LEASE

WEST MACON OFFICE / WAREHOUSE
177-A WOODFIELD DRIVE
MACON-BIBB COUNTY, GEORGIA 31210



LEASE RATE:
$2,000.00/MONTH

LOCATION OVERVIEW

- Strategically located in West Macon
- Just one block from Interstate 475, providing immediate interstate access
- Approximately 4 miles to Interstate 75
- Approximately 7 miles to Interstate 16
- Approximately 85 miles south of Atlanta
- Easy access to a wide range of nearby restaurants, financial institutions, and shopping centers
- Well-positioned for regional distribution and business operations throughout Central Georgia

PROPERTY OVERVIEW

3,000± SF Office / Warehouse (±40′ X 75′)

Office Space: 1,400± SF (±40′ X 35′)

- Reception / administrative area
- Large work area
- Four private offices
- Conference room
- Break area
- Restroom
- Storage room

Warehouse: 1,600± SF (±40′ X 40′)

- 14′± Ceiling height
- One dock-high door (10′ X 12′)
- One drive-in door (10′ X 12′)

Additional Features:

- Shared fenced lot area with adjacent tenant
- Zoned PDM (Planned Development Mixed-Use)

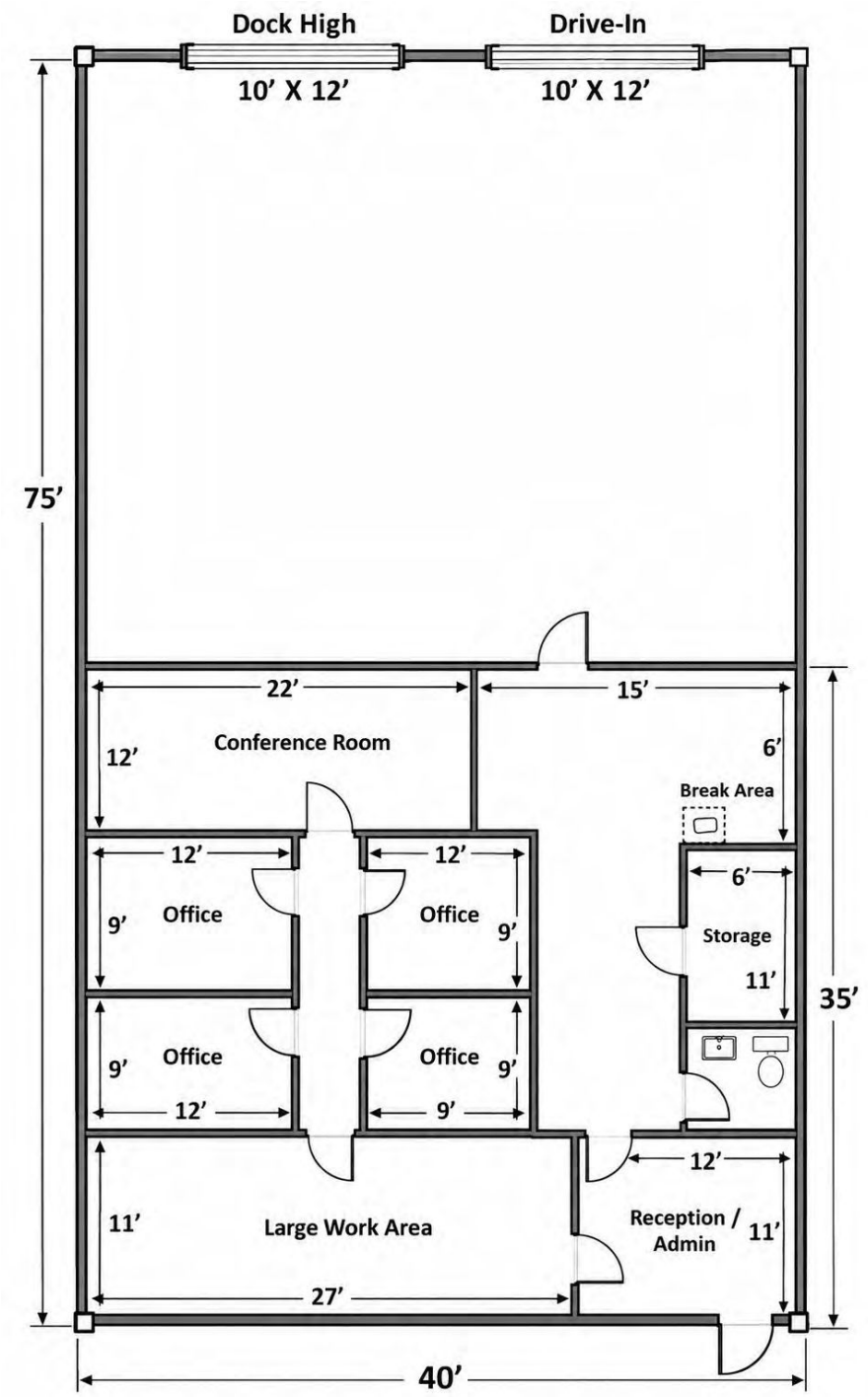
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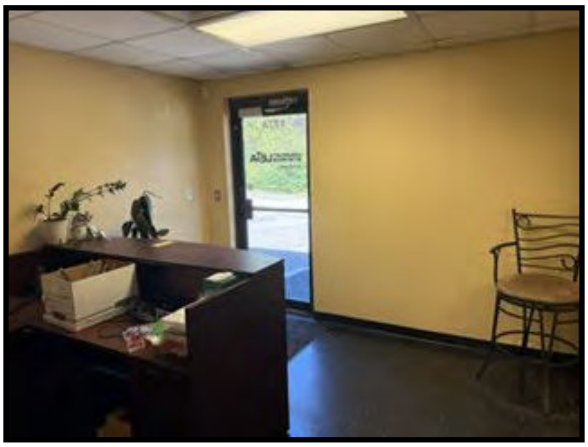
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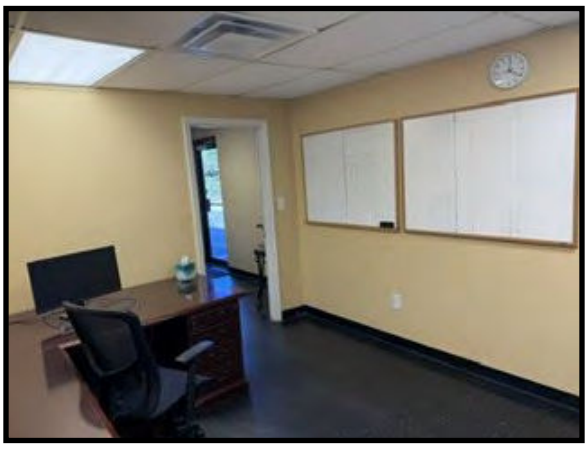
FLOOR PLAN

