

# SALE

## FORMER FEDEX DISTRIBUTION FACILITY

4570 Houston Avenue  
Macon-Bibb County, Georgia 31206

**SALE PRICE: \$2,100,000**



**MIKI FOLSOM, CCIM**

**O. 478.746.8171**

**C. 478.361.3036**

**MFOLSOM@CBCGEORGIA.COM**

**CBCMACON.COM**



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## PROPERTY HIGHLIGHTS

- Building Size: 41,442± SF
  - Office: 5,022± SF
  - Warehouse: 36,420± SF
    - Warehouse: 31,200± SF (260' x 120')
    - Truck Loading: 2,610± SF (58' x 45')
    - Vehicle Maintenance: 2,610± SF (58' x 45')
- Site Size: 4.82 Acres
- Zoning: M-1, Light Industrial
- Year Built: 1996
- Renovation: Remodeled in 2026
- Construction: Masonry | Steel
- Exterior: Masonry with Metal Canopy
- Warehouse Height: 16'± Side Eave with 1/12 Roof Slope
- Wash Bay with Oil/Water Separator System
- Utilities: All Public Utilities
- Electrical Service: 600 AMP, 102/208V
- Fire Protection: Automatic Fire Sprinkler System, UL Rated
- 2025 Property Tax Bill: \$26,634.90

## LOCATION HIGHLIGHTS

- Convenient connectivity to Interstate 75 and Interstate 475
- Accessible to major Southeast markets including Atlanta, Columbus, Savannah, Jacksonville, and Birmingham
- Approximately 15 minutes to Downtown Macon's business district
- Approximately 90 miles south of Atlanta
- Approximately 165 miles west of the Port of Savannah
- Served by robust transportation infrastructure supporting freight movement and distribution operations
- Convenient access to dining, lodging, banking, and daily business services
- Ideal location for manufacturing, warehousing, logistics, fleet operations, and industrial users

MIKI FOLSOM, CCIM

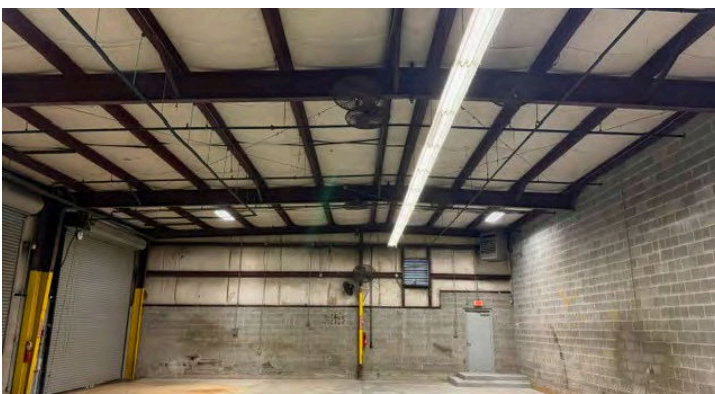
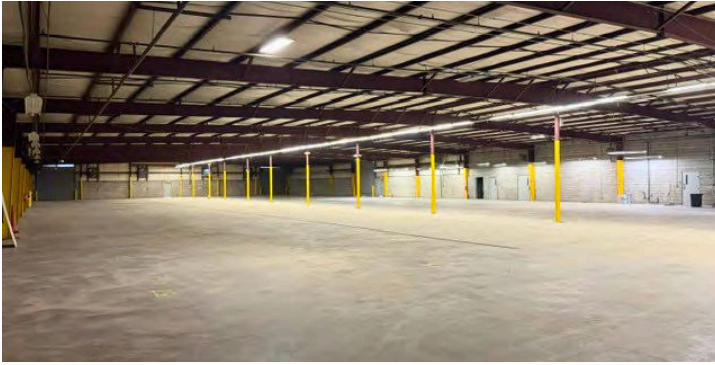
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## WAREHOUSE FEATURES

- 31,200± SF Warehouse/Distribution Area
  - 2,610± SF Truck loading
  - 2,610± SF Vehicle maintenance
- 16-Foot Side eave
- 12 Drive-in doors
- Fully sprinklered facility (UL Rated)
- Efficient distribution layout
- Excellent truck loading/maneuvering area
- Former FedEx operational infrastructure
- Suitable for warehousing, logistics, light manufacturing, and fulfillment operations
- Wash bay with oil/water separator system

