

**SALE OR
LEASE**

DISTRIBUTION FACILITY

4090,4100,4145,4160 San Carlos Drive
Macon, Bibb County, GA 31206

PRICE REDUCED



**42,400± SQ FT DISTRIBUTION FACILITY
FORMER BEER DISTRIBUTOR**

13.08 ACRES TOTAL

REDUCED SALES PRICE: ~~\$1,210,000~~ \$1,000,000

LEASE RATE: \$10,000.00/PER MONTH

HAL HARPER, CCIM
EXCLUSIVE AGENT
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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

990 RIVERSIDE DRIVE
MACON, GA 31201
478.746.8171
CBCMACON.COM

Revised 9/26/23

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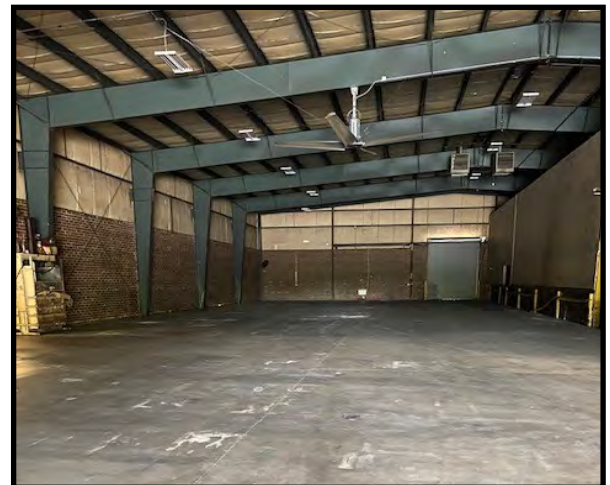
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BUILDING INFORMATION:	<ul style="list-style-type: none"> • 42,400± SF Distribution Facility • Former beer distributor
ACREAGE:	<ul style="list-style-type: none"> • 13.08 Acres total • 3± Acres fenced with three strands of barbed wire
YEAR BUILT:	<ul style="list-style-type: none"> • Built in 1973 • 3,000± SF addition in 1980
CEILING HEIGHT:	<ul style="list-style-type: none"> • 24' - 39,400± SF warehouse • 20' - 3,000± SF warehouse
