

SALE OR LEASE

**240 NW INDUSTRIAL BOULEVARD
MACON, BIBB COUNTY, GA 31216**



**SALES PRICE: \$1,195,000
LEASE RATE: \$9,900.00/MONTH, NNN**

**ARTHUR P BARRY III, SIOR
478.731.8000
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**990 Riverside Drive
Macon, GA 31201**



**COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY**

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Revised 8/26/24

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BUILDING INFORMATION

Location:	<ul style="list-style-type: none"> • Airport Industrial Park • Five miles from Interstate 75
Total Building Size:	18,372± SQ FT Total Two Office / Warehouse Buildings
Lot Size:	5.60 Acres
Parking:	<ul style="list-style-type: none"> • Asphalt paved • 44 Employee parking spaces
Zoning:	M-1, Light Industrial

BUILDING 1

Building 1:	10,271± SF Office / Warehouse - 2,256± SF Office - Five (5) private offices - Break room - Reception area - Training room - Equipment room - Mechanical room - Two (2) restrooms - 8,015± SF Warehouse - Two 10' x 10' Drive-in doors - Ceiling clearance 12' - 15'
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Year Built:	1998
Construction Features:	<ul style="list-style-type: none"> • Metal exterior walls and roof • Partial brick veneer front • Sheetrock walls & ceilings • Fluorescent lighting • 100% Air-conditioned • 400 AMP, 3-Phase • No sprinkler

BUILDING 2

Building 2:	8,101± SF Office / Warehouse - 1,024± SF Office on two levels - Two (2) private offices - Conference room - Training room - Mechanical room - One restroom - 7,077± SF Warehouse - Two 10' x 10' Drive-in doors - One 18'x18' Drive-in door - Ceiling clearance 22' - 24'
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Year Built:	2008
Construction Features:	<ul style="list-style-type: none"> • Metal exterior walls and roof • Roof approximately five years old • Sheetrock walls & ceilings • Fluorescent lighting • 100% Air-conditioned • 400 AMP, 3-Phase • No sprinkler



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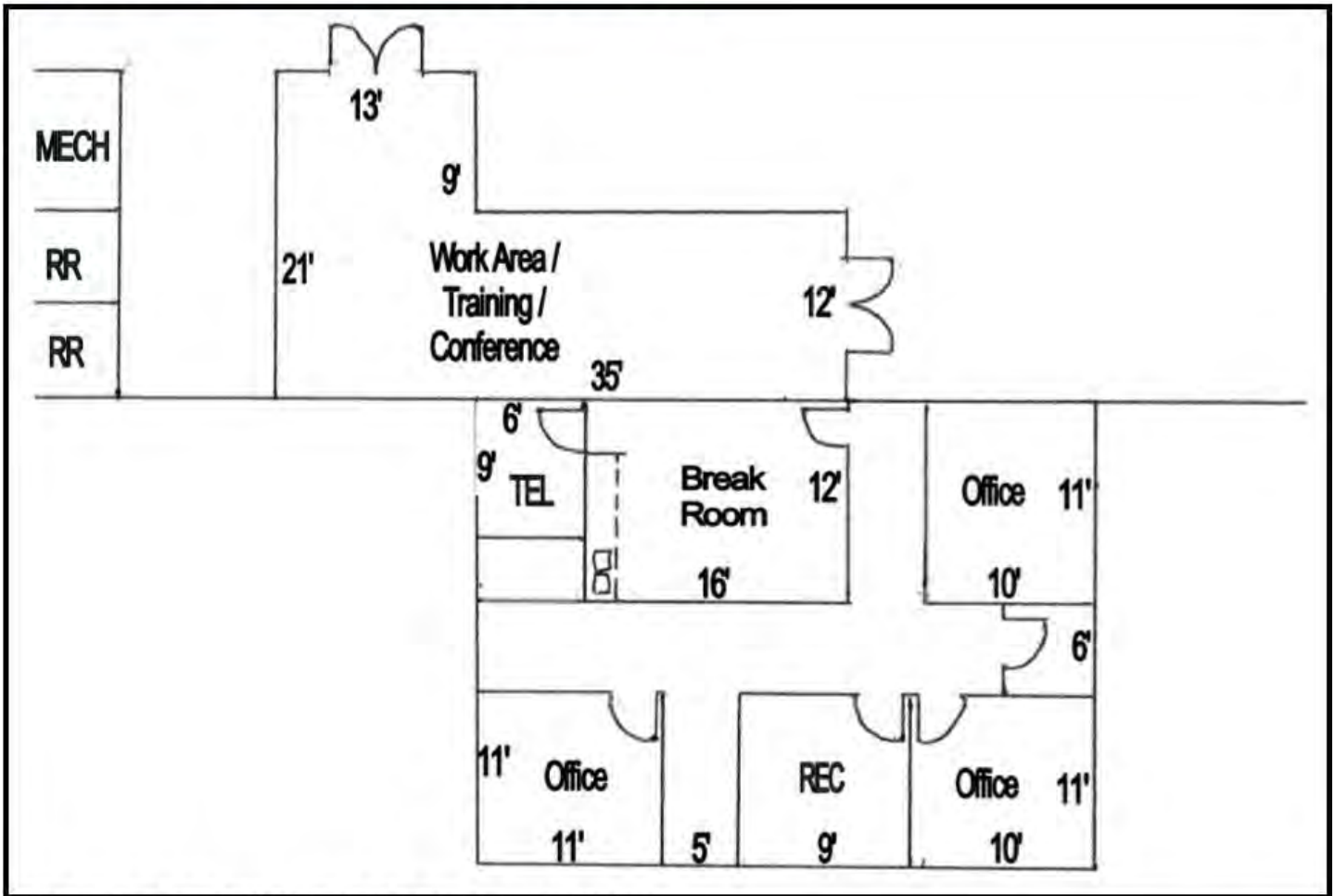


