

**SALE /
LEASE**

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: \$1,400,000
LEASE RATE: \$4.00/PSF, NET**

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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

990 RIVERSIDE DRIVE
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Created 11/21/23

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PROPERTY VIDEO:	https://www.youtube.com/watch?v=jQL9A-yNtNg
BUILDING INFORMATION:	35,750± SF Distribution Facility 4,800± SF Office 30,950± SF Warehouse 2,500± SF Cooler 2,000± SF Garage / Service Repair - Former beer distributor
ACREAGE:	6.10 Acres 50% fenced and 50% (3± acres) undeveloped
YEAR BUILT:	1978
CEILING HEIGHT:	- Warehouse: 22' minimum - Garage / Service Repair: 18'
COLUMN SPACING:	30' X 50'
TRUCK LOADING:	- Three (3) 12' X 14' drive-indoors (drive through capability) - Three (3) 10' X 10' dock-high doors under canopy
RAIL:	- Existing spur not active (Cost to reestablish TBD) - Three (3) 8' X 8' rail dock doors
FLOORING:	- 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:	- Office: Central HVAC; 2 systems - Warehouse: 3-4 systems not working or warranted
PLUMBING:	- 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:	• Concrete curbing and asphalt paved parking with lighting and fencing for 30± autos and 15± delivery trucks • Perimeter beam security system
UTILITIES:	• All public utilities serve the site • Electrical: 120/208 Multiple Panels
ZONING:	M-1, Light Industrial
2023 TAX BILL:	\$7,584.13
TRANSPORTATION:	• 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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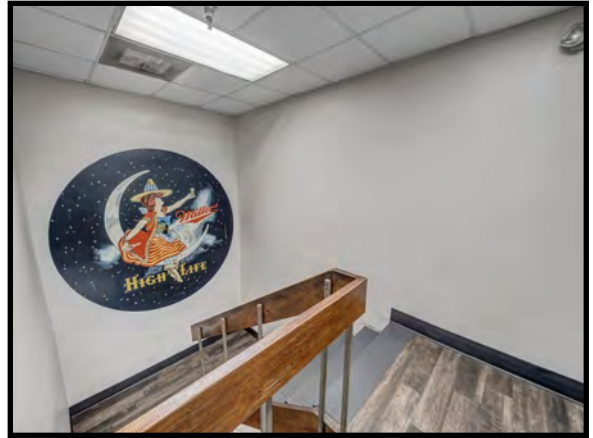
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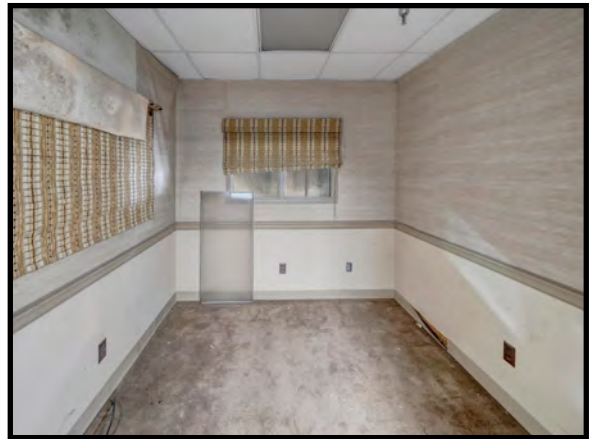
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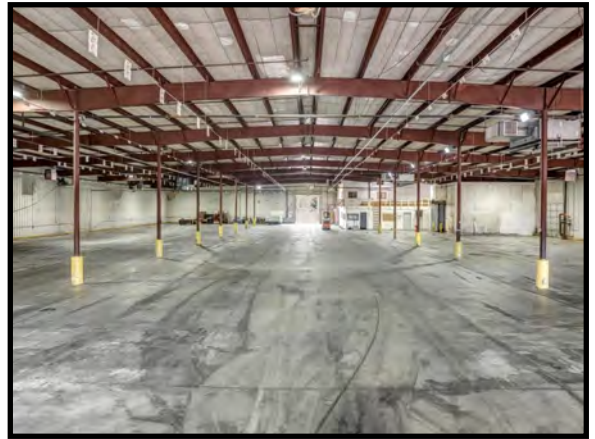
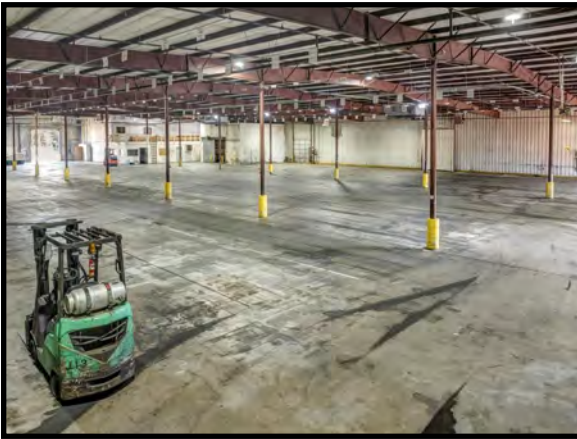
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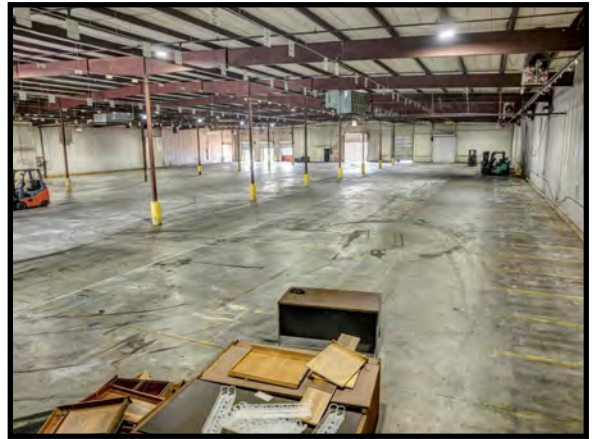
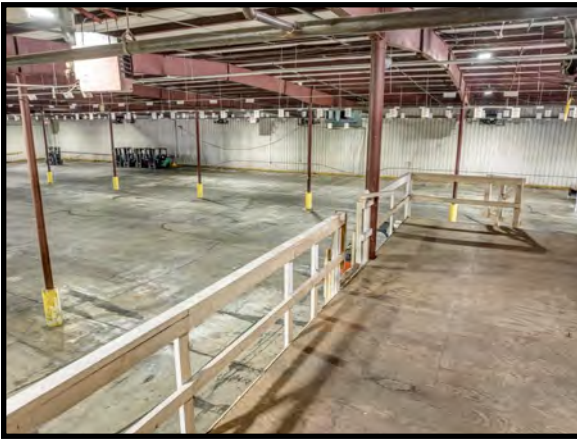
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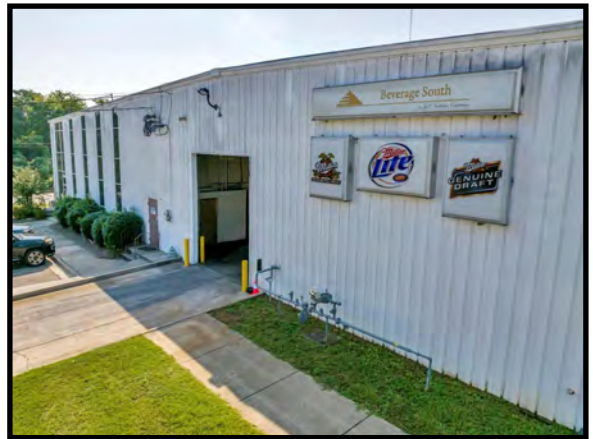
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FLOOR PLAN - FIRST FLOOR



