

AVAILABLE FOR LEASE

INDUSTRIAL WAREHOUSE / OFFICE



**628 INDUSTRIAL PARK ROAD
ROBERTA, CRAWFORD COUNTY, GEORGIA 31078**

**ARTHUR P BARRY III, SIOR
OWNER / BROKER**

**478.731.8000
ABARRY@CBCGEORGIA.COM**

**990 RIVERSIDE DRIVE
MACON, GA 31201**

**MONTHLY LEASE RATE:
\$5,900.00, NNN**



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. The property information herein is derived from various sources that may include, but not be limited to, county records and may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Owner is a licensed real estate broker in the state of Georgia.

Revised 05/05/26

PROPERTY OVERVIEW

628 INDUSTRIAL PARK ROAD
ROBERTA, CRAWFORD COUNTY, GEORGIA 31078



ARTHUR P BARRY III, SIOR
OWNER/BROKER
478.731.8000 CELL
ABARRY@CBCGEORGIA.COM
CBCMACON.COM

PROPERTY OVERVIEW

- **Highlights:**
 - Modern, efficient industrial facility
 - Flexible loading options
 - Ample office space
 - Large lot for parking or expansion
 - Strategic location for distribution and logistics
- **Building:** 10,000± SF (125' X 80') Pre-engineered metal
 - Office: 900± SF (Reception area, two offices, large break room and two restrooms)
 - Warehouse: 9,100± SF
- **Lot Size:** 2 - 4 Acres
- **Year Built:** 2020
- **Roof:** 26 Gauge galvalume PBR
- **Lighting:** LED throughout
- **Ceiling Heights:** 18' side eave; 20' center
- **Clear Span:** 80'
- **Bay Spacing:** Five 25' bays
- **Fire Suppression System:** High pressure fire pump and 3" riser in place for overhead sprinkler system
- **Utilities:**
 - Electrical: 400 AMP, 3-Phase - Georgia Power provider
 - Water/Sanitary Sewer: Provided by City of Roberta
 - Natural Gas
 - High speed internet provided by Public Service Communications
- **Truck Loading:**
 - Three (3) semi-height dock doors w/auto levelers
 - Two (2) step van height doors behind metal skin building facing asphalt parking lot
 - One (1) forklift drive-in ramp door facing asphalt parking lot
 - One (1) 12' X 12' drive-in door
- **Zoned:** I-G, General Industrial District

