

LEASE

WAREHOUSE

225 Skyline Drive S - Macon, Bibb County, GA 31216



**LEASE RATE: \$6.95/PSF
(TENANT PAYS PRORATED
POWER, PERSONAL LIABILITY
INSURANCE & PERSONAL
PROPERTY TAXES)**

PROPERTY OVERVIEW

- 7,962± SF Warehouse
 - 462± SF Secure entrance
 - 4,000± SF High bay section
 - 24' ceiling height
 - Two (2) 8' X 10' dock high doors with dock levelers and seals
 - 3,500± SF Climate controlled
 - 480± SF Office
 - Two (2) restrooms
 - One (1) 8' X 8' step van door
 - 8' X 26' concrete pad, 25" high

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

- All public utilities serve the site
- Zoned M-1, Light Industrial
- Landlord provides water, sewer and common area maintenance.

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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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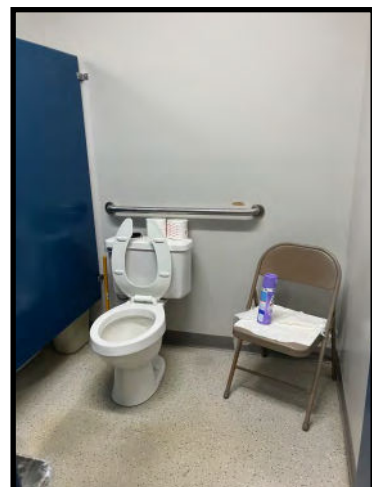
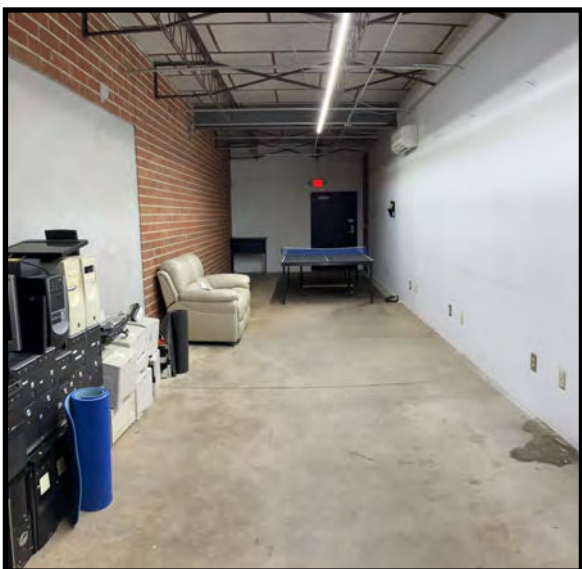
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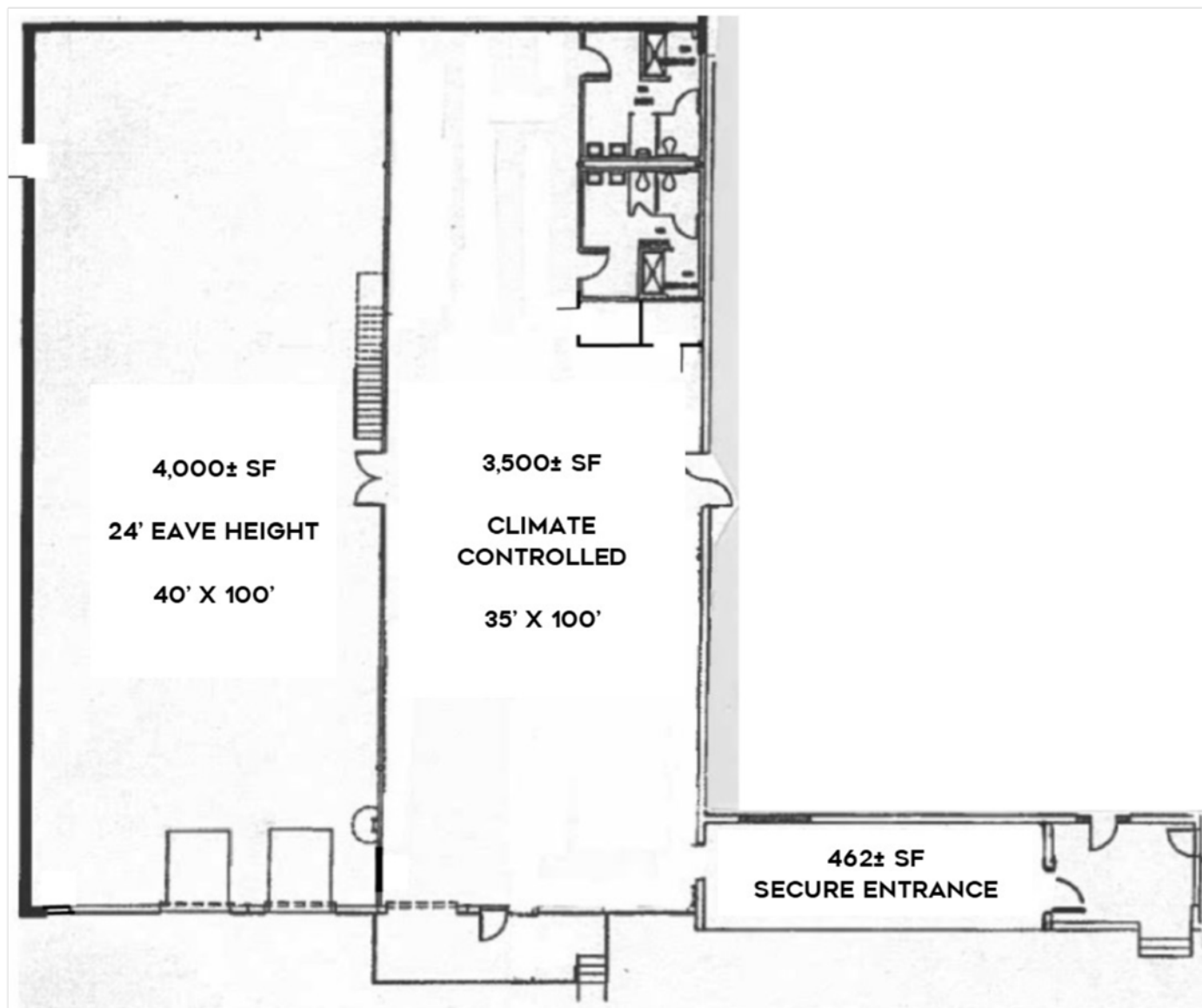