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FLOOR PLAN - SECOND FLOOR



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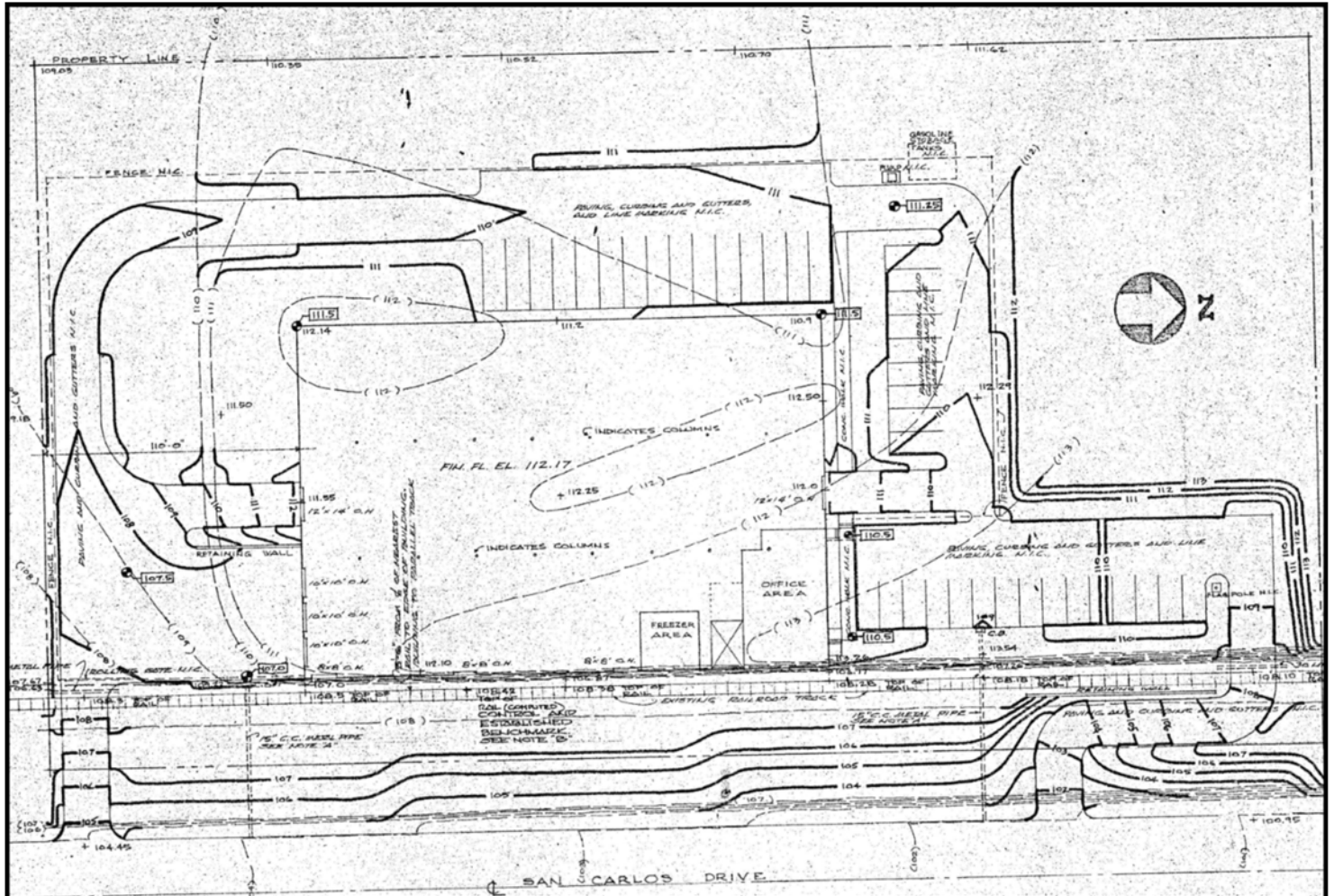
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AERIAL PARCEL MAP



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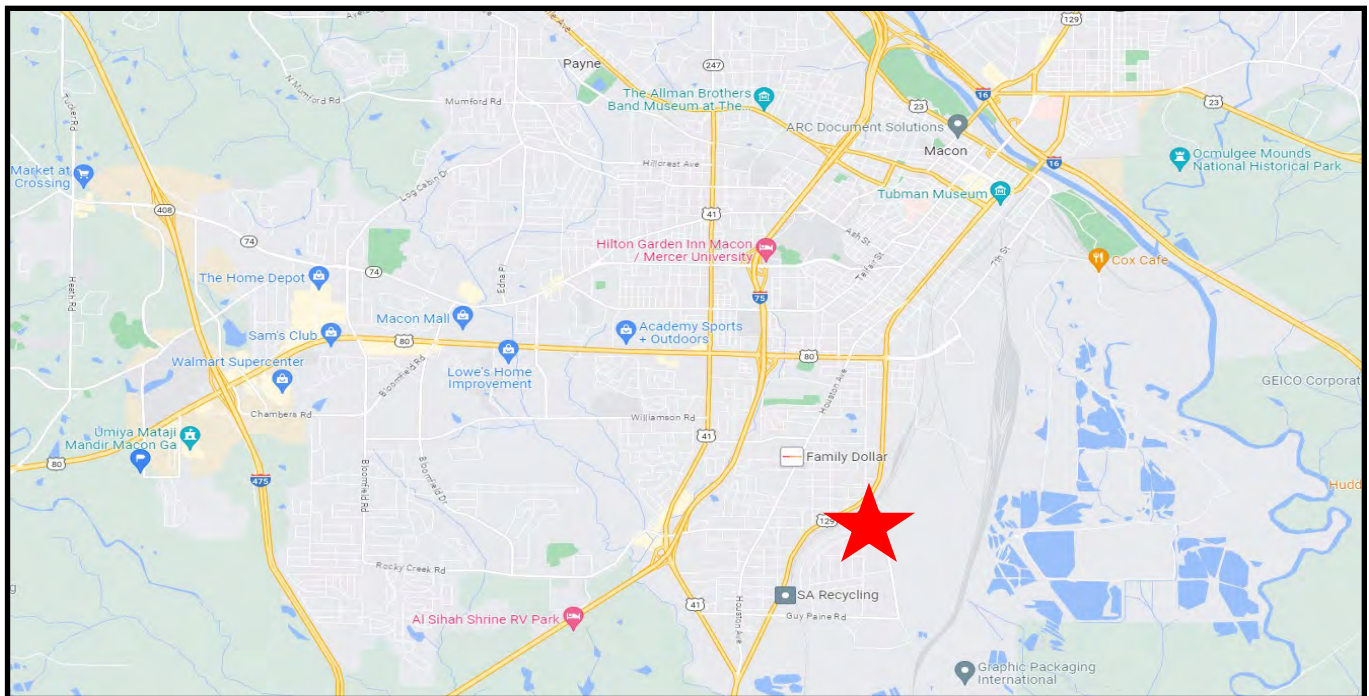
SITE PLAN