LOCATION OVERVIEW

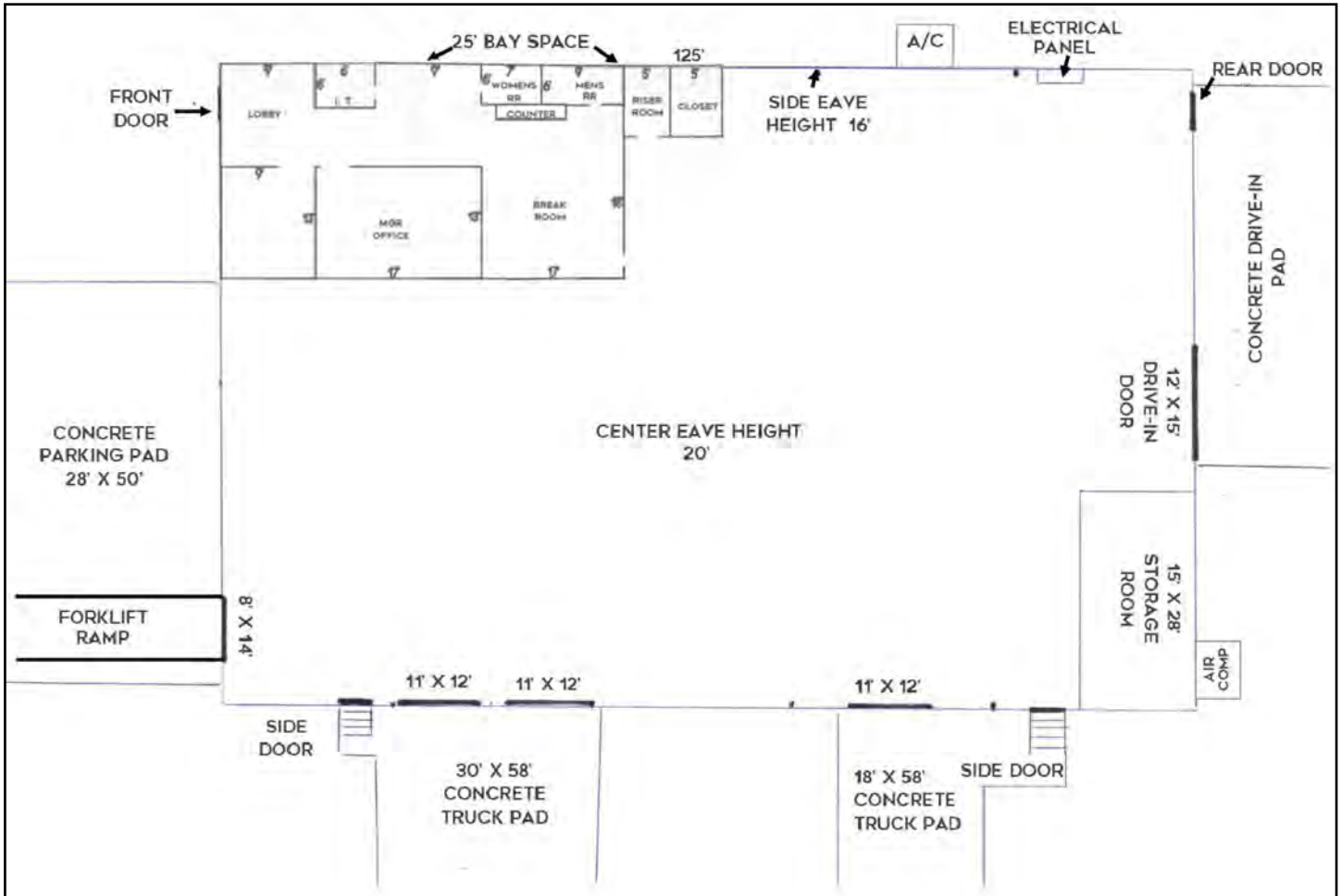
- Situated in the Crawford County Industrial Park
- Easy access to I-475, I-75 and I-16 and Georgia Highways 341, 96, 80 and 128
- 20± Miles east of Macon
- 65± Miles west of Columbus
- 25± Miles west of Thomaston
- 15± Miles north of Fort Valley
- 60± Miles south of McDonough
- 173± Miles to Port of Savannah

