

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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PROPERTY OVERVIEW:

11,222± SF Cross Dock Trucking Facility

Ceiling Height: 14' clear

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
Year Renovated:	2025
Ceiling Height:	14 ft. clear
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
HWY Access:	I-75 - 1.3 miles ; I-16 - 2.8 miles

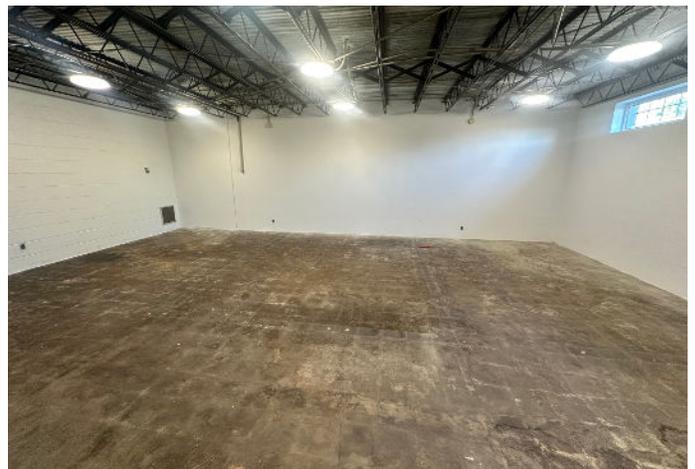
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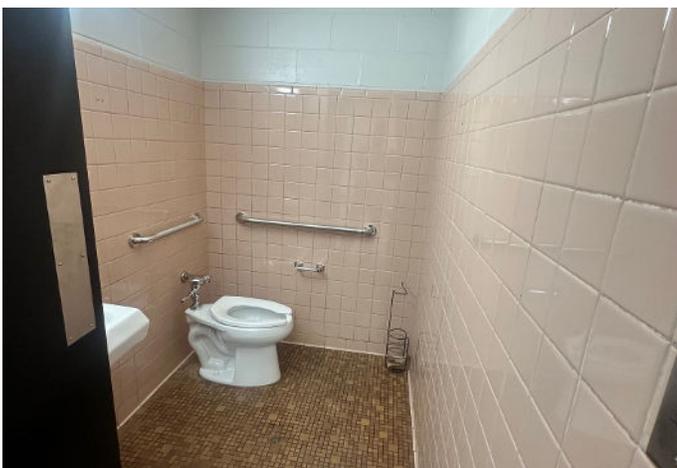