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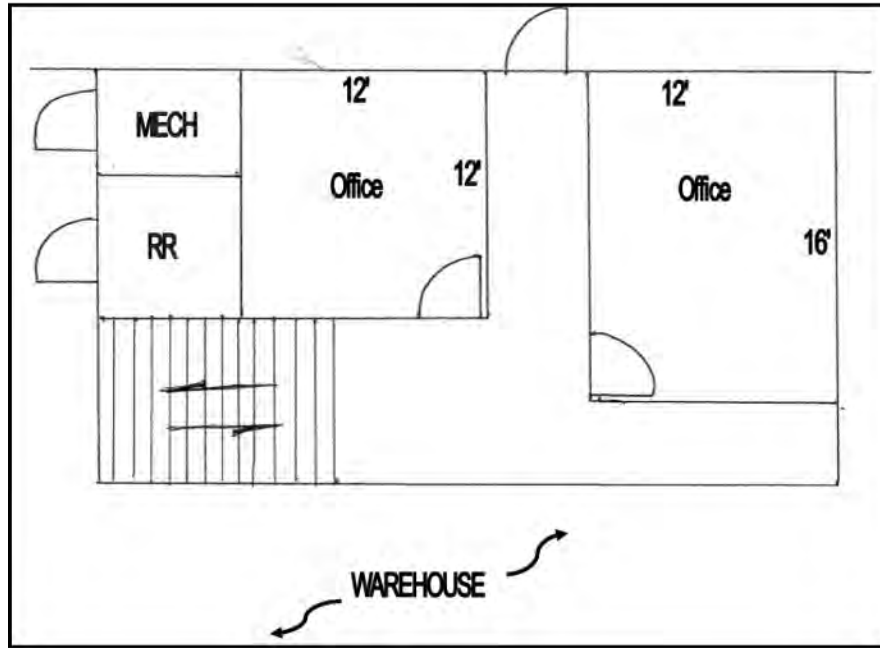
BUILDING 1 - FLOOR PLAN