MONTHLY LEASE RATE: \$5,900.00, NNN



FLOOR PLAN

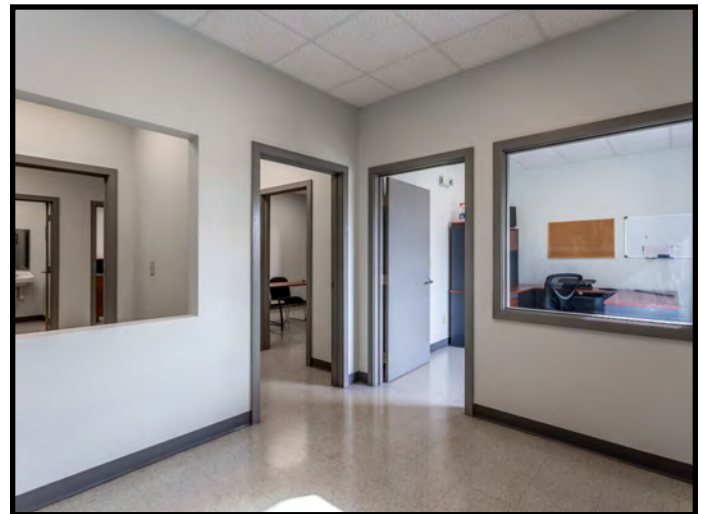
628 INDUSTRIAL PARK ROAD
ROBERTA, CRAWFORD COUNTY, GEORGIA 31078



ARTHUR P BARRY III, SIOR
OWNER/BROKER
478.731.8000 CELL
ABARRY@CBCGEORGIA.COM
CBCMACON.COM

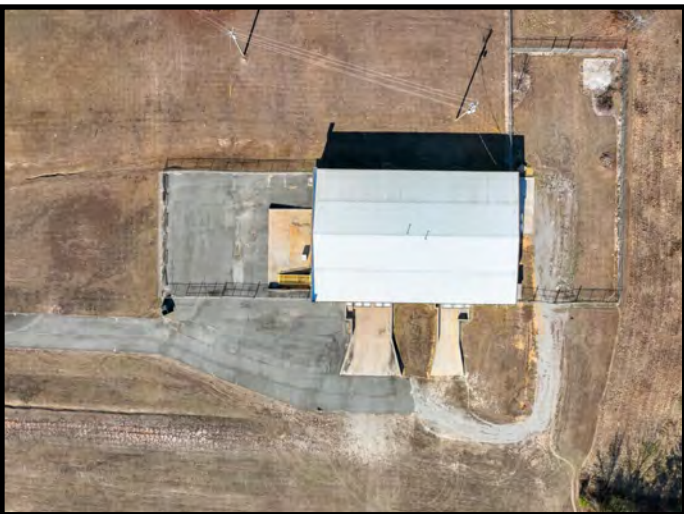
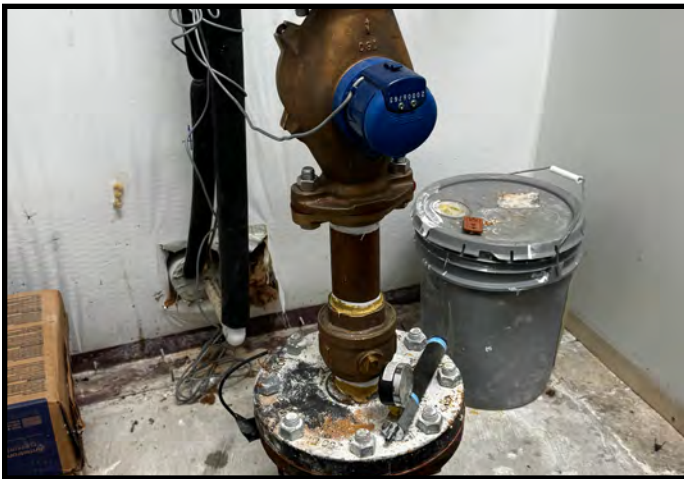
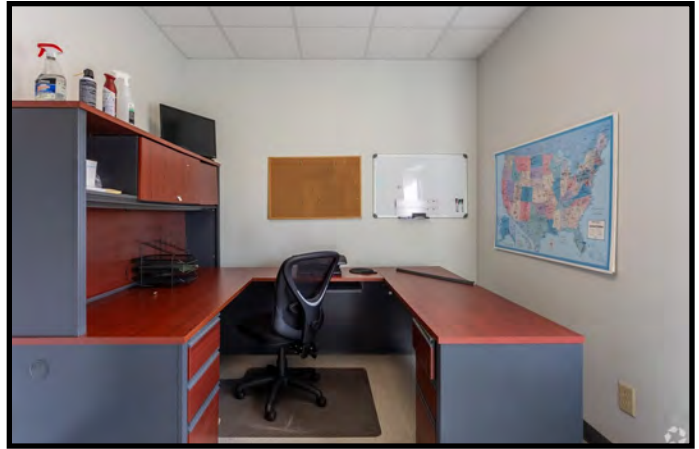