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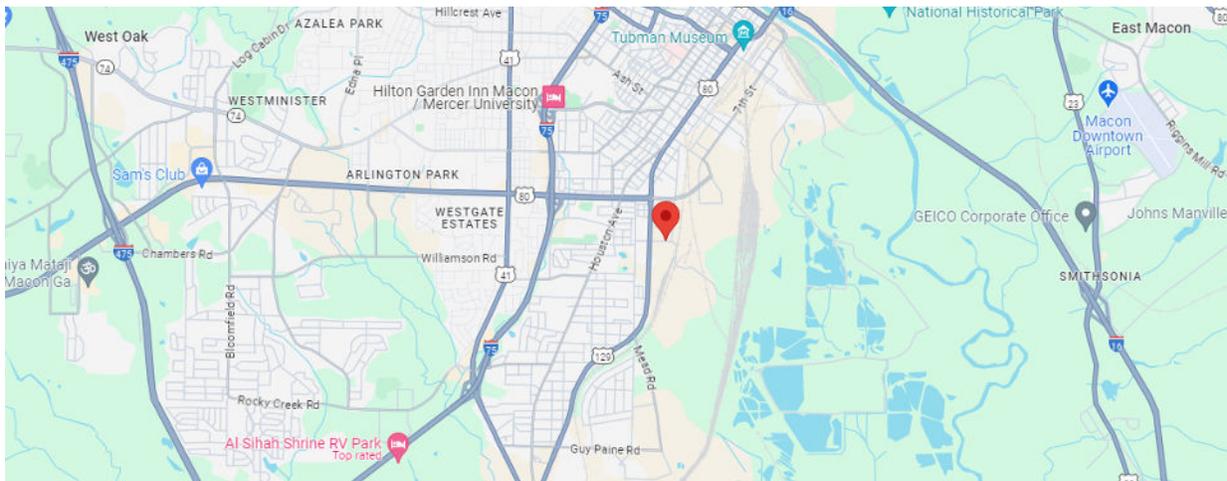
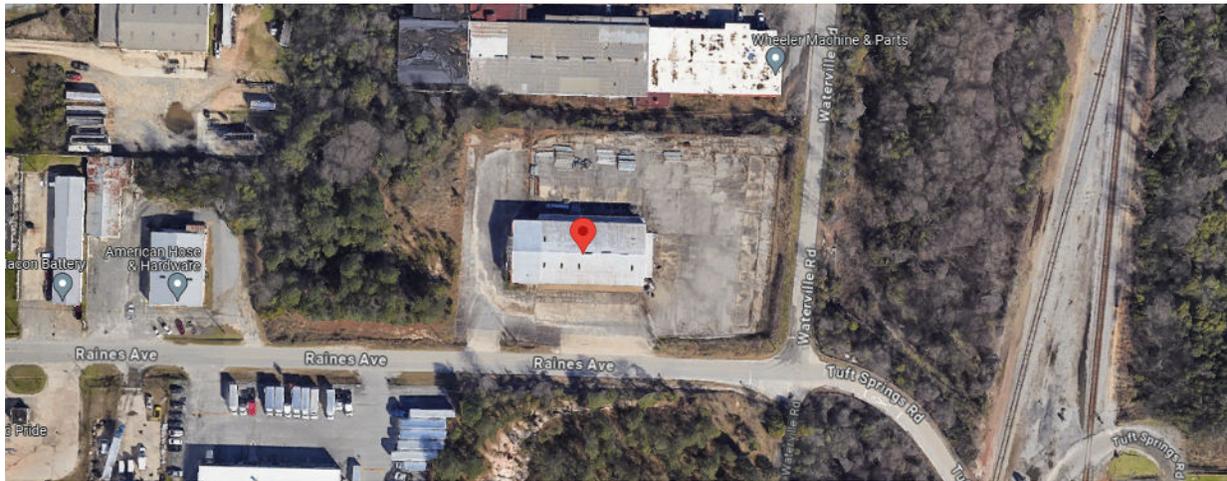
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DEMOGRAPHIC SUMMARY

205 Raines Ave, Macon, Georgia, 31206
Ring of 5 miles

KEY FACTS

78,606

Population

35.8

Median Age



31,773

Households

\$29,197

Median Disposable Income

EDUCATION

16.5%

No High School Diploma



37.6%
High School Graduate



27.8%
Some College/
Associate's Degree



18.0%
Bachelor's/Grad/ Prof Degree

INCOME



\$33,323

Median Household Income



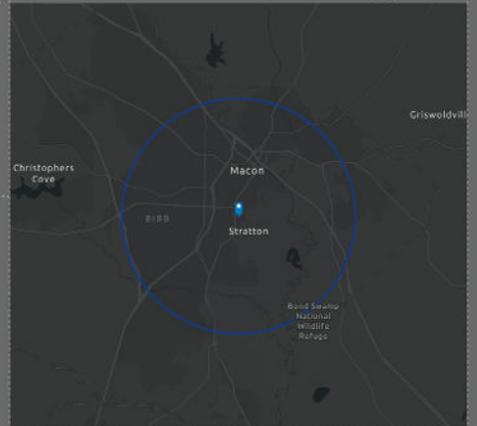
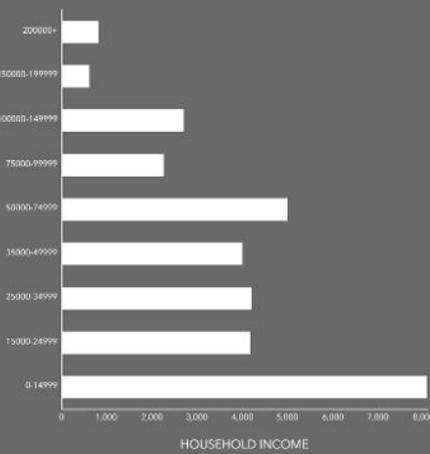
\$21,745

Per Capita Income



\$15,491

Median Net Worth



EMPLOYMENT



White Collar

55.6%



Blue Collar

23.1%



Services

25.8%

6.5%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri