

SALE

DISTRIBUTION FACILITY

4375 San Carlos Drive - Macon, Bibb County, GA 31206



[CLICK HERE FOR PROPERTY VIDEO](#)

**35,750± SQ FT DISTRIBUTION FACILITY
FORMER BEER DISTRIBUTOR**

6.10± ACRES

SALES PRICE: \$1,179,000

MIKI FOLSOM, CCIM
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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

990 RIVERSIDE DRIVE
MACON, GA 31201
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CBCMACON.COM

Created 9/13/23

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PROPERTY VIDEO:	https://www.youtube.com/watch?v=jQL9A-yNtNg
BUILDING INFORMATION:	<ul style="list-style-type: none">• 35,750± SF Distribution Facility<ul style="list-style-type: none">• 4,800± SF Office• 30,950± SF Warehouse<ul style="list-style-type: none">- 2,500± SF Cooler• 2,000± SF Garage / Service Repair
ACREAGE:	<ul style="list-style-type: none">• 6.10 Acres• 50% fenced and 50% (3± acres) undeveloped
YEAR BUILT:	1978
CEILING HEIGHT:	<ul style="list-style-type: none">• Warehouse: 22' minimum• Garage / Service Repair: 18'
COLUMN SPACING:	30' X 50'
TRUCK LOADING:	<ul style="list-style-type: none">• Three (3) 12' X 14' drive-indoors (drive through capability)• Three (3) 10' X 10' dock-high doors under canopy
RAIL:	<ul style="list-style-type: none">• Existing spur not active (Cost to reestablish TBD)• Three (3) 8' X 8' rail dock doors
FLOORING:	<ul style="list-style-type: none">• Warehouse: 6" reinforced concrete• Office: Carpet/Tile
WALLS:	Structural steel building insulated with interior metal liner panels