**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY



ARTHUR P BARRY III, SIOR
OWNER/BROKER
478.731.8000 CELL
ABARRY@CBCGEORGIA.COM
CBCMACON.COM

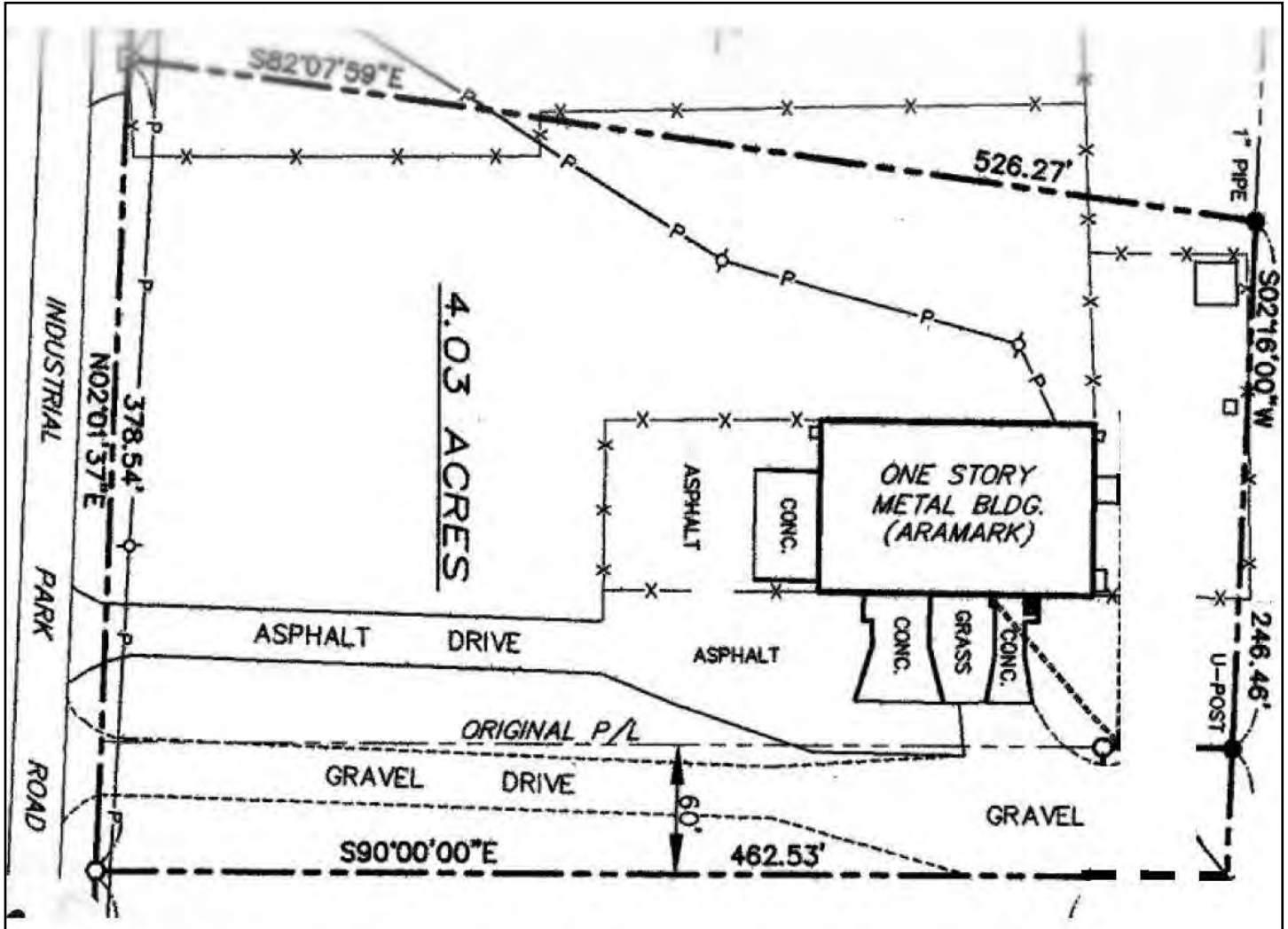