TRUCK LOADING:	<ul style="list-style-type: none"> • Three (3) dock high doors • Four (4) drive-in doors
RAIL:	No rail but could be easily added
FLOORING:	<ul style="list-style-type: none"> • Warehouse: 6" reinforced concrete • Office: Carpet/Tile
WALLS:	Brick & structural steel building with insulated metal walls
LIGHTING:	Fluorescent strip lighting in office area and sodium halide in warehouse
ROOF:	Metal
HVAC:	<ul style="list-style-type: none"> • Office: Central HVAC • Warehouse: Suspended heaters
PLUMBING:	Men & women's restrooms
PARKING:	Asphalt paved
UTILITIES:	All public utilities serve the site
ZONING:	M-1, Light Industrial
TAX BILL:	\$9,914
TRANSPORTATION:	<ul style="list-style-type: none"> • US 80/Eisenhower Parkway: 1.5 miles • Interstate 75: 2.5miles • Interstate 16: 3.5 miles • Atlanta-Hartsfield Airport: 85 miles • Port of Savannah: 168 miles
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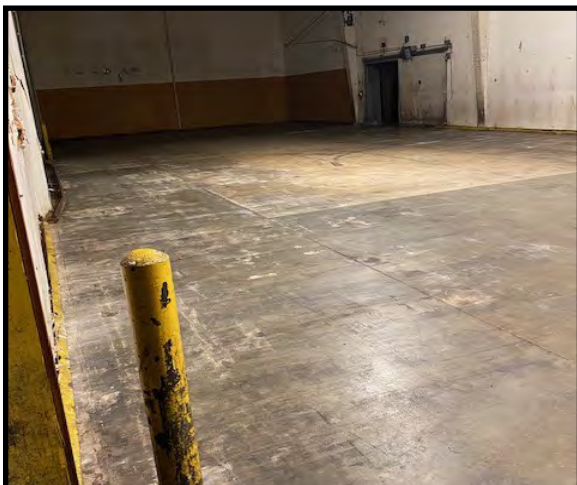
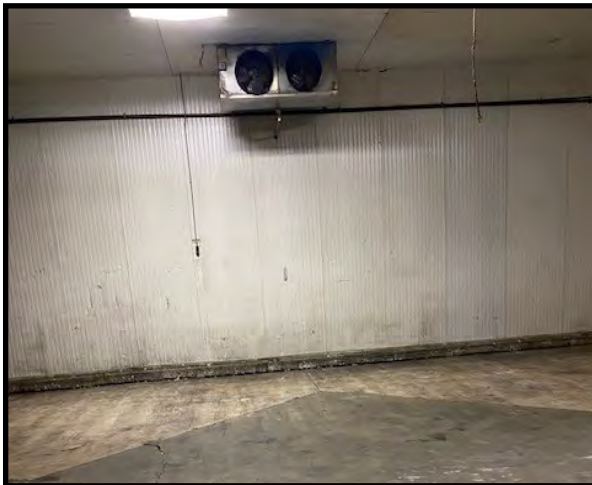
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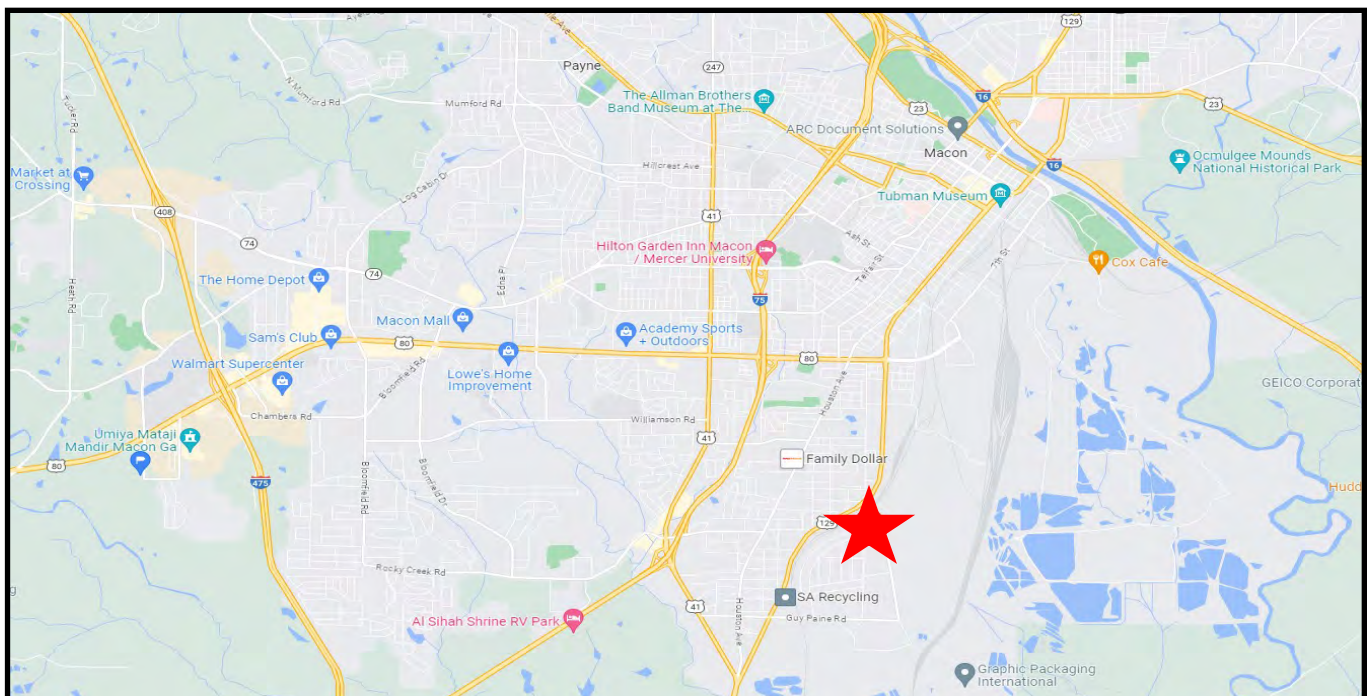
AERIAL PARCEL MAP