LIGHTING:	Fluorescent strip lighting in office area and sodium halide in warehouse
ROOF:	Metal; well maintained
HVAC:	<ul style="list-style-type: none">• Office: Central HVAC; 2 systems• Warehouse: 3-4 systems not working or warranted
PLUMBING:	<ul style="list-style-type: none">• Men: Two restrooms (1st floor office and 2nd floor office)• Women: One restroom (1st floor office)• Unisex: One restroom (warehouse)
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FIRE PROTECTION:	Wet sprinkler system (up-to-date)
PARKING:	<ul style="list-style-type: none">• Concrete curbing and asphalt paved parking with lighting and fencing for 30± autos and 15± delivery trucks• Perimeter beam security system
UTILITIES:	<ul style="list-style-type: none">• All public utilities serve the site• Electrical: 120/208 Multiple Panels
ZONING:	M-1, Light Industrial
2023 TAX BILL:	\$7,584.13
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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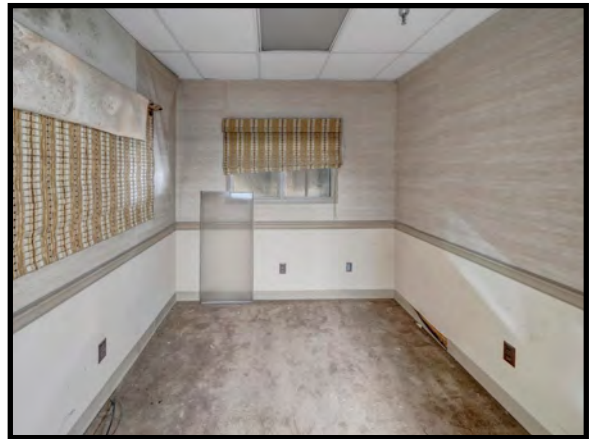
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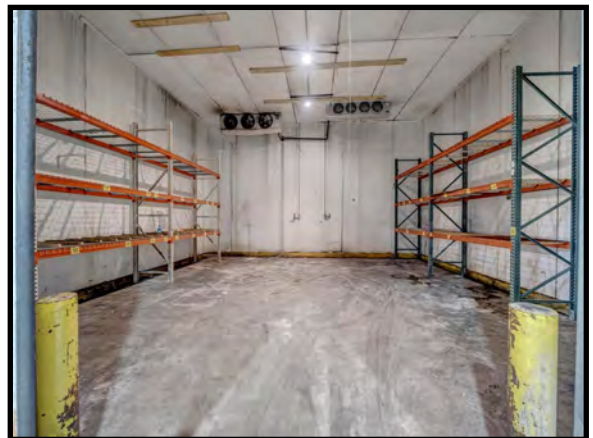
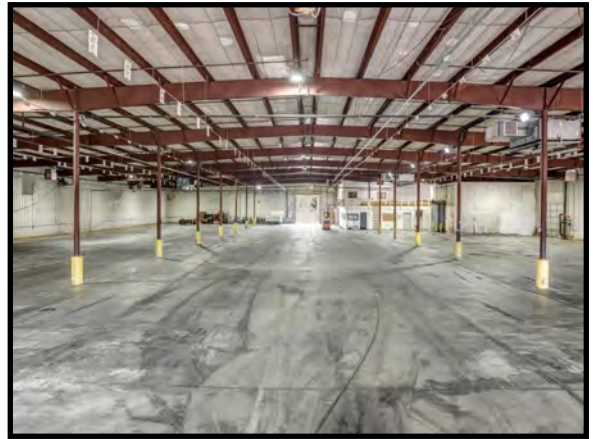
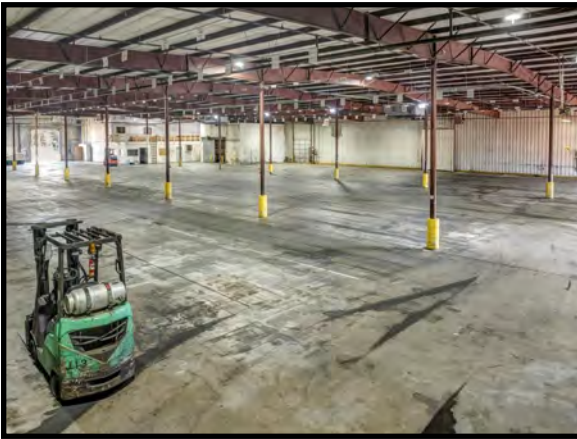
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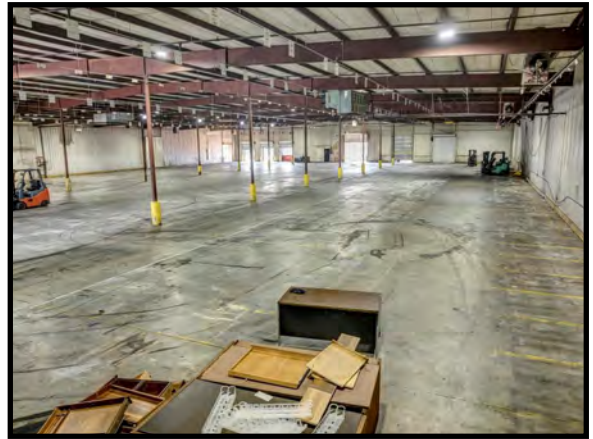
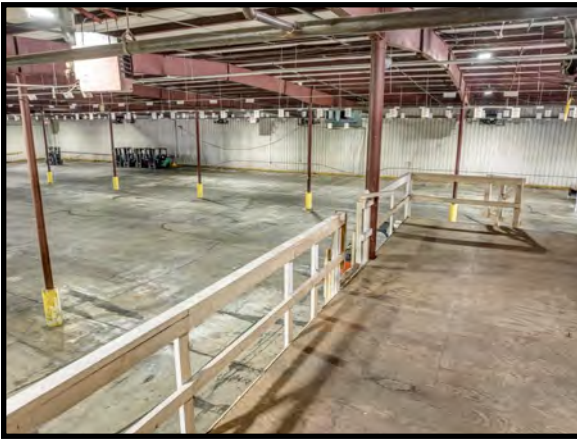
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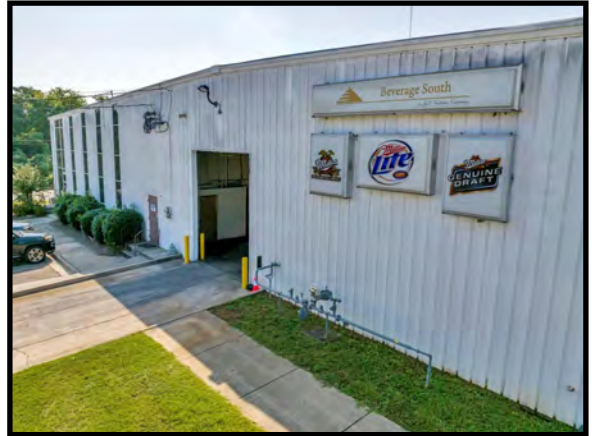
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FLOOR PLAN - FIRST FLOOR

