



**LEASE RATE:**  
**\$2,000.00/MONTH**

### PROPERTY OVERVIEW

1,500± SF Warehouse / Office Space

- Fully Air Conditioned
- Office Space: 300± SF
- Work Area: 1,200± SF

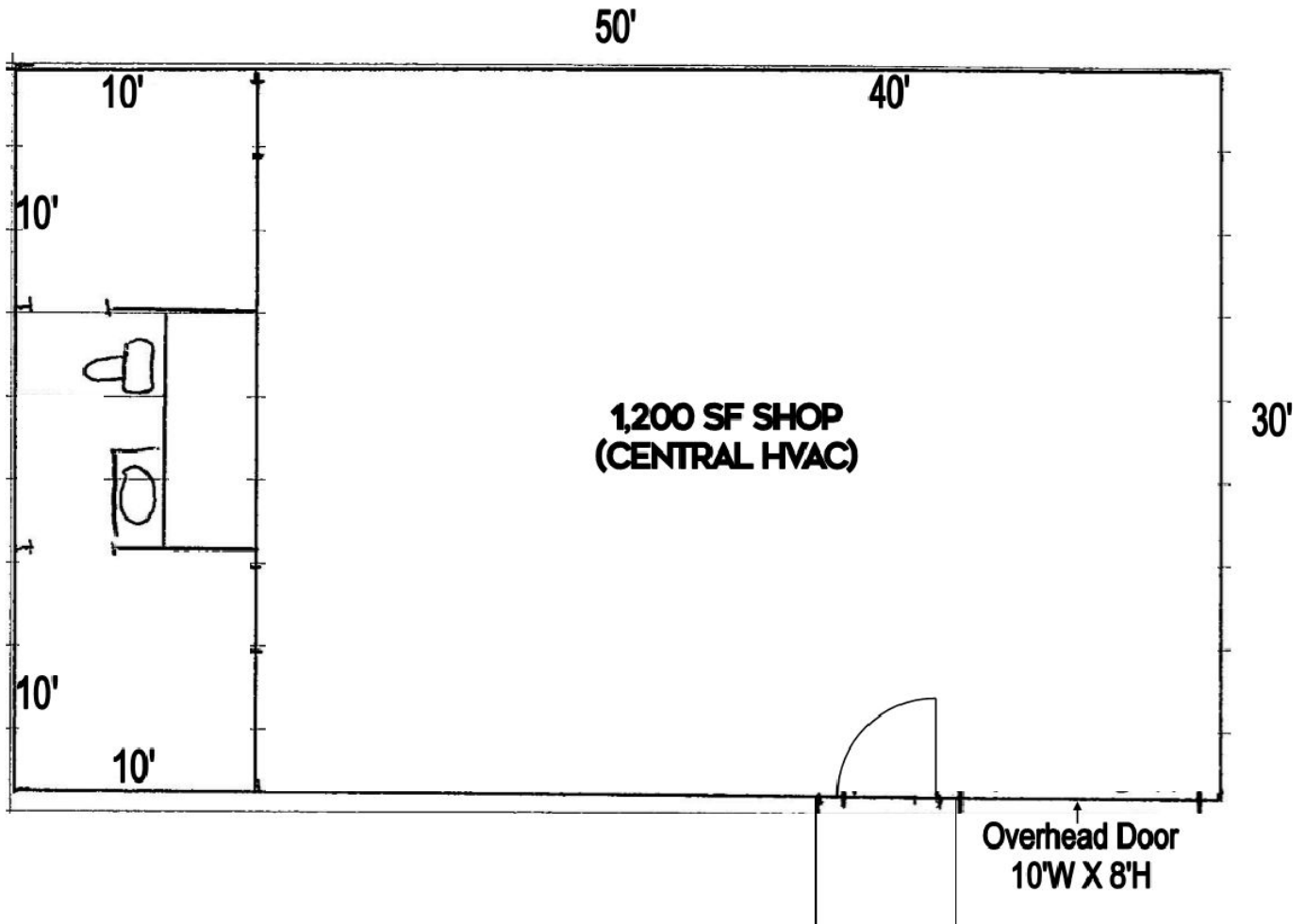
#### Property Features:

- 10' X 8' Overhead door
- 12' Ceiling Height
- Situated on 0.34± Acres
- All public utilities
- Zoned C-2

### LOCATION OVERVIEW

- Located in South Macon's established industrial corridor
- Positioned directly on U.S. Highway 247 with strong visibility and access
- Average Daily Traffic Count: 27,100± VPD (2024 GDOT)
- Convenient access to Interstate 75 and Interstate 475
- Surrounded by a mix of industrial, service, and commercial users
- Ideal for contractor's office, print shop, used car lot, or small engine repair shop

### FLOOR PLAN



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# LEASE

FLEX SPACE

5557 HAWKINSVILLE ROAD  
MACON-BIBB COUNTY, GEORGIA 31216



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