

# SALE

## MANUFACTURING / WAREHOUSE

4090, 4100, 4145, 4160 SAN CARLOS DRIVE  
MACON, BIBB COUNTY, GEORGIA 31206



**42,400± SQ FT**  
**13.08 ACRES TOTAL**

**SALES PRICE: \$1,700,000**

**HAL HARPER, CCIM**  
**BROKER / PARTNER**

478.951.3991 Cell  
hhaper@cbcgeorgia.com  
Cbcmacon.com

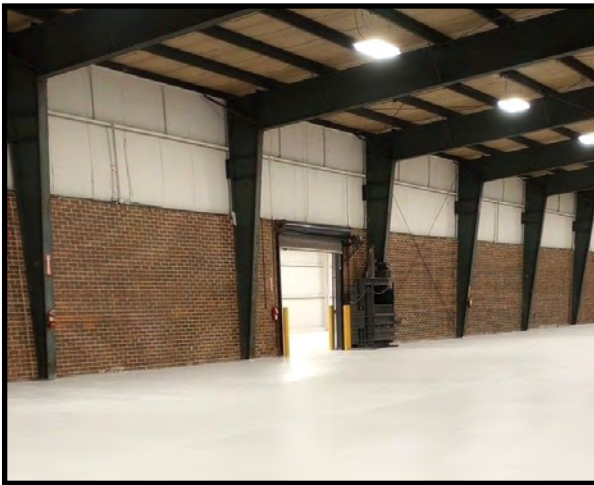
990 Riverside Drive  
Macon, GA 31201  
478.746.8171 Office

|                                 |   |
|---------------------------------|---|
| <b>BUILDING INFORMATION:</b>    | 42,400± SF Distribution Facility  |
| <b>ACREAGE:</b>                 | <ul style="list-style-type: none"> <li>• 13.08 Acres total                             <ul style="list-style-type: none"> <li>- 3± Acres fenced with three strands of barbed wire</li> <li>- 10± Acres of surplus land</li> </ul> </li> </ul>         |
| <b>YEAR BUILT:</b>              | <ul style="list-style-type: none"> <li>• Built in 1973</li> <li>• 3,000± SF addition in 1980</li> </ul>   |
| <b>CEILING HEIGHT:</b>          | <ul style="list-style-type: none"> <li>• 24' - 39,400± SF warehouse</li> <li>• 20' - 3,000± SF warehouse</li> </ul>   |
| <b>TRUCK LOADING:</b>           | <ul style="list-style-type: none"> <li>• Three (3) dock high doors</li> <li>• Four (4) drive-in doors</li> </ul>  |
| <b>FLOORING:</b>                | <ul style="list-style-type: none"> <li>• Warehouse: 6" reinforced concrete</li> <li>• Office: Carpet/Tile</li> </ul>  |
| <b>WALLS:</b>                   | Brick & structural steel building with insulated metal walls  |
| <b>LIGHTING:</b>                | Fluorescent strip lighting in office area and sodium halide in warehouse  |
| <b>ROOF:</b>                    | Metal   |
| <b>HVAC:</b>                    | <ul style="list-style-type: none"> <li>• Office: Central HVAC</li> <li>• Warehouse: Suspended heaters</li> </ul>  |
| <b>PLUMBING:</b>                | Men & women's restrooms   |
| <b>PARKING:</b>                 | Asphalt paved   |
| <b>UTILITIES:</b>               | All public utilities serve the site   |
| <b>ZONING:</b>                  | M-1, Light Industrial   |
| <b>TAX BILL:</b>                | \$10,310.31 (2024)  |
| <b>TRANSPORTATION:</b>          | <ul style="list-style-type: none"> <li>• US 80/Eisenhower Parkway: 1.5 miles</li> <li>• Interstate 75: 2.5miles</li> <li>• Interstate 16: 3.5 miles</li> <li>• Atlanta-Hartsfield Airport: 85 miles</li> <li>• Port of Savannah: 168 miles</li> </ul> |
| <b>SALES PRICE: \$1,700,000</b> |   |

