

LEASE

WAREHOUSE / OFFICE

4611 Ivey Drive-Building 5, Suite 500 - Macon, Bibb County, GA 31206



BASE LEASE:
\$8.50/PSF, NNN
CAM, T & I: \$0.87±/PSF

LOCATION OVERVIEW

- Located off US 80 (Eisenhower Parkway)
- Two blocks west of Interstate 475
- 5 miles west of Interstate 75
- Conveniently located near shopping, restaurants and banks

PROPERTY OVERVIEW

- 5,000± SF Warehouse with racking
 - Lobby
 - One (1) Office
 - One (1) Restroom
- 18' Eave height
- Two (2) 12' X 14' overhead drive-in doors
- Shared dock (truck dock right hand side of neighboring building accessed along rear of building)
- Fully sprinkled
- Shared parking
- Zoned PDC, Planned Development Commercial

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EBERHARDT & BARRY

Revised 4/23/24

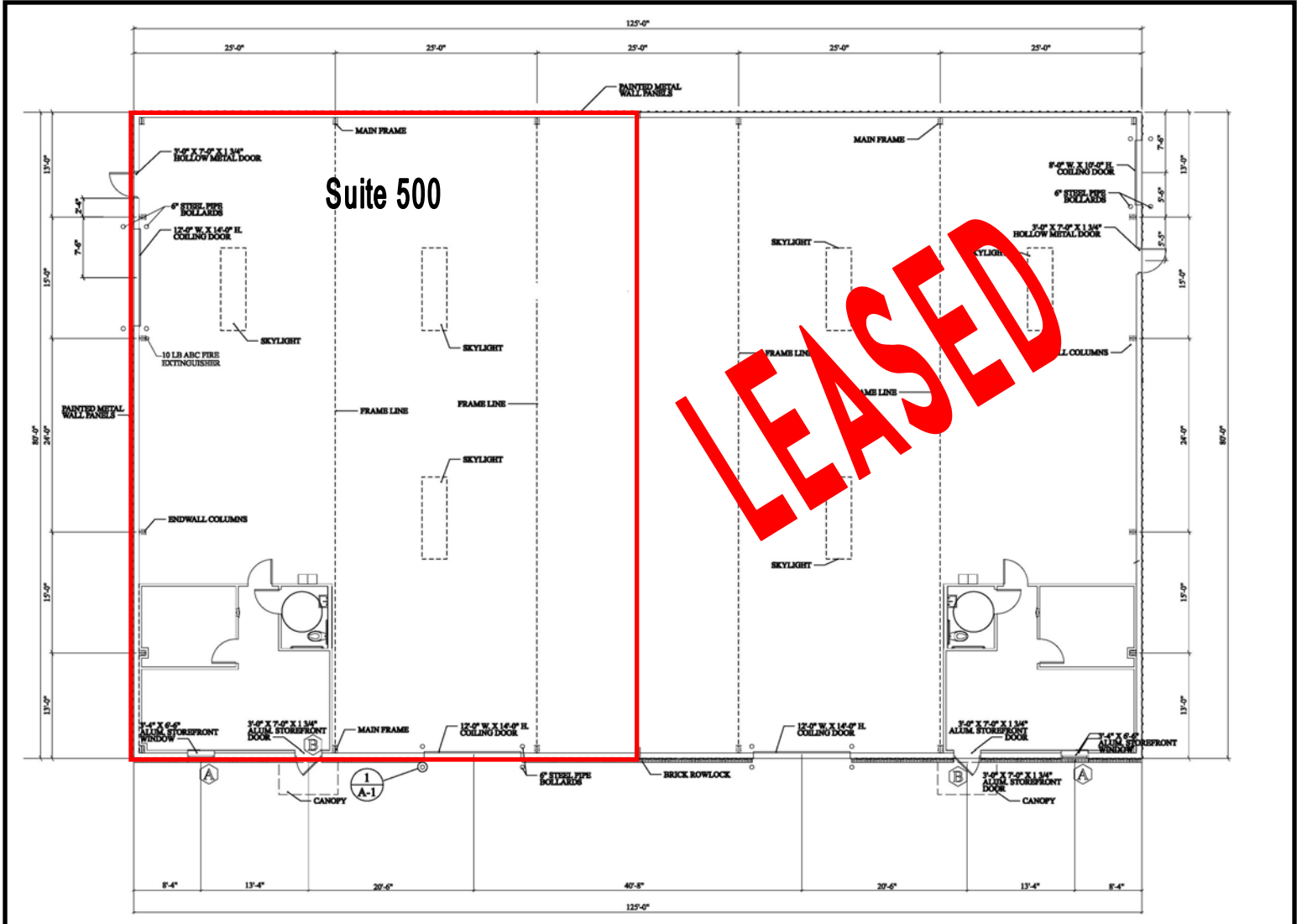
PROPERTY OVERVIEW

LOCATION:	Subject property located off Eisenhower Parkway (US 80), two blocks west of Interstate 475
BUILDING INFORMATION:	5,000± SF Warehouse with racking <ul style="list-style-type: none"> - Lobby - One (1) Office - One (1) Restroom - 6" thick concrete floor slab
CEILING HEIGHT:	18' eave height
TRUCK LOADING:	<ul style="list-style-type: none"> • Two (2) 12' X 14' overhead drive-in doors • Shared dock (Truck dock right hand side of neighboring building accessed along rear of building)
FIRE PROTECTION:	Fully sprinkled
PARKING:	Shared parking provides more than adequate personnel parking
UTILITIES:	All utilities serve the site
ZONING:	PDC (Planned Development Commercial)
BASE LEASE RATE:	\$8.50/PSF, NNN (Estimated CAM, T & I: \$0.87/PSF)

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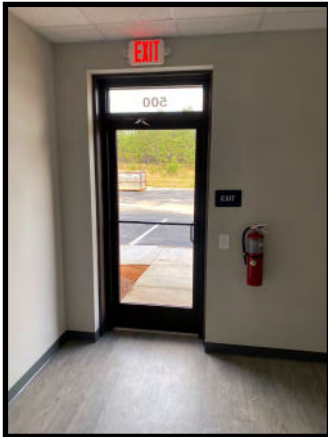
FLOOR PLAN