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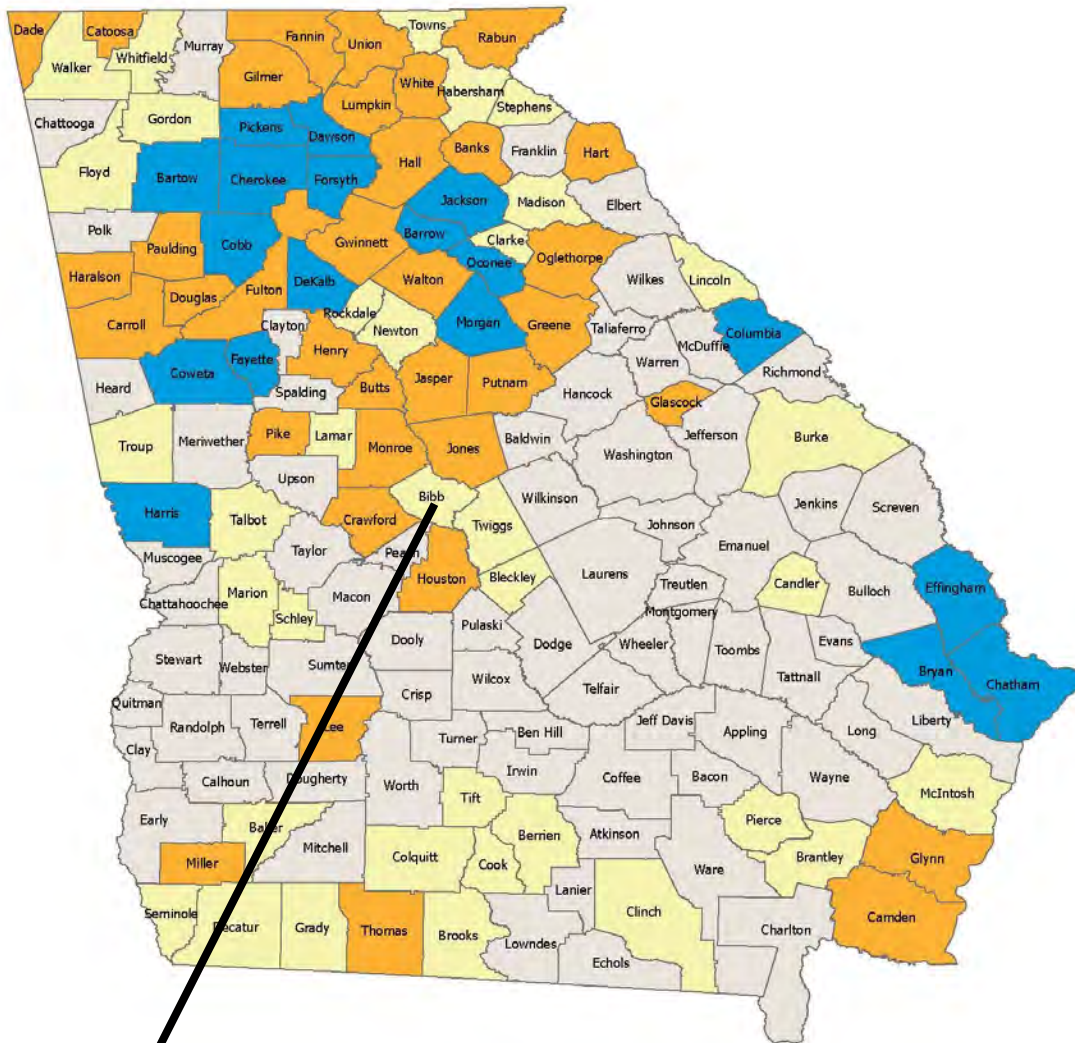
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2023 Job Tax Credit Tiers



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>

Georgia Department of
Community Affairs

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DEMOGRAPHICS - BIBB COUNTY