## OFFICE FEATURES

5,022± SF Professional office including:

- Reception / Lobby
- Large open work room
- Nine (9) private offices
- Conference room
- Large break room
- Men's restroom with:
  - 2 stalls
  - 1 urinal
  - locker room
- Women's restroom with:
  - 3 stalls
  - locker room
- Mechanical room
- Janitorial room

## SITE IMPROVEMENTS

- 4.82 Acre Industrial Site
- Fully fenced perimeter
- Security roll-gate entrance
- Security camera system
- Employee parking area
- Truck court and loading apron
- Excellent circulation for delivery and fleet vehicles

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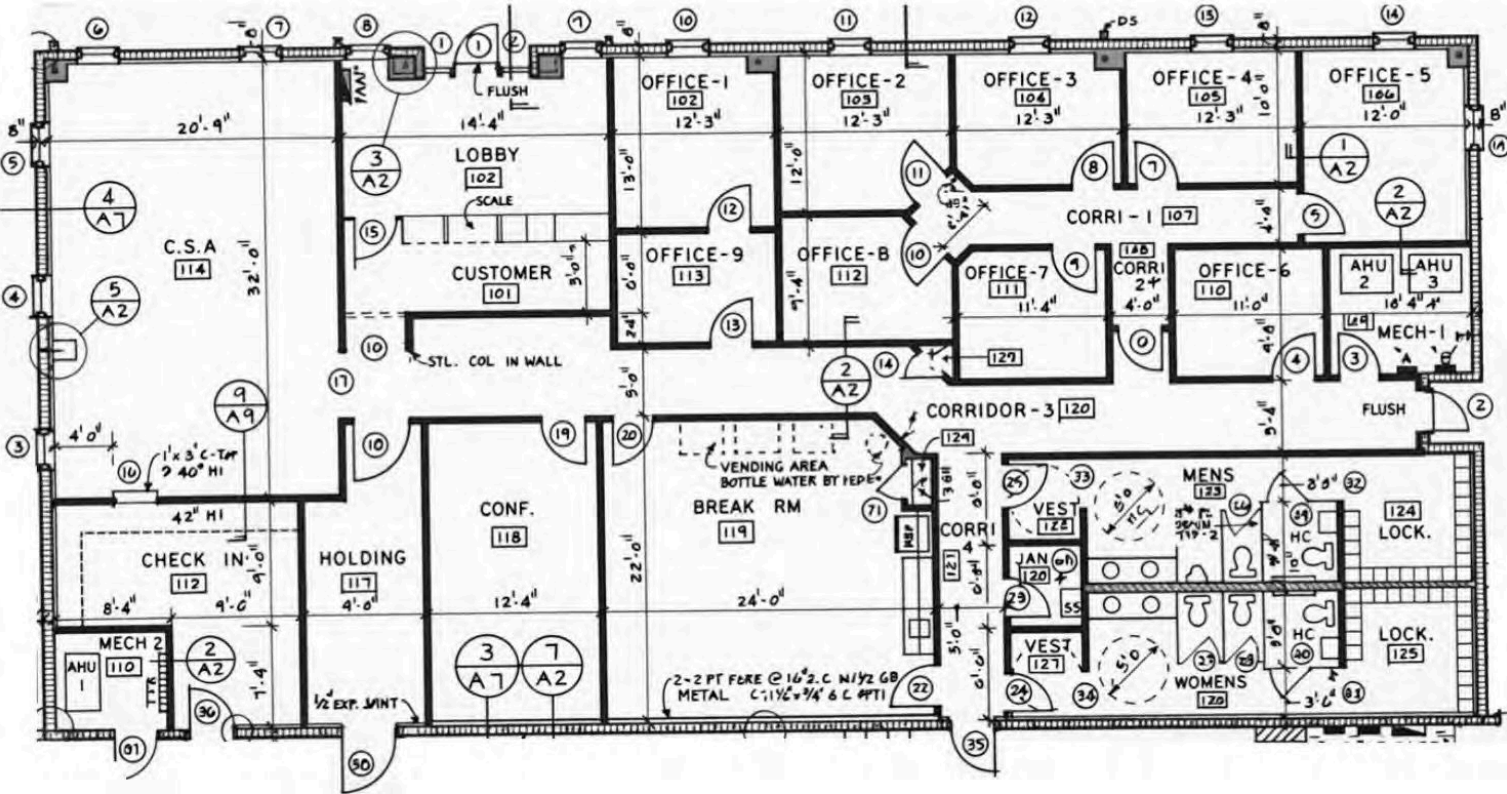
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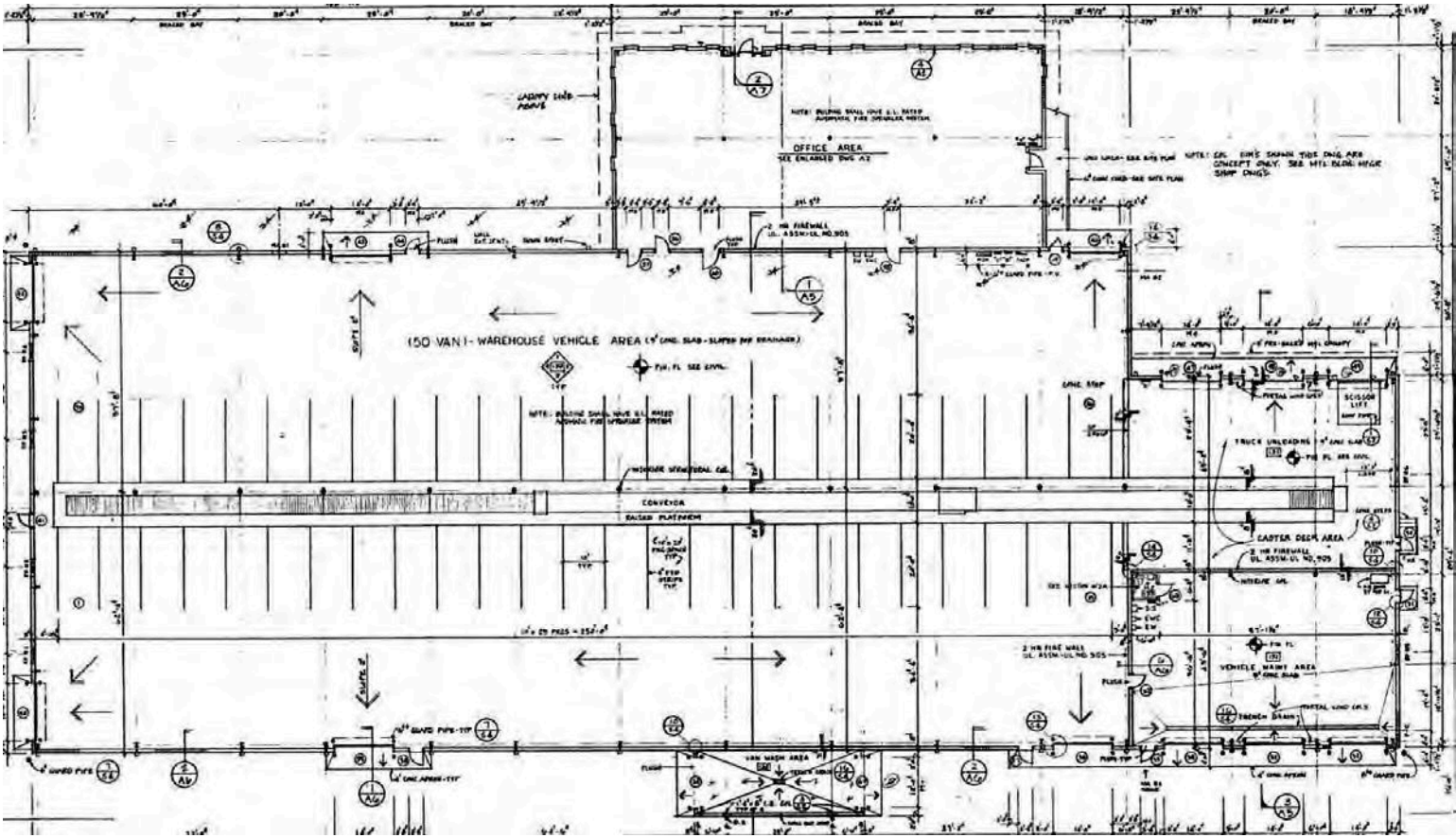
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OFFICE FLOOR PLAN



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OVERALL FLOOR PLAN



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PROPERTY TAX MAP



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