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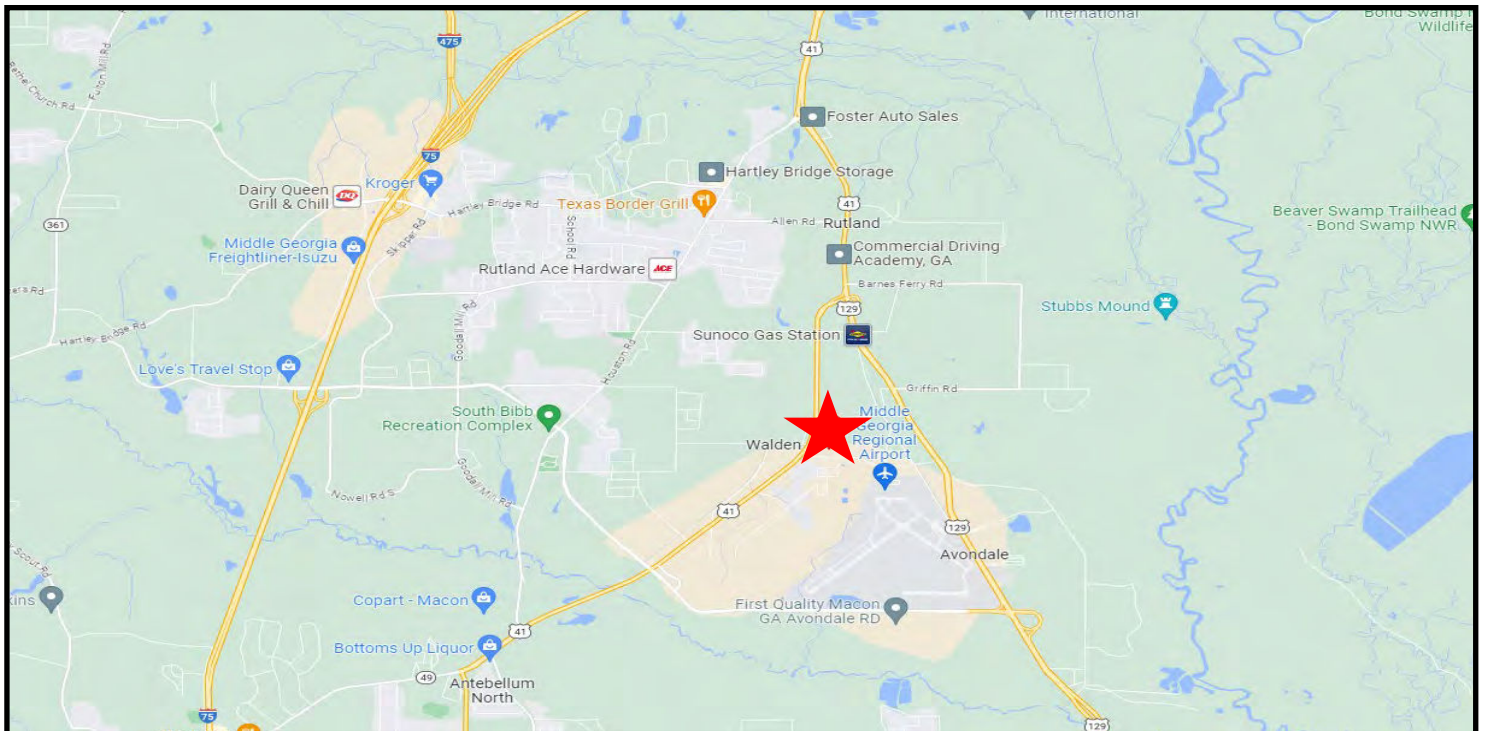
FLOOR PLAN