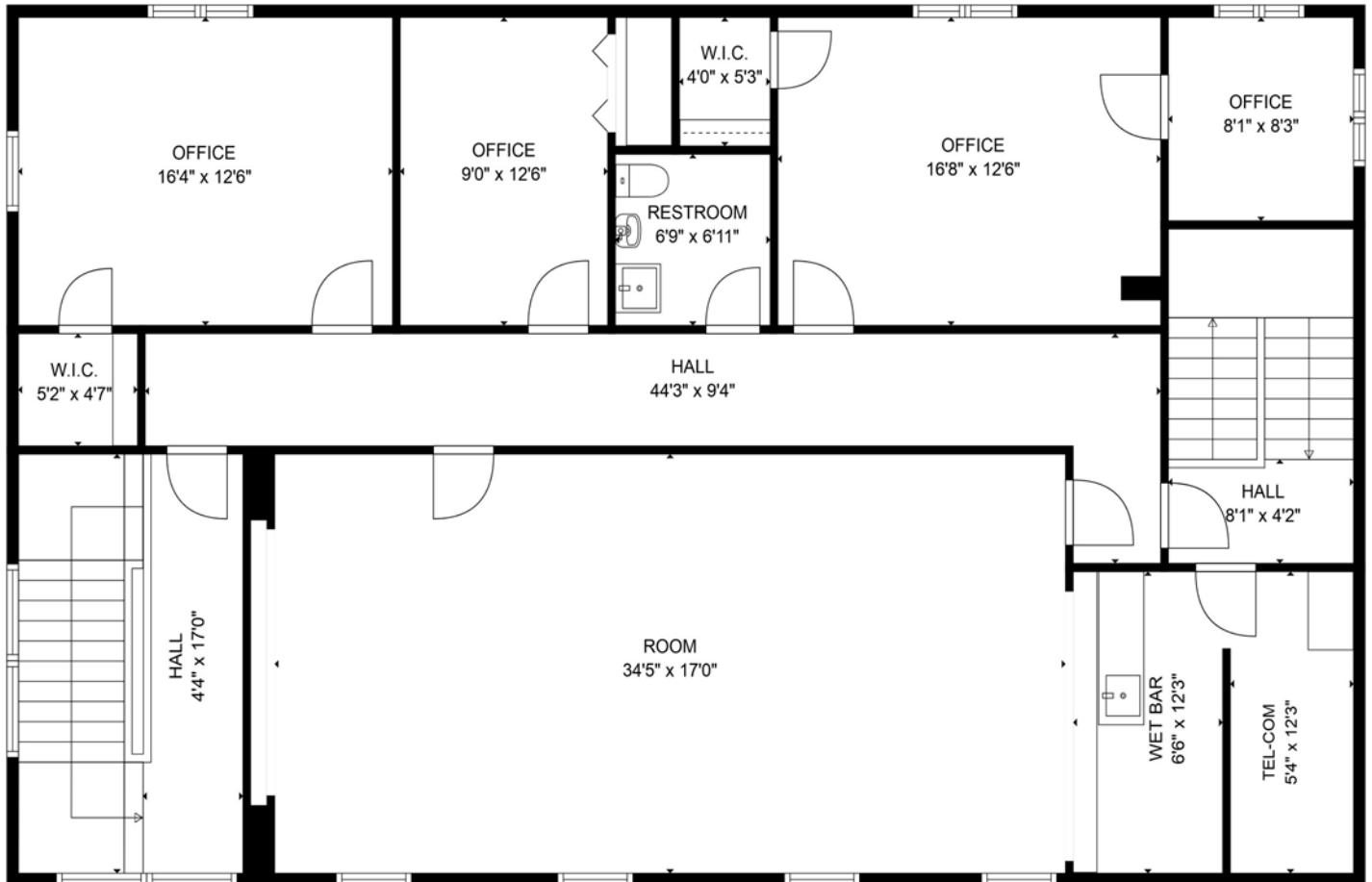


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FLOOR PLAN - SECOND FLOOR



