

LEASE

INDUSTRIAL PROPERTY / TRUCK TERMINAL

205 RAINES AVE

MACON GA 31026

LEASE RATE: \$6 / PSF



PATRICK BARRY

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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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SALE

205 RAINES AVE
MACON GA 31206



PROPERTY OVERVIEW:

11,222± SF Cross Dock Trucking Facility

Ceiling Height: 14'

Masonry / Steel Construction

3.44 acres

Truck Court and loading areas are fenced

5 restrooms total

HVAC in Office area only

OFFICE:

3,968± SF (62' x 32') - 2 levels

Main Floor consists of foyer, general office area, two offices, two restrooms, dispatch, driver's room and storage.

Basement consists of two storage rooms, mechanical room, one restroom, and bunkhouse.

LOADING DOCK / SHOP:

7,254± SF (62' x 117')

30 (10' x 10') Dock-high Loading Doors

Two restrooms

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OFFERING SUMMARY

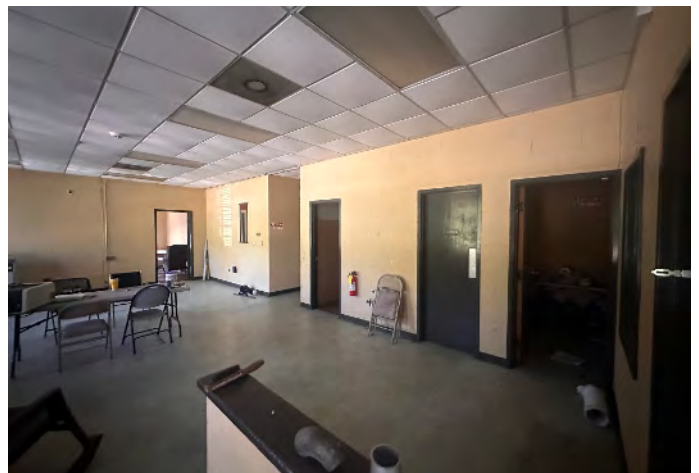
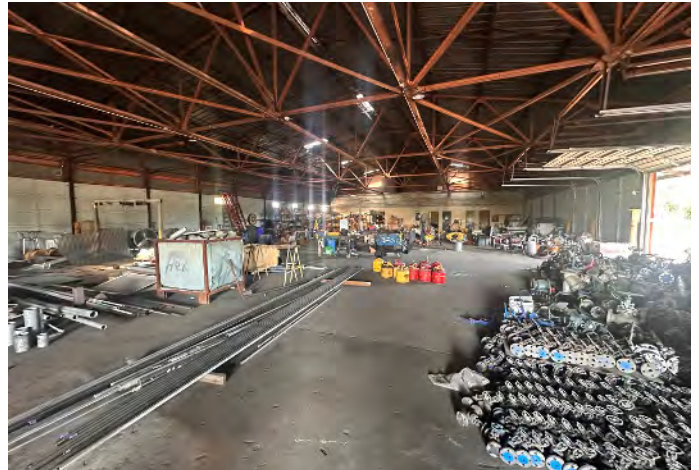
Available SF:	11,222± SF Total
Lot Size:	3.44 Acres
Year Built:	1964
Ceiling Height:	14 ft.
Loading Dock / Shop:	7,254 SF
Office Size:	3,968 SF
Zoning:	M-1
Dock-High Loading Doors:	30 (10' x 10')
Restrooms:	5
Utilities:	All public utilities service the site. HVAC is only in office

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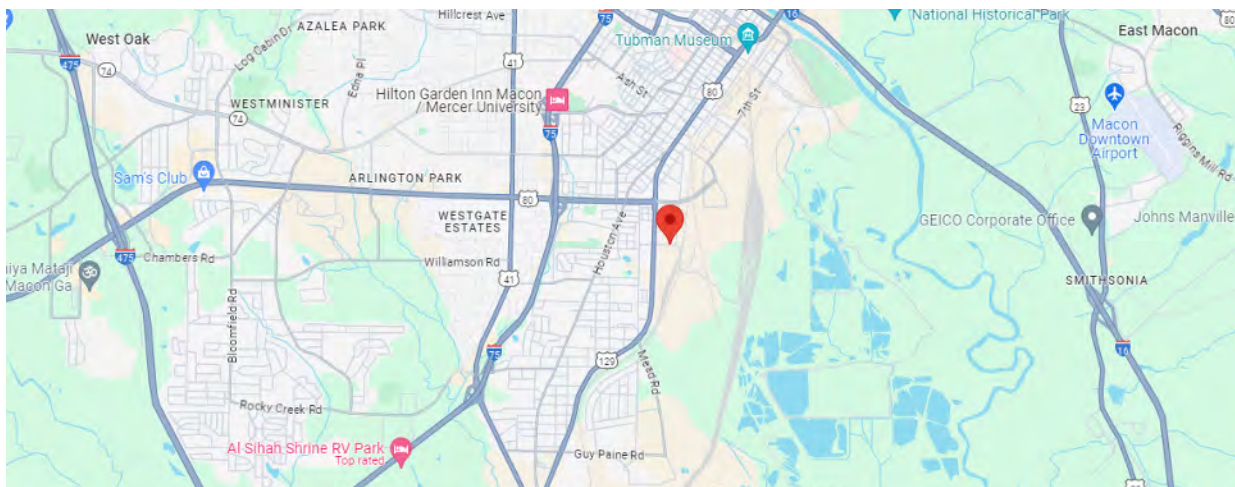
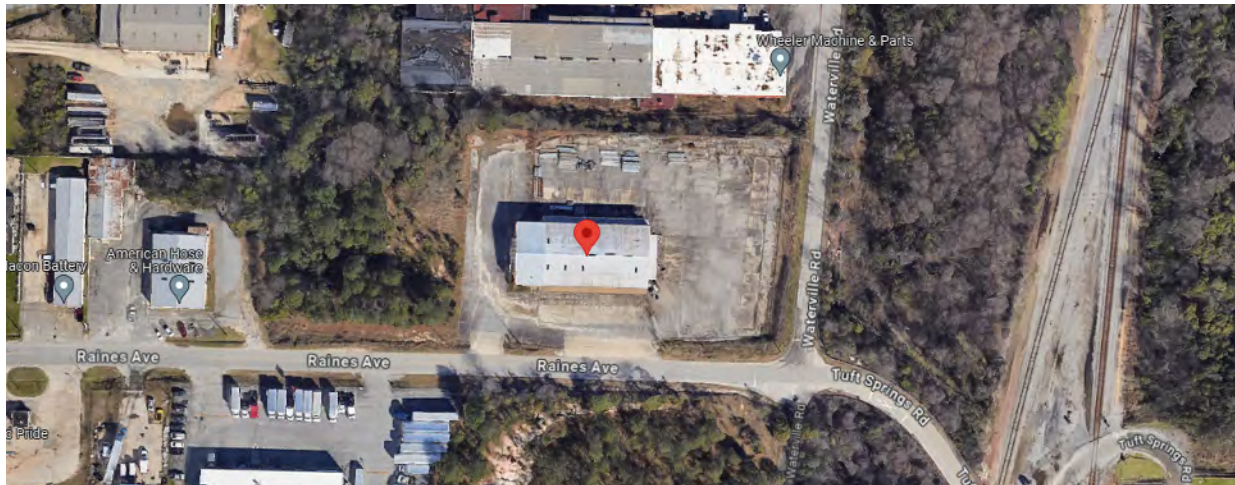
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