NOT TO SCALE - MEASUREMENTS ARE APPROXIMATED

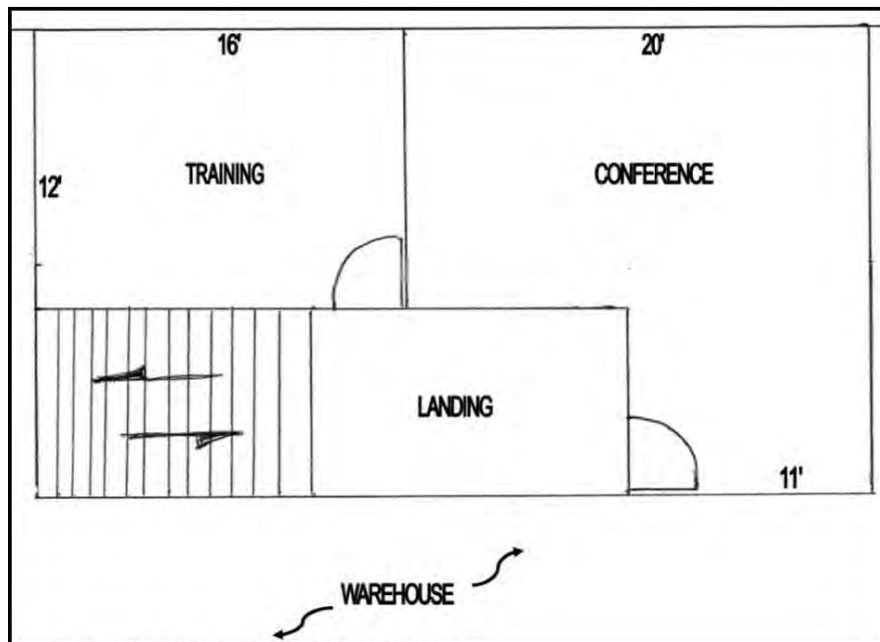
BUILDING 2 - FLOOR PLANS

MAIN LEVEL



NOT TO SCALE - MEASUREMENTS ARE APPROXIMATED

UPPER LEVEL

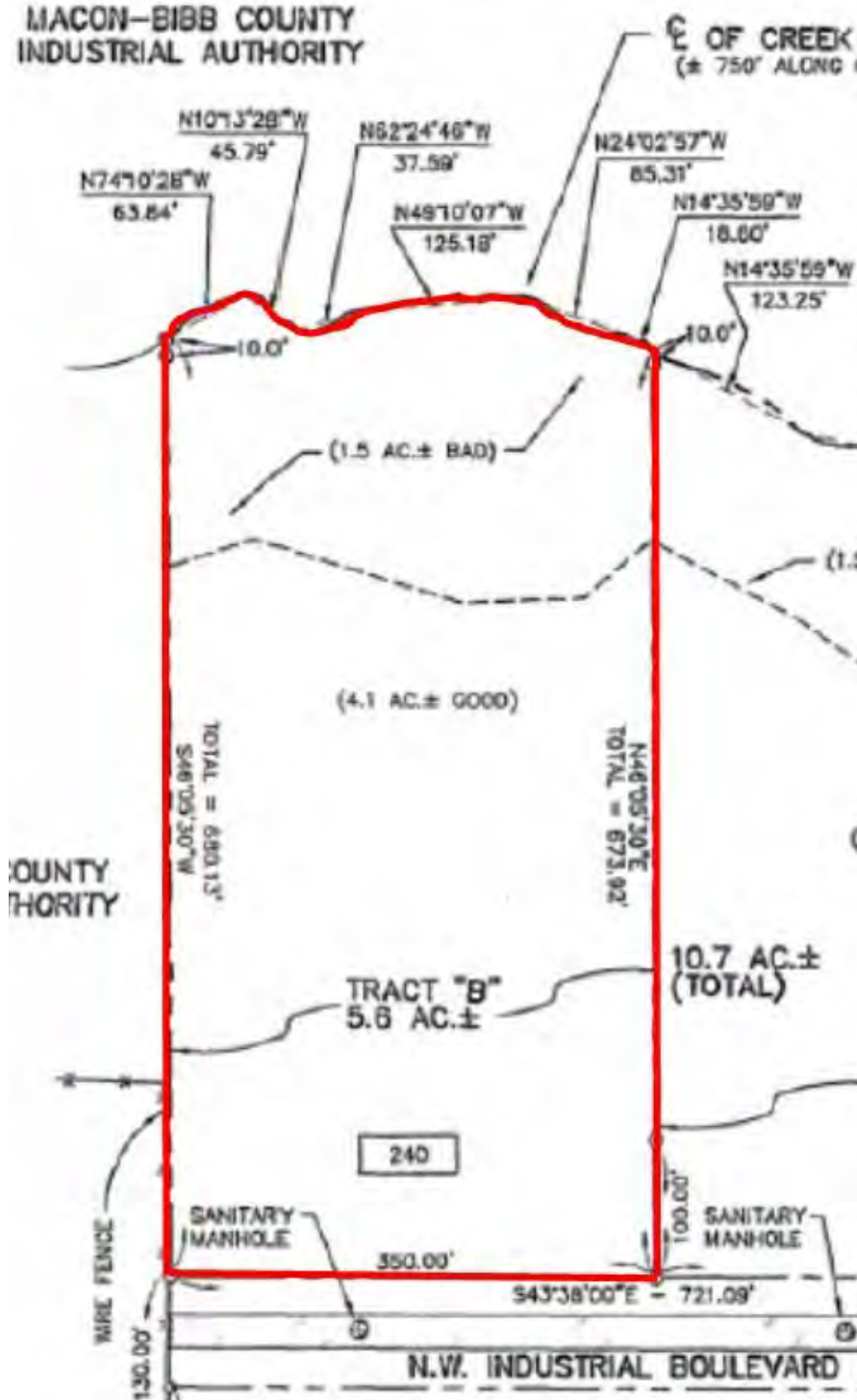


