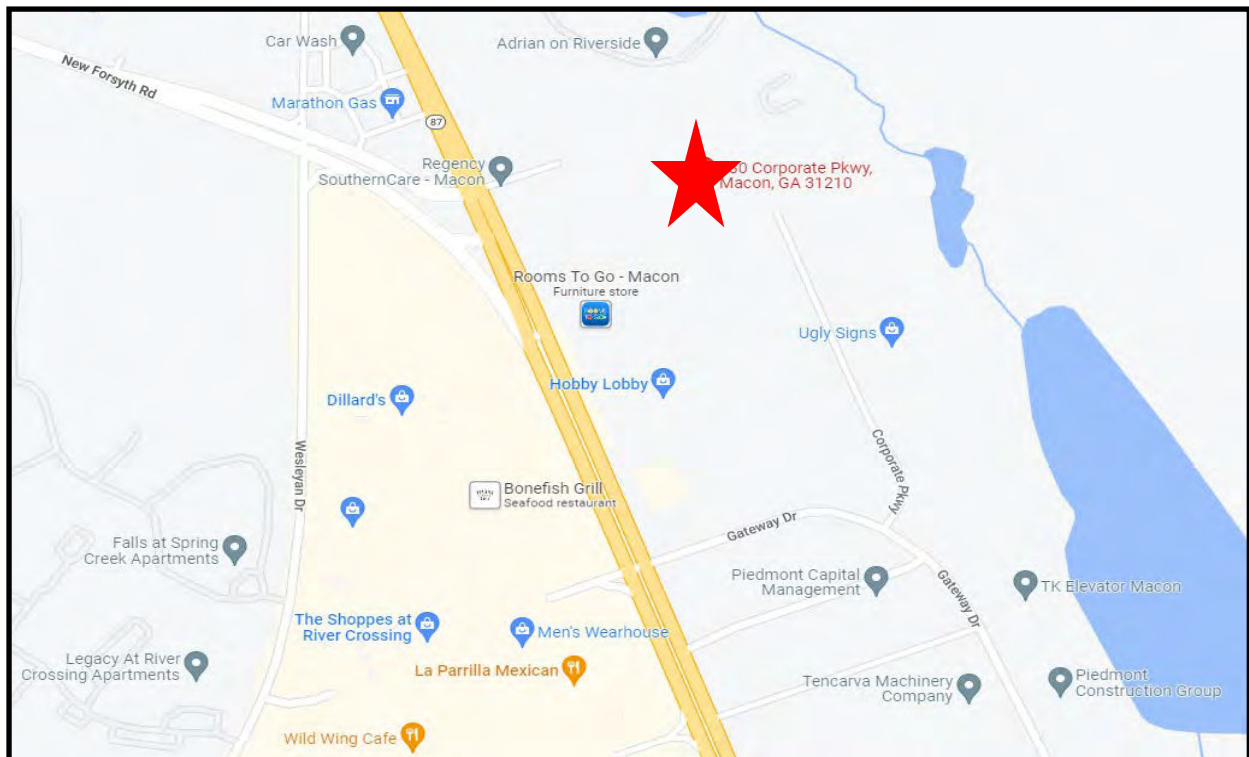
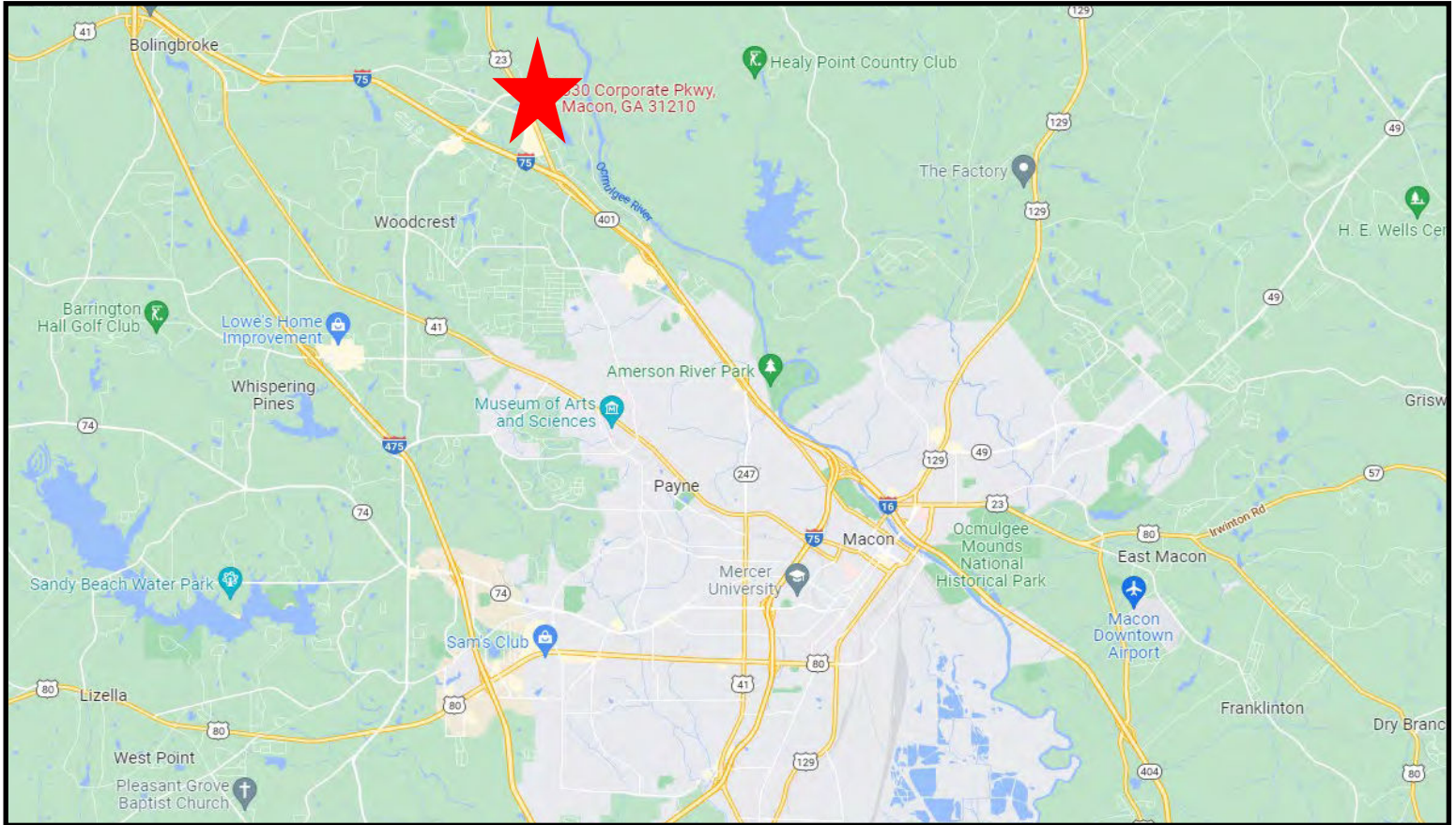
AERIAL



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