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AERIAL PARCEL MAP

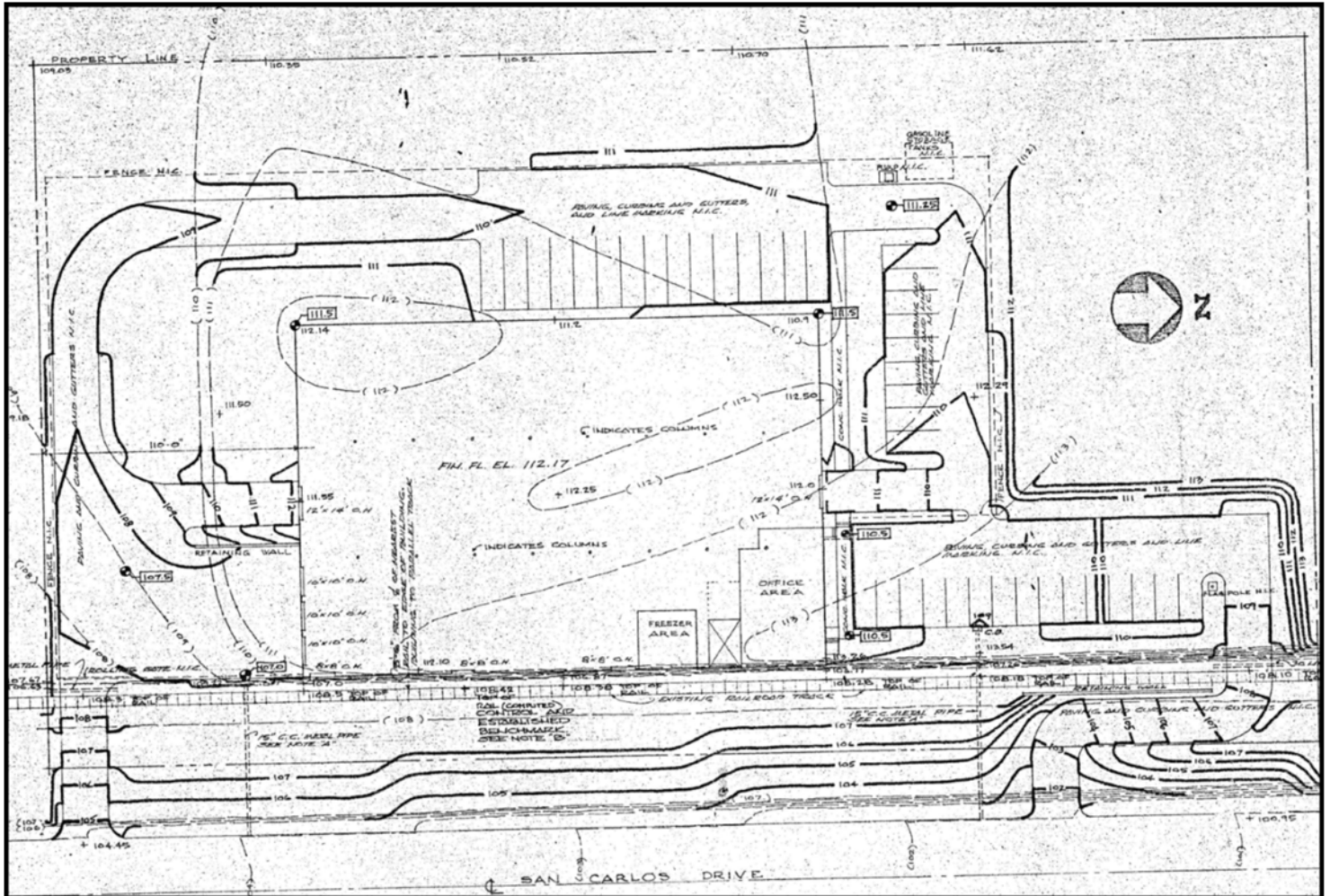


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SITE PLAN