**SALE**

**MANUFACTURING / WAREHOUSE**

4090, 4100, 4145, 4160 SAN CARLOS DRIVE  
MACON, BIBB COUNTY, GEORGIA 31206



**HAL HARPER**  
478.951.3991 Cell  
hharper@cbcgeorgia.com

3



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM



**SALE**

**MANUFACTURING / WAREHOUSE**

**4090, 4100, 4145, 4160 SAN CARLOS DRIVE  
MACON, BIBB COUNTY, GEORGIA 31206**



**HAL HARPER**  
478.951.3991 Cell  
hharper@cbcgeorgia.com

4



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

**990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM**



**SALE**

**MANUFACTURING / WAREHOUSE**

4090, 4100, 4145, 4160 SAN CARLOS DRIVE  
MACON, BIBB COUNTY, GEORGIA 31206

**AERIAL PARCEL MAP**



HAL HARPER  
478.951.3991 Cell  
hharper@cbcgeorgia.com



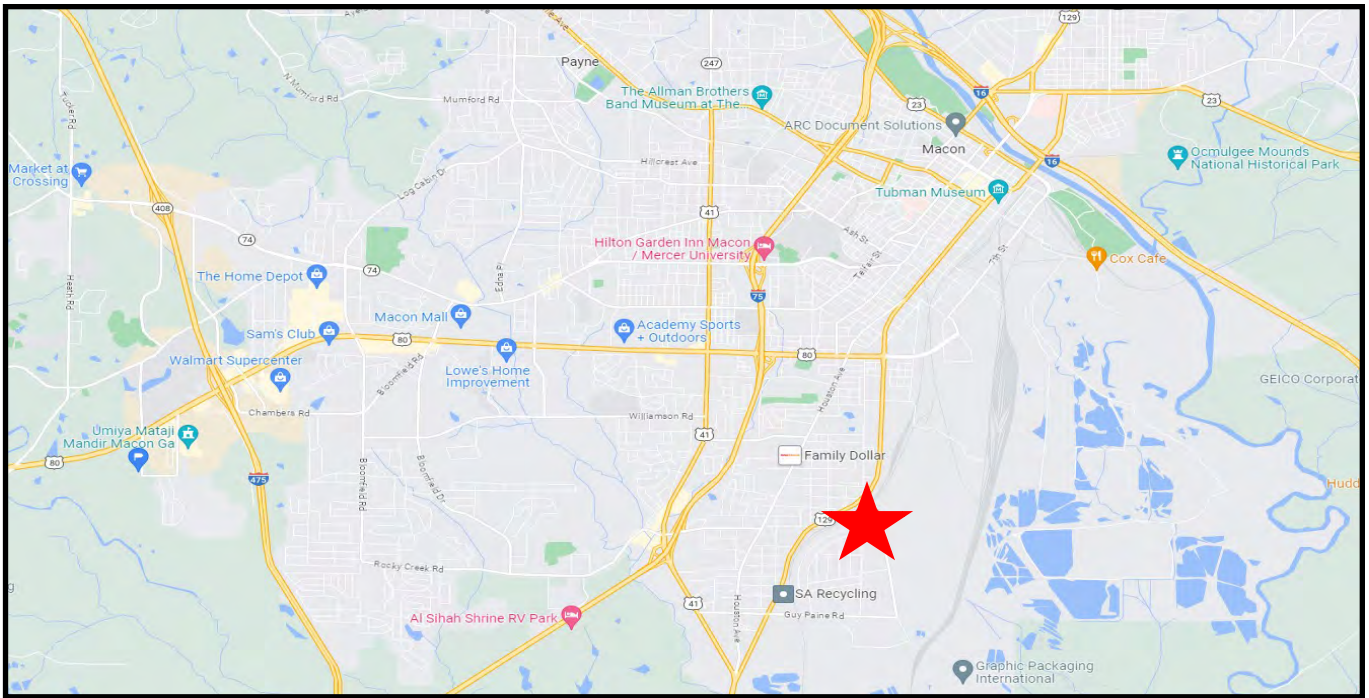
**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY