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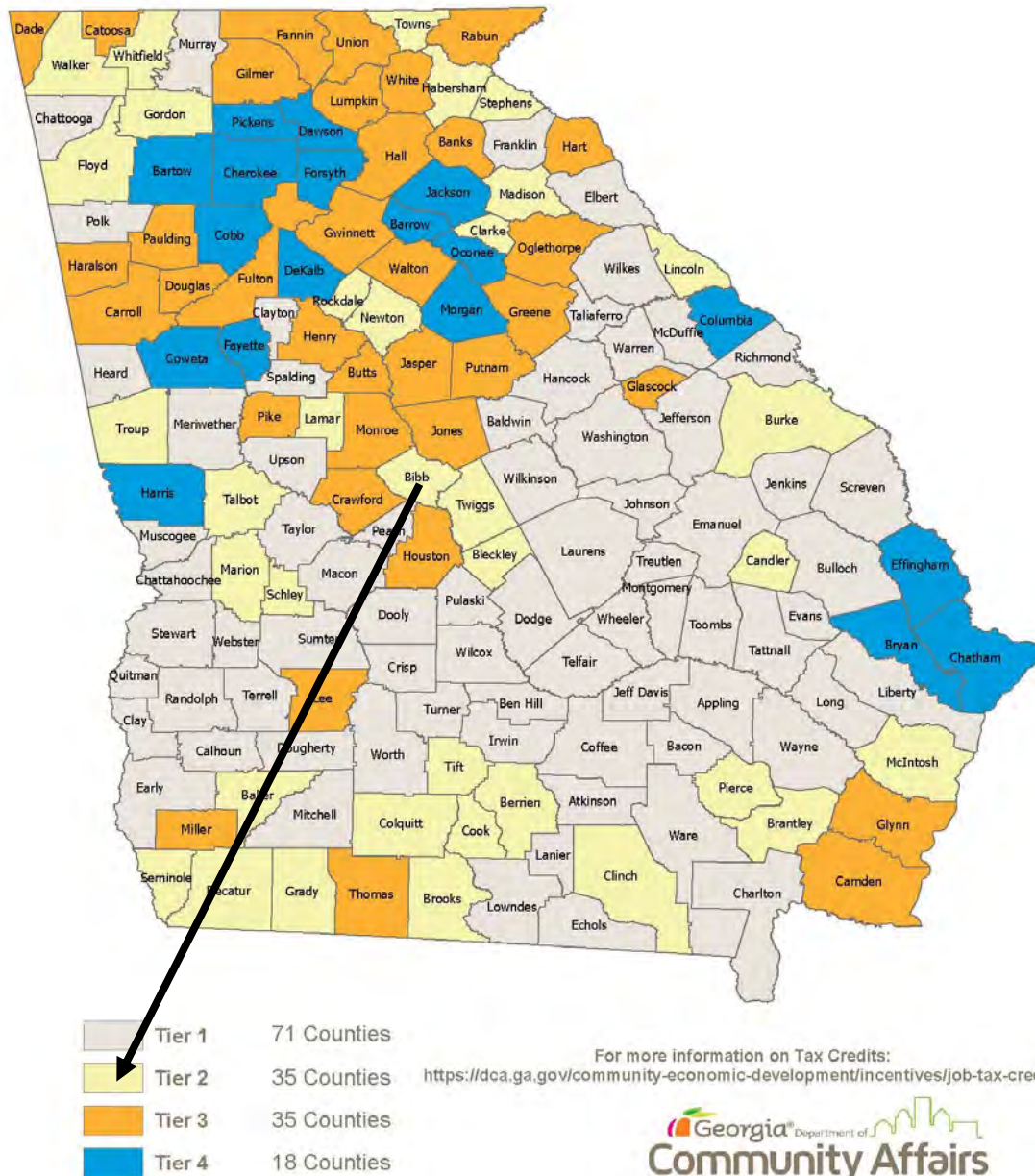
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2023 Job Tax Credit Tiers



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DEMOGRAPHICS - BIBB COUNTY