ARTHUR P BARRY III, SIOR
OWNER/BROKER
478.731.8000 CELL
ABARRY@CBCGEORGIA.COM
CBCMACON.COM



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY



ARTHUR P BARRY III, SIOR
OWNER/BROKER
478.731.8000 CELL
ABARRY@CBCGEORGIA.COM
CBCMACON.COM



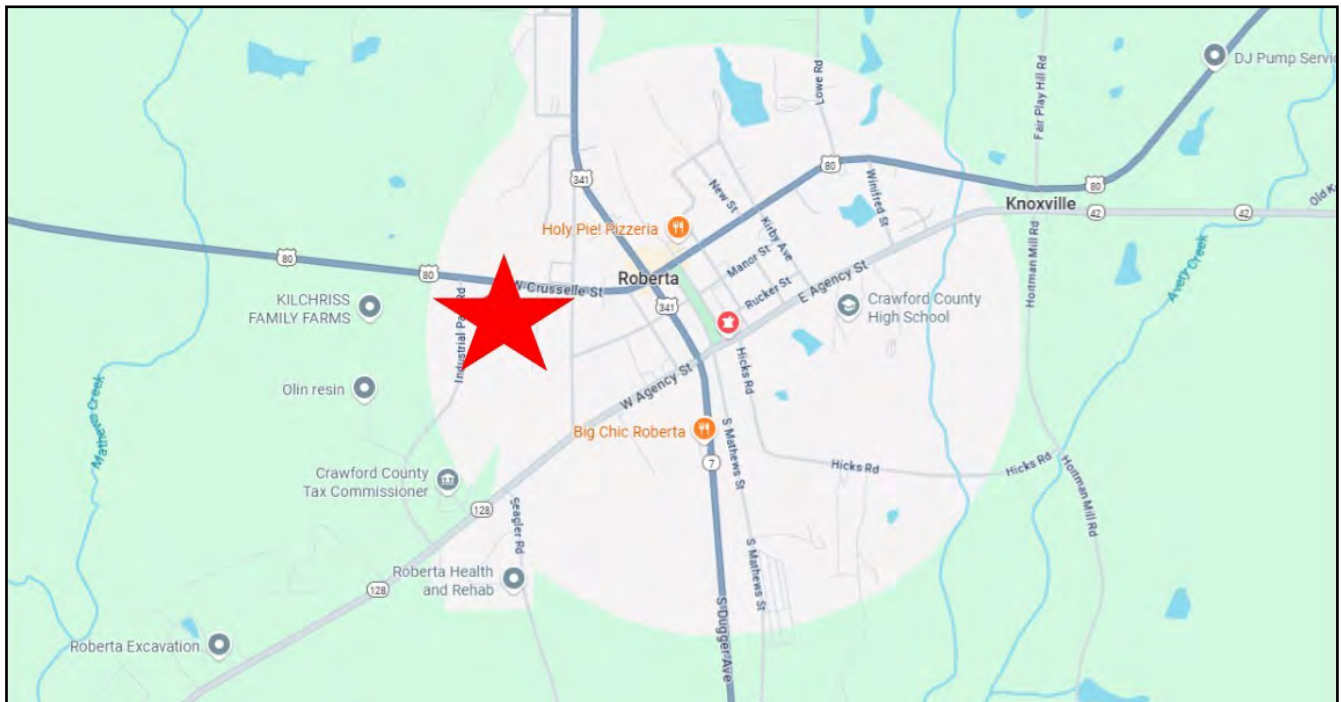
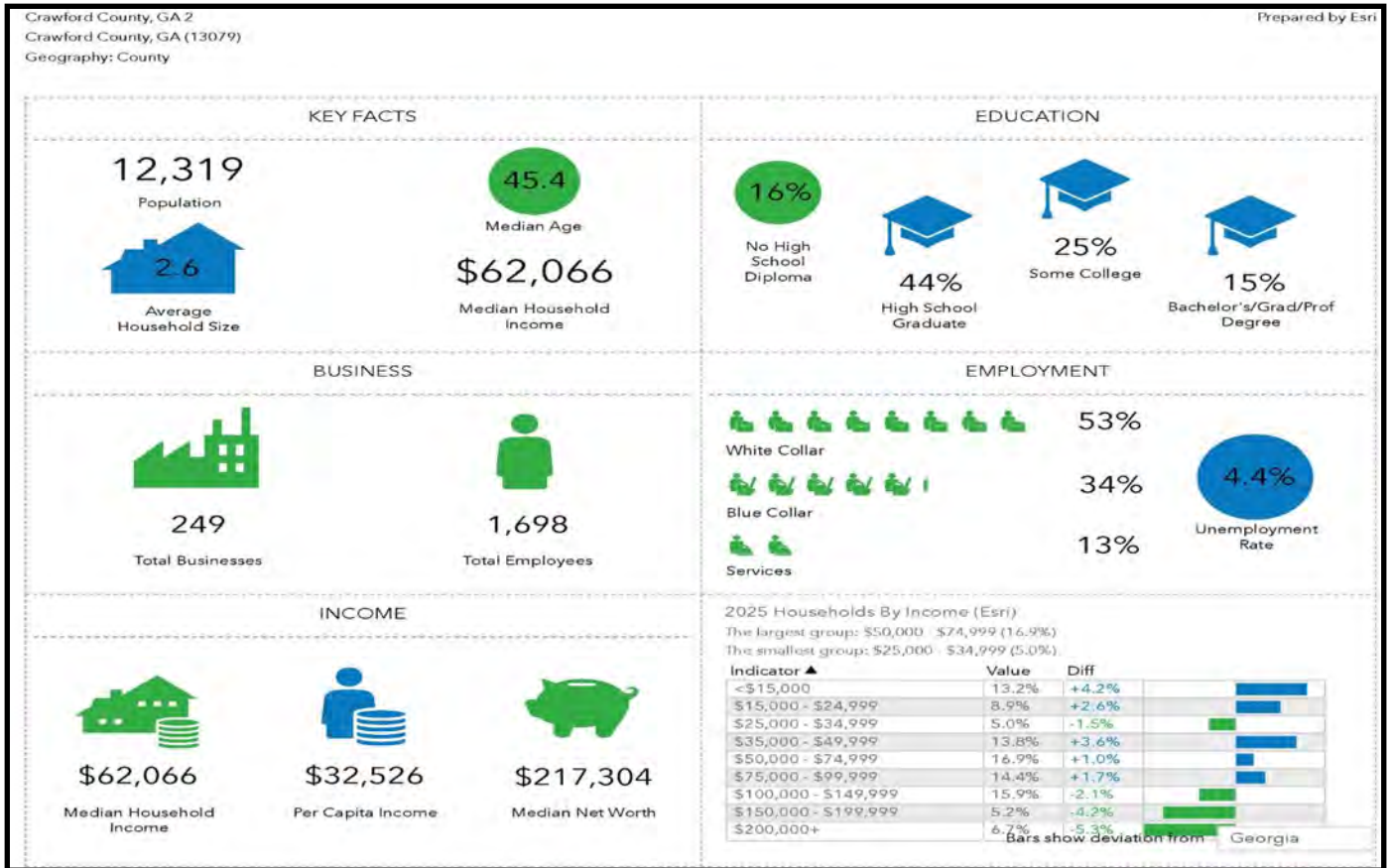


