

# SUBLEASE

## WAREHOUSE / OFFICE

7649 AIRPORT DRIVE  
MACON, BIBB COUNTY, GEORGIA 31216



**SUBLEASE RATE:**  
**\$5.50/PSF, NNN**

### LOCATION OVERVIEW

One block from **Middle Georgia Regional Airport**

Convenient access to major regional transportation routes:

- Approximately 5 miles to **Interstate 75**
- Approximately 5 miles to **Interstate 475**
- Approximately 11 miles to **Interstate 16**
- Easy access to **GA Highways 41 & 247**
- Approximately 170 miles to the **Port of Savannah**

**MIKI FOLSOM, CCIM**  
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### PROPERTY OVERVIEW

#### 44,343± SF Industrial Warehouse

- **3,000± SF Office**
  - 1st Floor: 1,700± SF
  - 2nd Floor: 1,300± SF
- **31,343± SF Warehouse**

#### Key Building Features:

- Ceiling height: 20' clear
- Column spacing: 32' X 56'
- Power: 400 Amp, 120/208/240 Volt, 3-Phase
- 4 Dock high doors w/levelers (10' X 10')
- 2 Drive-in doors (10' X 10') (10' X 12')

#### Site Features:

- 6.52 Acres
- Large truck court
- 24 Front Parking spaces (Expandable)

#### Additional Information:

- Built in 1980
- Zoned M-1 (Light Industrial)
- Annual Property Taxes: \$14,697.98