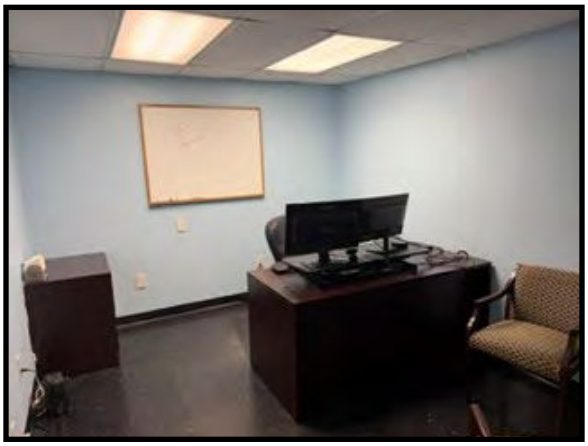


Measurements are approximate. For reference only.

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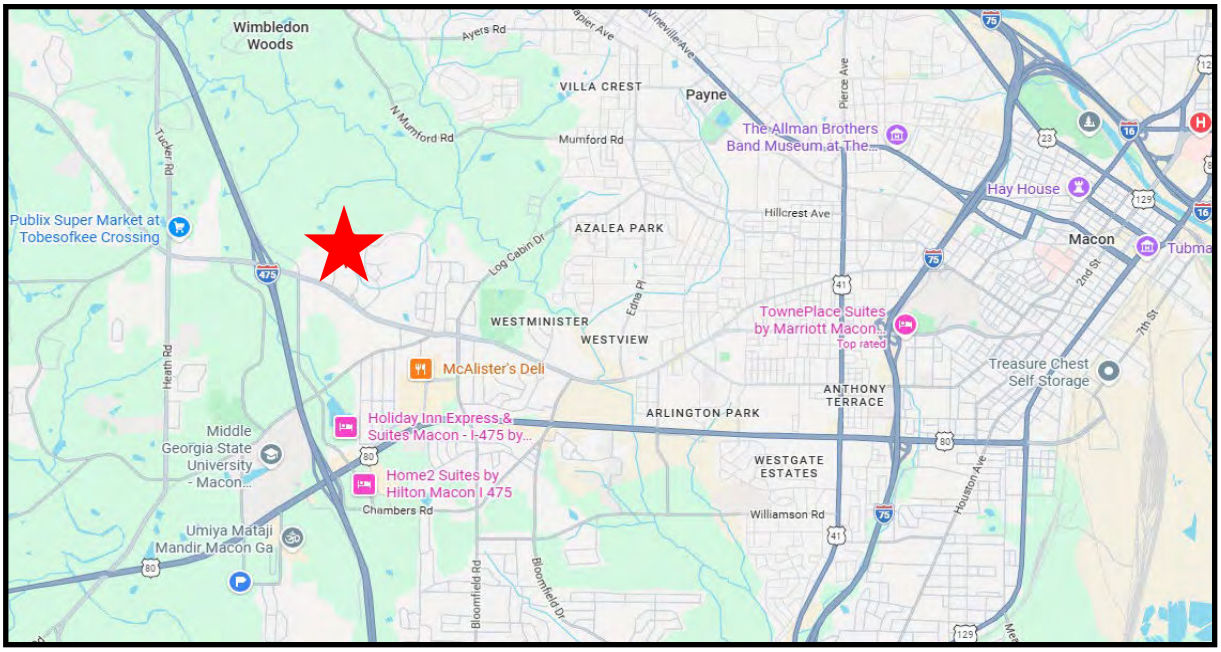




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AREA RETAILERS & INTERSTATE ACCESS





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