**ARTHUR P BARRY III, SIOR
OWNER/BROKER
478.731.8000 CELL
ABARRY@CBCGEORGIA.COM
CBCMACON.COM**



MAP/ DEMOGRAPHICS

628 INDUSTRIAL PARK ROAD
ROBERTA, CRAWFORD COUNTY, GEORGIA 31078

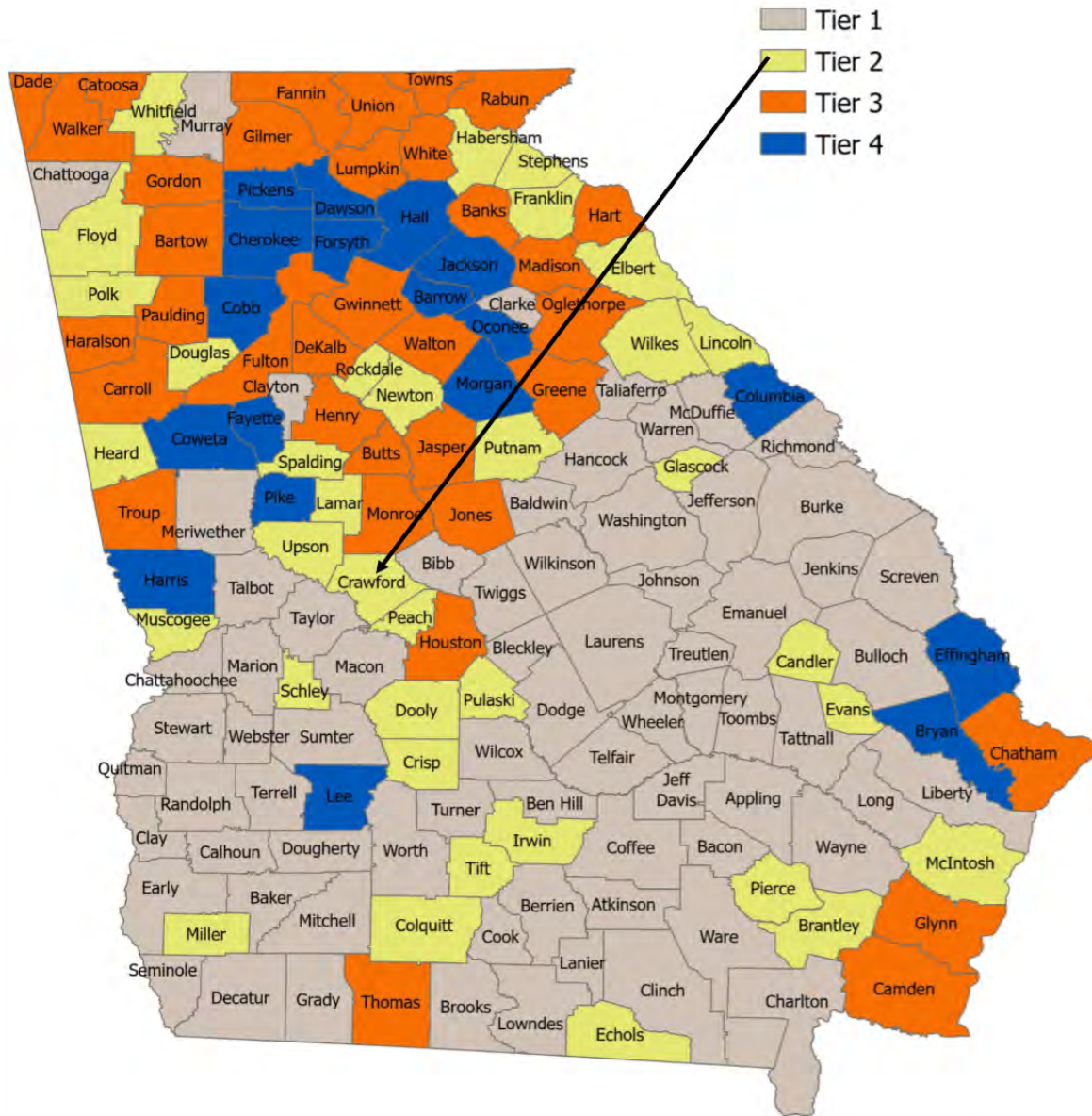


ARTHUR P BARRY III, SIOR
OWNER/BROKER
478.731.8000 CELL
ABARRY@CBCGEORGIA.COM
CBCMACON.COM



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

2026 Job Tax Credit County Tiers Final



Created March 2026

For more information on Tax Credits:
<https://dca.georgia.gov/financing-tools/incentives/job-tax-credits>



ARTHUR P BARRY III, SIOR
OWNER/BROKER
478.731.8000 CELL
ABARRY@CBCGEORGIA.COM
CBCMACON.COM