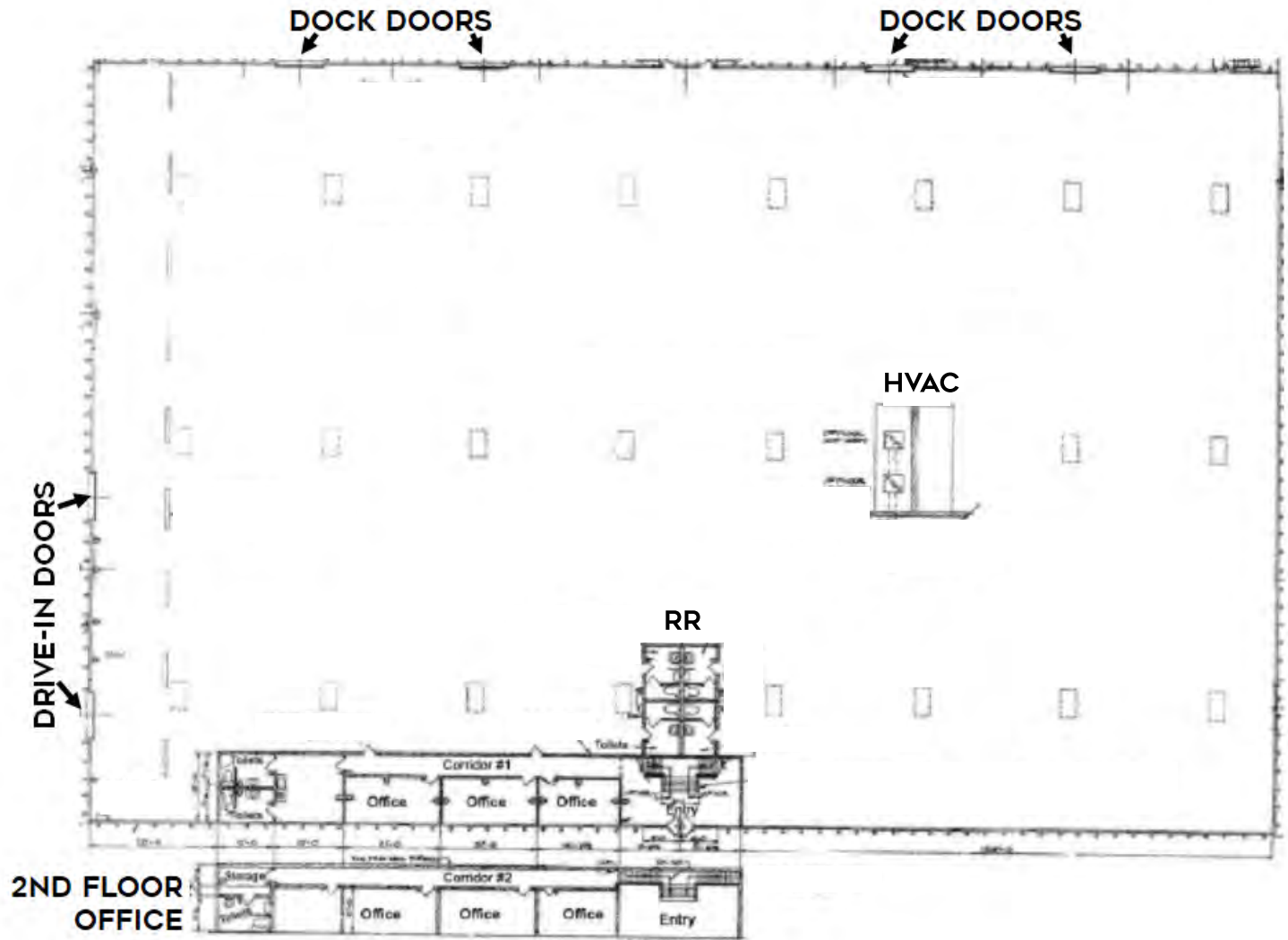
**COLDWELL BANKER  
COMMERCIAL**

EBERHARDT & BARRY  
Created 9/2/25

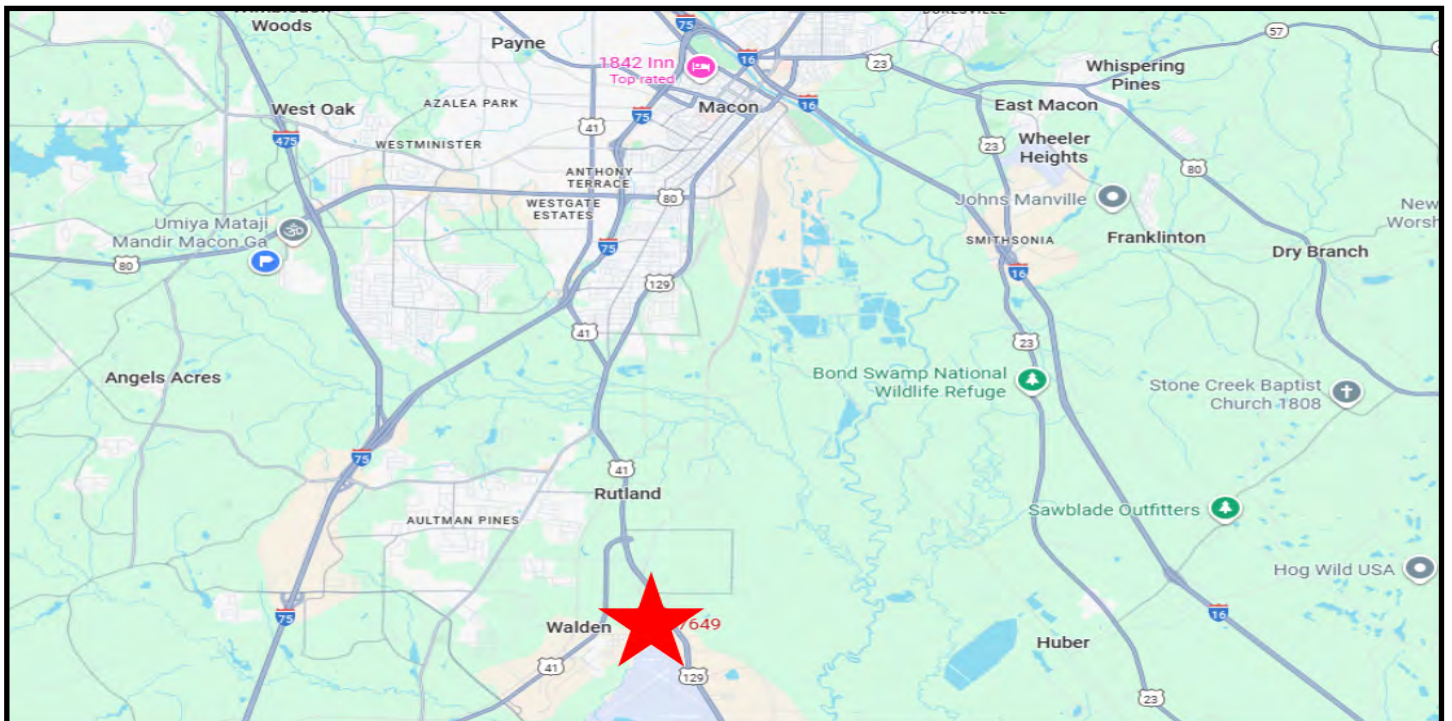
