

LEASE

DRY STORAGE WAREHOUSE 4908 Mercer University Drive Macon-Bibb County, Georgia 31210



LEASE RATE: \$250.00/PER MONTH

PROPERTY OVERVIEW

- Unit "D-6" - 700± SF Dry Storage Warehouse
- 20' x 35' Interior Dimensions
- Dry Storage Only
- No Office
- No Restroom
- One (1) 10' x 10' Drive-In Overhead Door
- One (1) 4' x 10' Roll-Up Door
- Located Inside Fenced Perimeter
- M-2 Industrial Zoning
- Easy vehicle access

Ideal Uses:

- Small Business Storage
- Contractor Equipment Storage
- Automotive Parts Storage
- Tool & Equipment Storage
- Electrical & Plumbing Supplies
- HVAC Contractor Storage
- Landscape Equipment
- Seasonal Equipment

LOCATION OVERVIEW

- Subject property located in West Macon
- Quick access to **Interstate 475** (1/2 mile)
- Minutes to **Interstate 75** (4 miles)
- Excellent access to **Interstate 16** via I-75
- Centrally located for serving Macon-Bibb County and Middle Georgia
- Easy access to Downtown Macon
- Near major retail, restaurants, lodging, and business services along the Mercer University Drive corridor
- Convenient to the Middle Georgia Industrial Corridor
- Short drive to the Middle Georgia Regional Airport
- Within approximately 180 miles of the Port of Savannah, providing efficient access to one of the Southeast's largest ports for freight and distribution
- Central Georgia location allows convenient access to Atlanta, Columbus, Warner Robins, Perry, Dublin, and Augusta via the interstate highway network
- Excellent location for contractors, service companies, distributors, and small businesses requiring quick regional access

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