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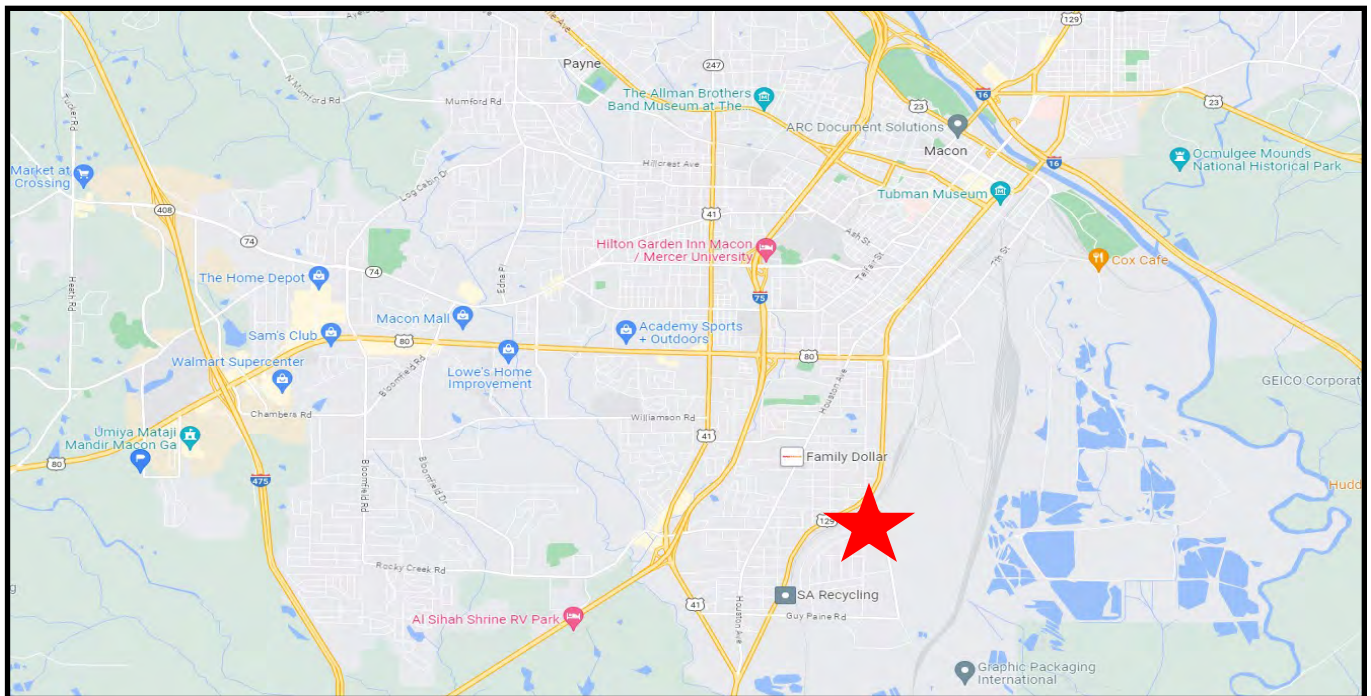
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