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PROPERTY SURVEY



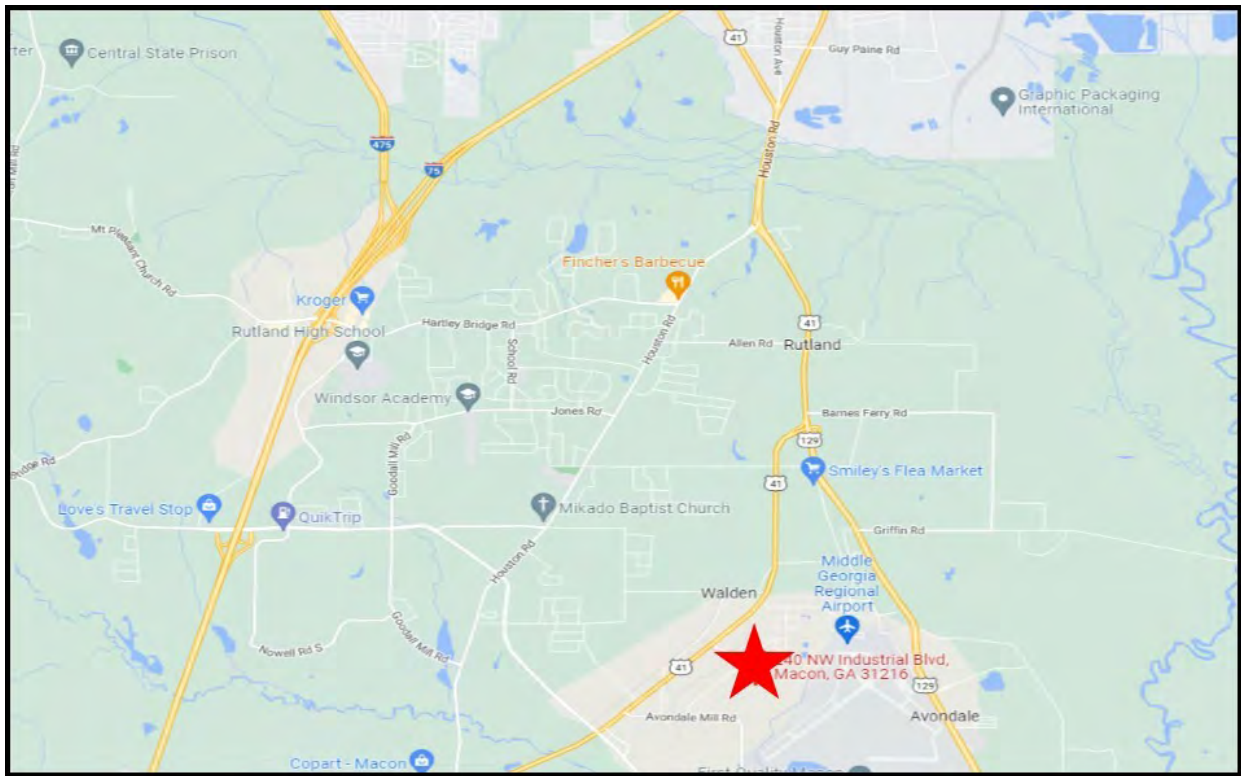
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DEMOGRAPHICS - BIBB COUNTY, GA

