### **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

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#### PROPERTY OVERVIEW

#### 44,343± SF Industrial Warehouse

• 3,000± SF Office

1st Floor: 1,700± SF2nd Floor: 1,300± SF

31,343± SF Warehouse

#### **Key Building Features:**

Ceiling height: 20' clearColumn 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)

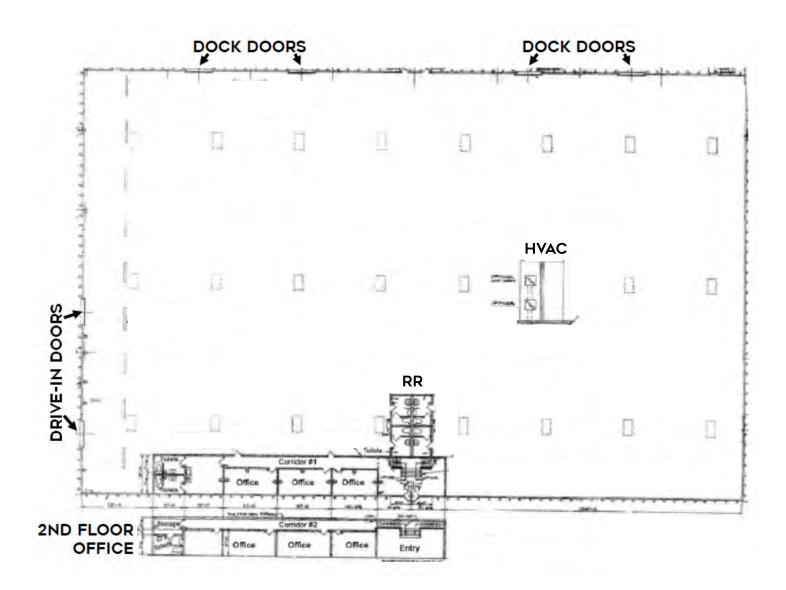
#### **Additional Information:**

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



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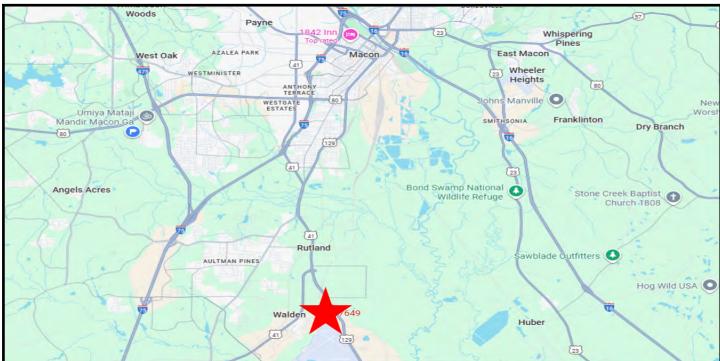


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