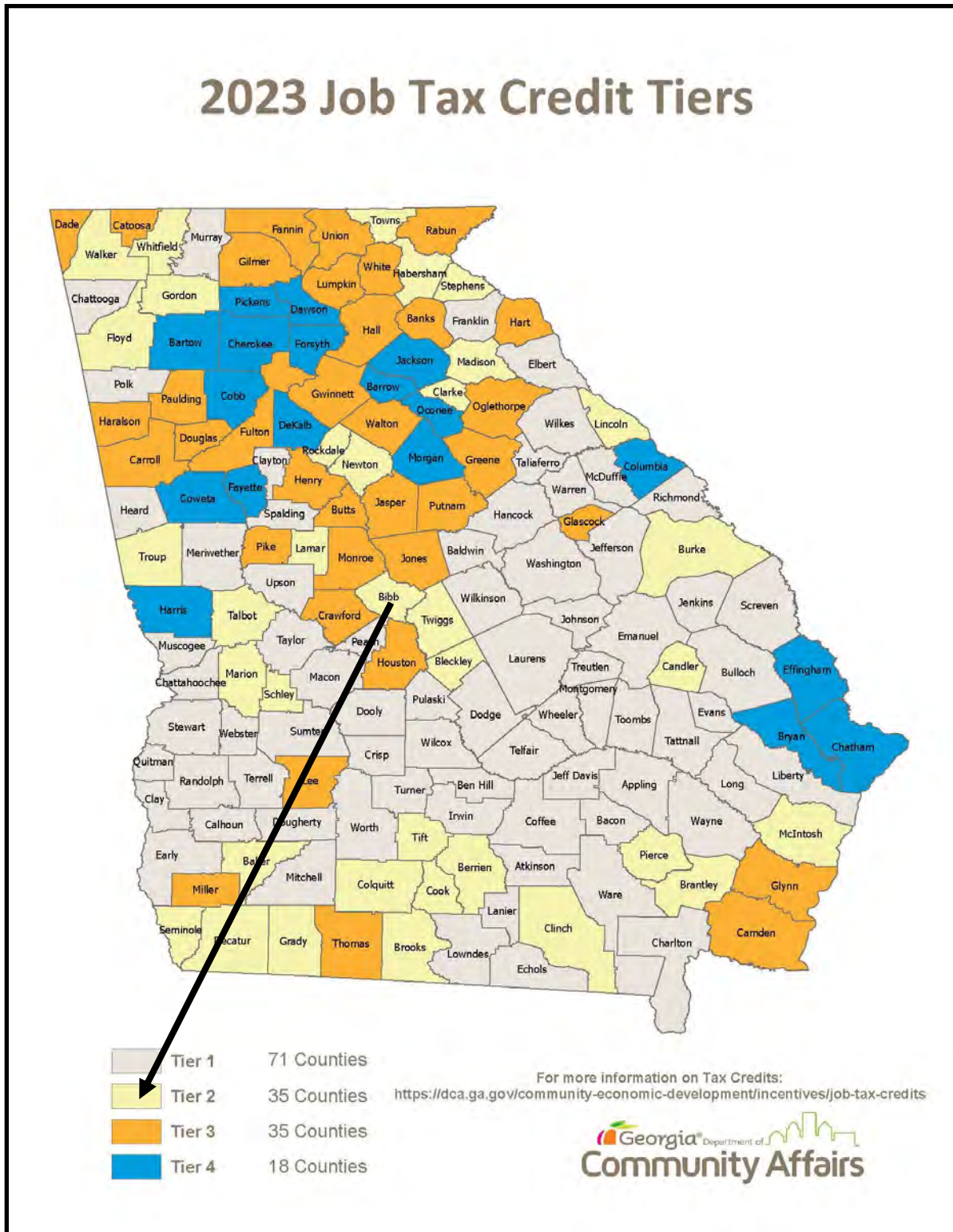
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DEMOGRAPHICS - BIBB COUNTY