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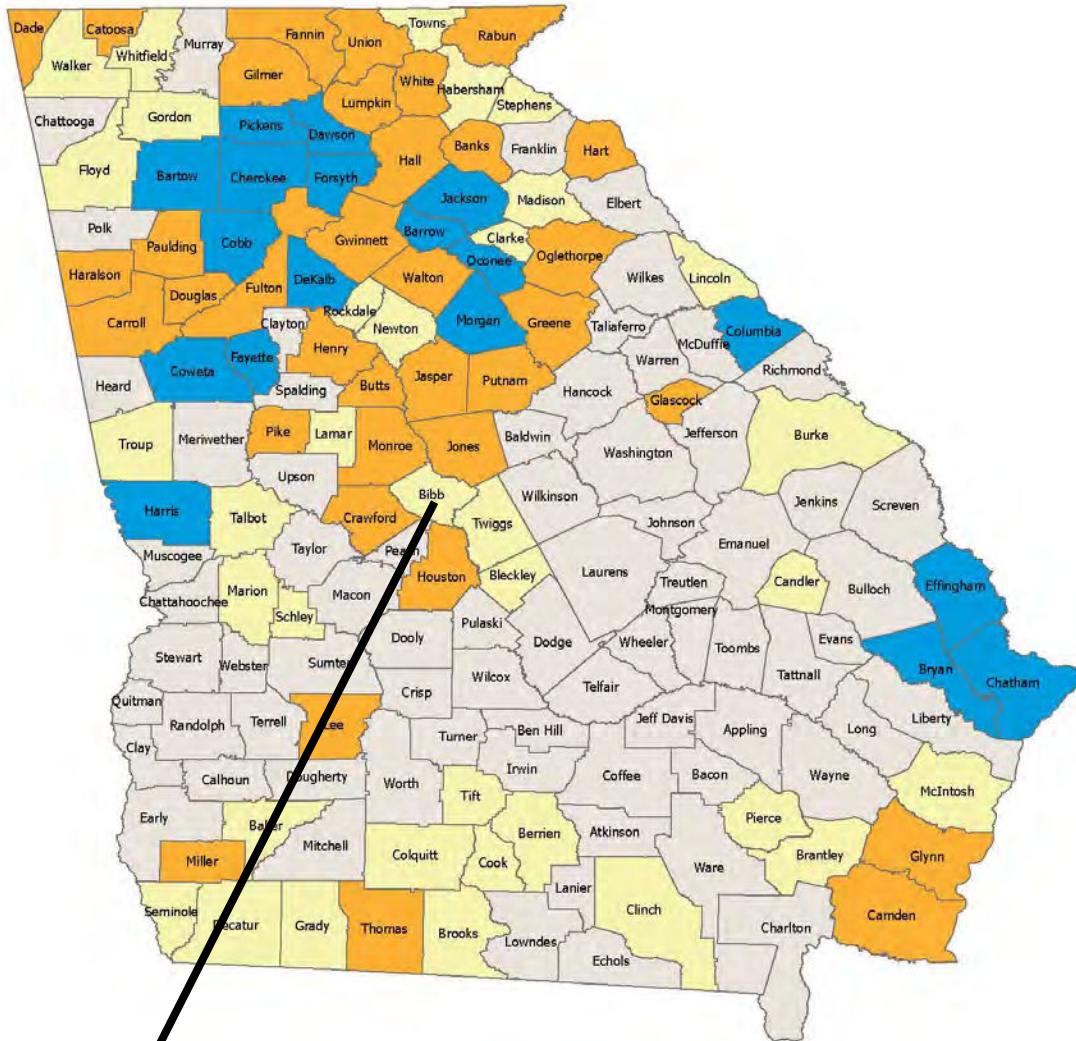
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2023 Job Tax Credit Tiers



- 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

