

**AVAILABLE JANUARY 1, 2025**



**LEASE RATE:  
\$3,250.00/MONTH**

## LOCATION OVERVIEW

- Subject property is located in West Macon
- 1/2 mile east of Interstate 475
- 4 miles to Interstate 75
- 7 miles to Interstate 16
- Convenient to restaurants, shopping and banks

## PROPERTY OVERVIEW

- **SUITE "A":**
  - 7,000± SF Warehouse/Office
    - 1,000± SF Office
      - Reception
      - Three (3) offices
      - Two (2) restrooms
      - Mechanical Room
    - 6,000± SF Warehouse
      - One (1) restroom
      - Two (2) drive-in doors
      - Two (2) dock doors
- Traffic Count: 19,200 vehicles per day
- Zoned M2

**MIKI FOLSOM, CCIM**  
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**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

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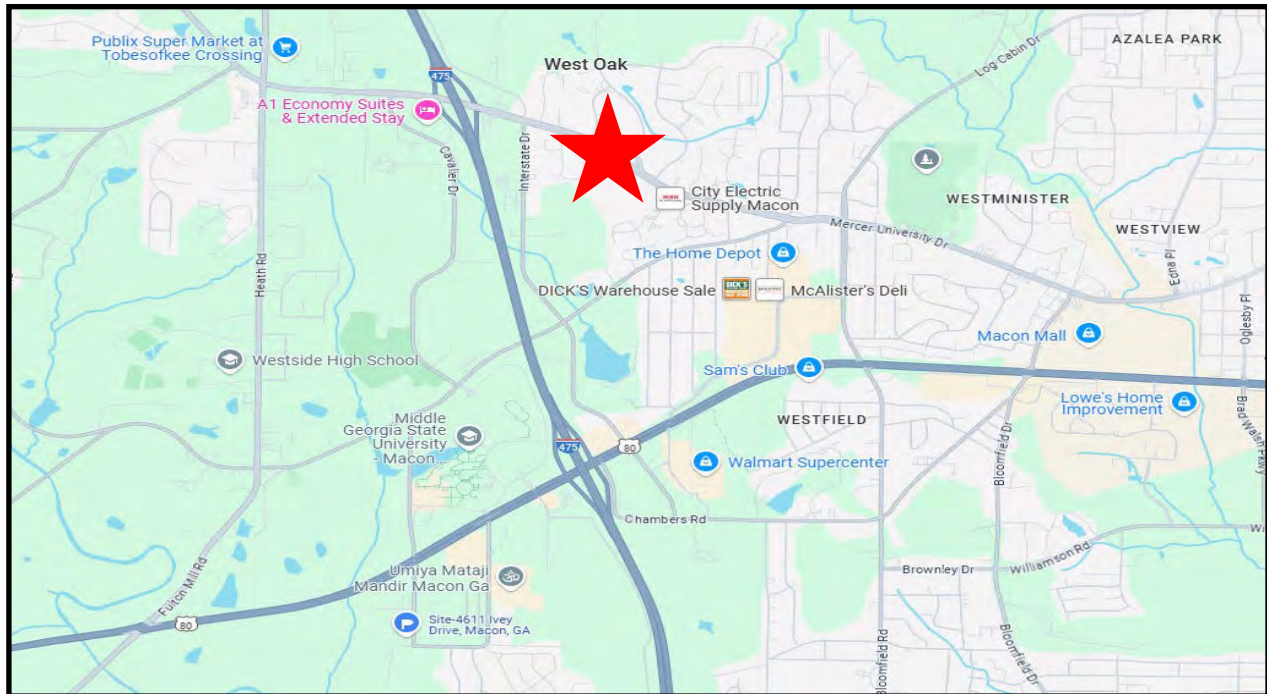




# LEASE

# WAREHOUSE / OFFICE

4908 MERCER UNIVERSITY DRIVE, MACON, BIBB COUNTY, GA 31210



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