# FLOOR PLAN

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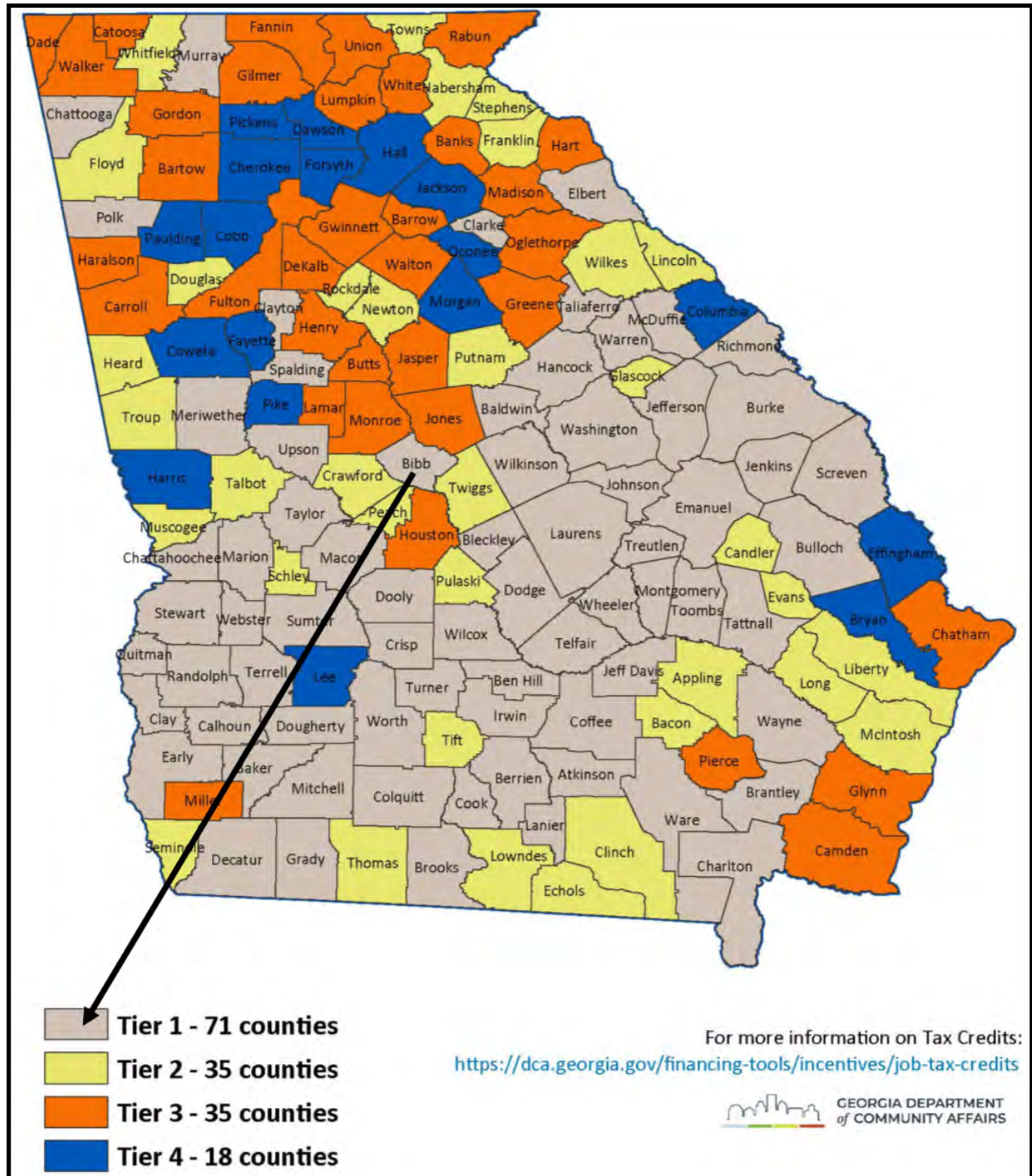




# GEORGIA JOB TAX CREDIT

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