**SALE**

**MANUFACTURING / WAREHOUSE**

**4090, 4100, 4145, 4160 SAN CARLOS DRIVE  
MACON, BIBB COUNTY, GEORGIA 31206**



**HAL HARPER**  
478.951.3991 Cell  
hharper@cbcgeorgia.com

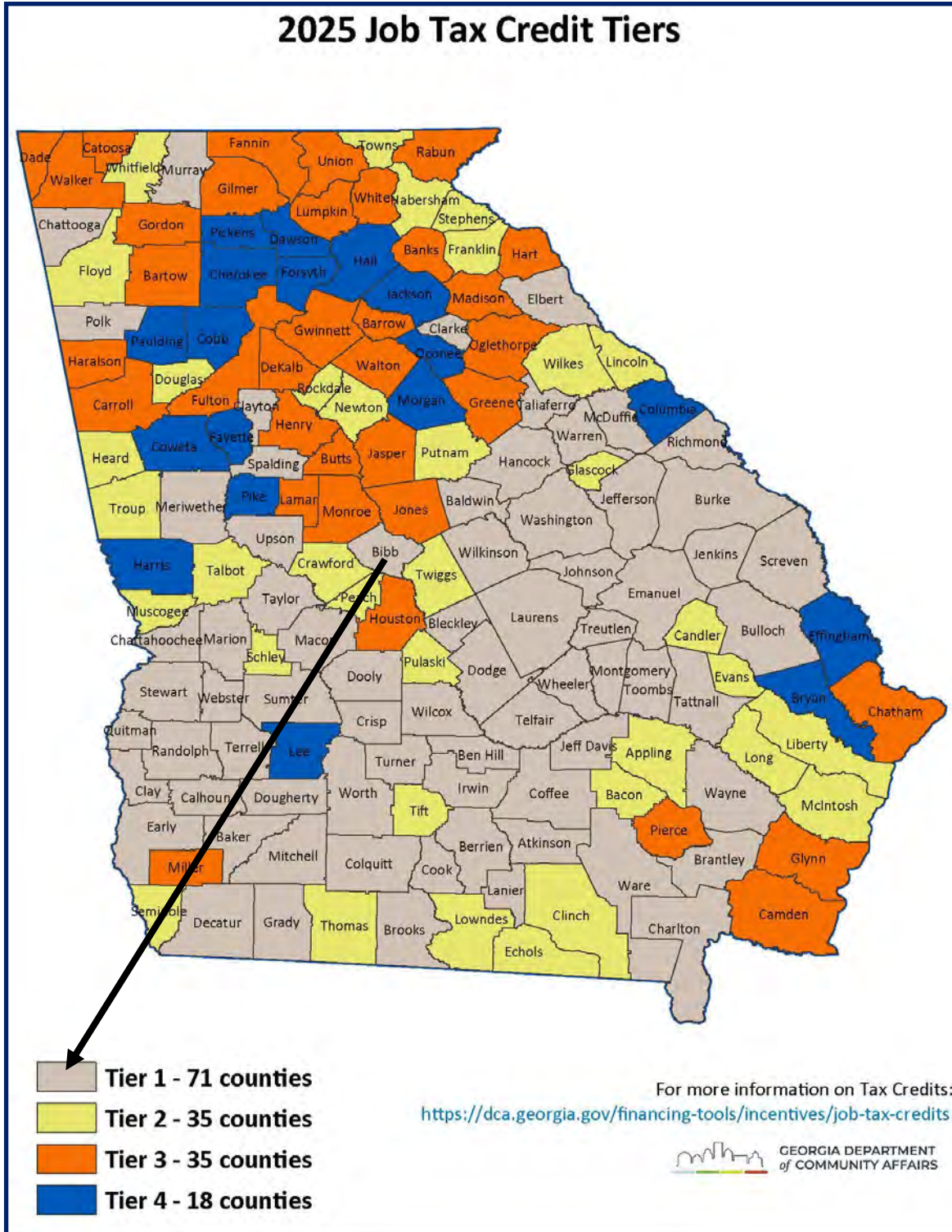


**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

**990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM**



**2025 Job Tax Credit Tiers**



## DEMOGRAPHICS - BIBB COUNTY