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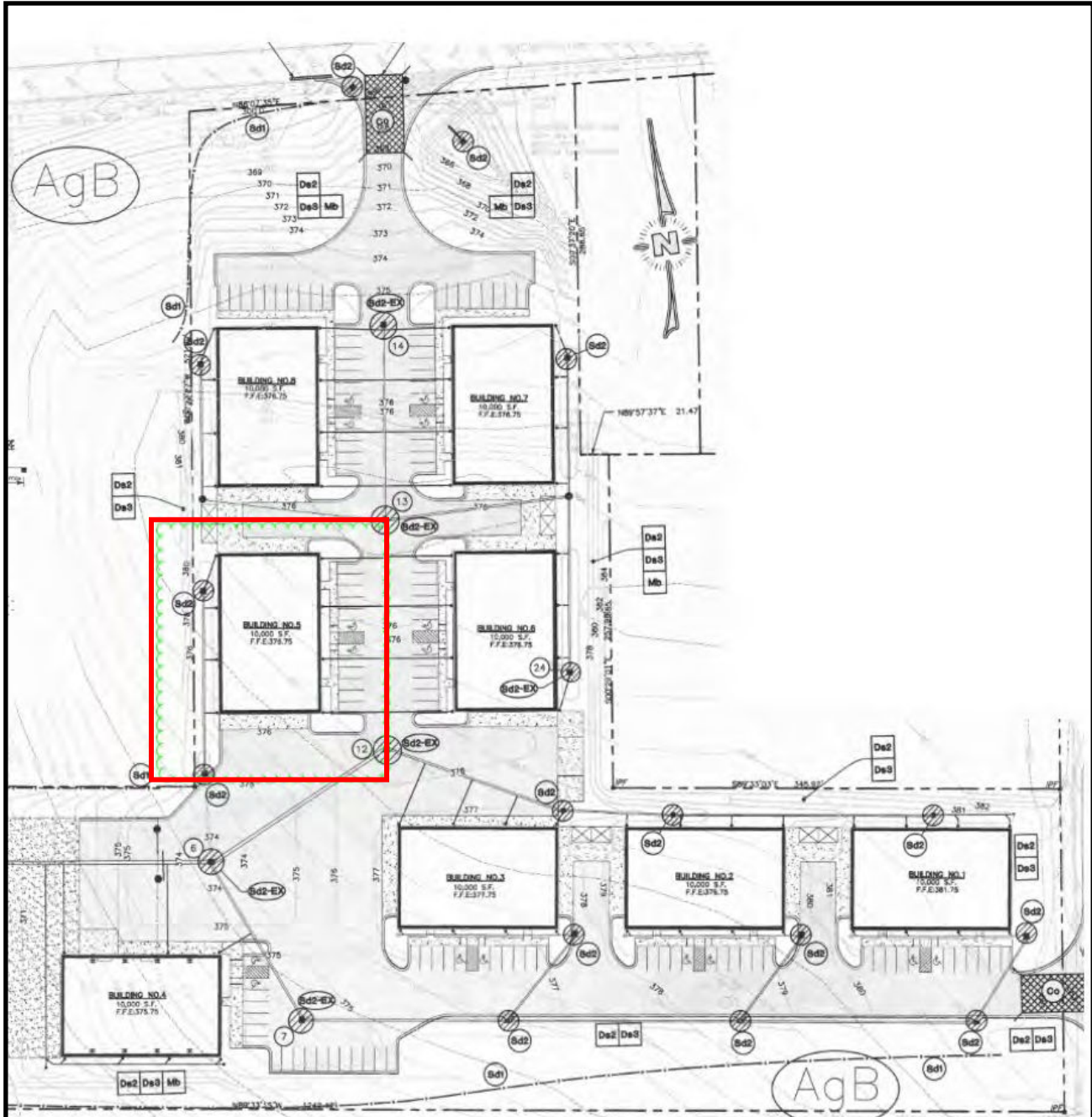
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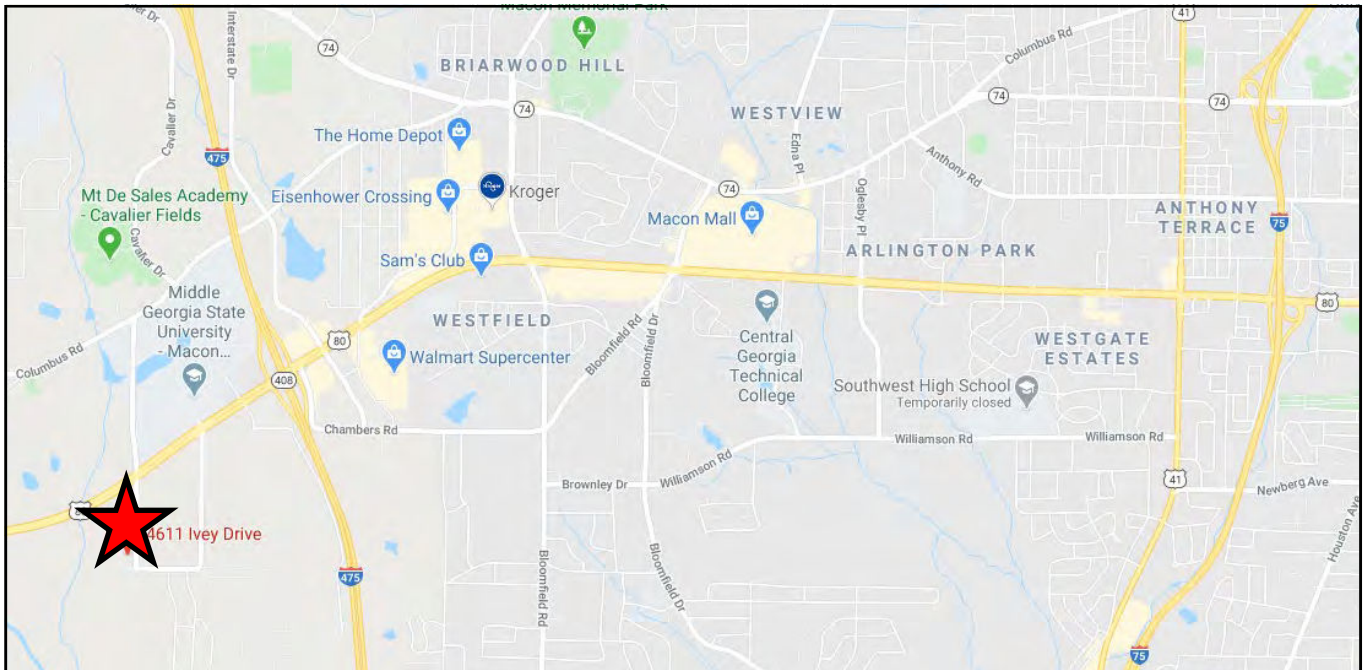
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SITE PLAN



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DEMOGRAPHICS - BIBB COUNTY

