

# WAREHOUSE FOR LEASE

8375 Grace Rd

Macon, GA 31216



Building Size: 39,375 SF (225' x 175' building)

38,399 SF Warehouse

976 SF Office

Available: Immediately

Construction: Brick/Block/Metal

Ceiling: 20' eave minimum height

24' center maximum height

Zoned: M-1 Wholesale & Light Industrial

26,700 vehicles per day Watson Blvd

Doors: Two, roll-up drive in doors, 10' X 12' and 10' X 14'

Ten, 8' X 10' dock high doors

Eight with levelers and two without levelers

Floor: 5" thick minimum - 3,000 PSI

Located: Centrally located off US Hwy 41 & State Route 49 between Hwy 247 and I-75.

## Lease Price: \$4.00/PSF

Plus \$1.00/PSF CAM, Taxes, Insurance

**FOR MORE  
INFORMATION  
CONTACT**

**Ginny Wyatt, CCIM**

Associate Broker

(478) 397-2233 (cell)

(478) 971-8000 (office)

**Bill Coley**

Associate Broker

(478) 955-4123 (cell)

(478) 971-8000 (office)

**commercial.fickling.com**

151 S. Houston Lake Road, Suite 140 \* Warner Robins, GA 31088 | Phone (478) 971-8000

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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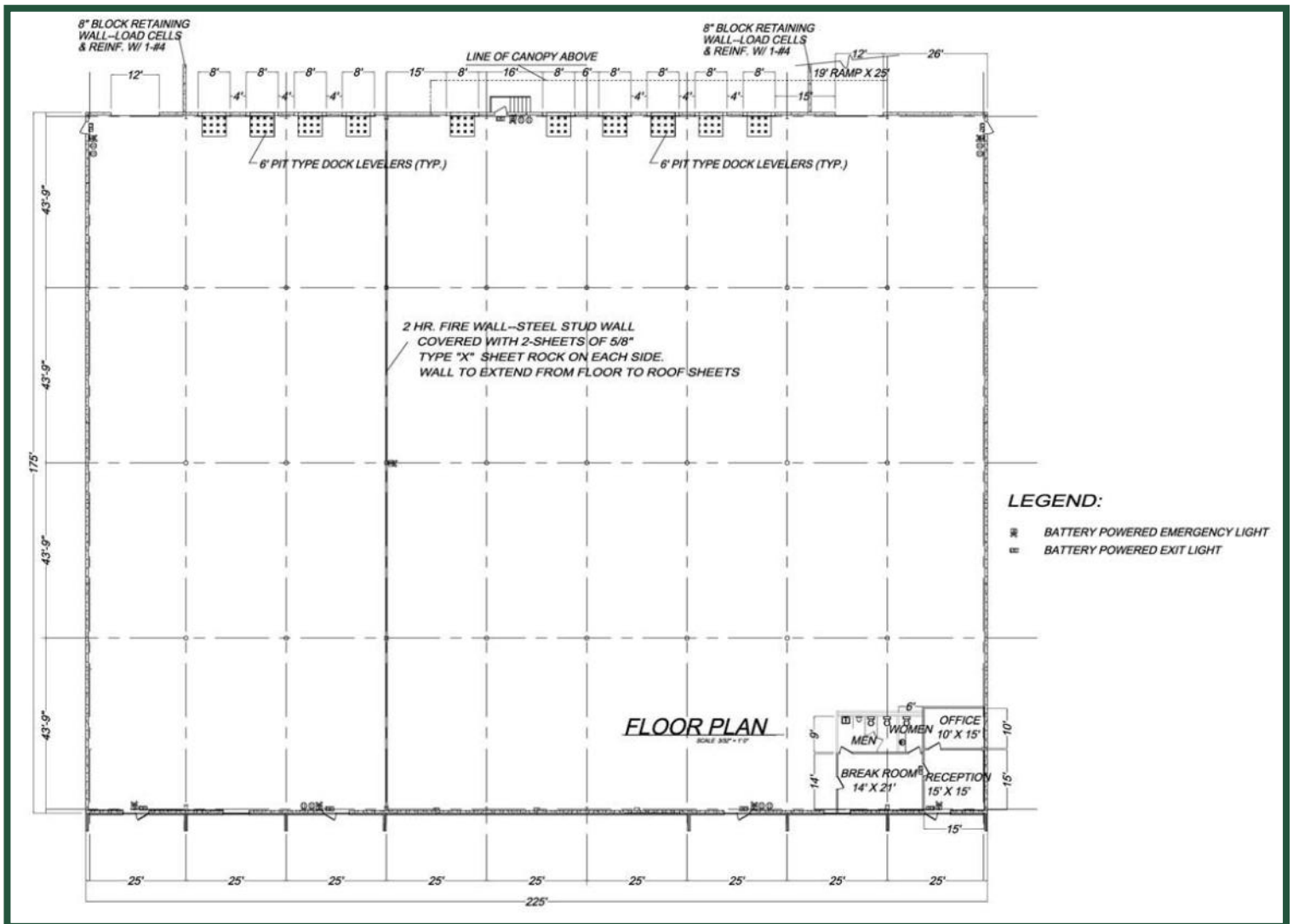


**FICKLING  
& COMPANY**

A Full Service Real Estate Company  
[commercial.fickling.com](http://commercial.fickling.com)

## Floor Plan

**39,375 SF**



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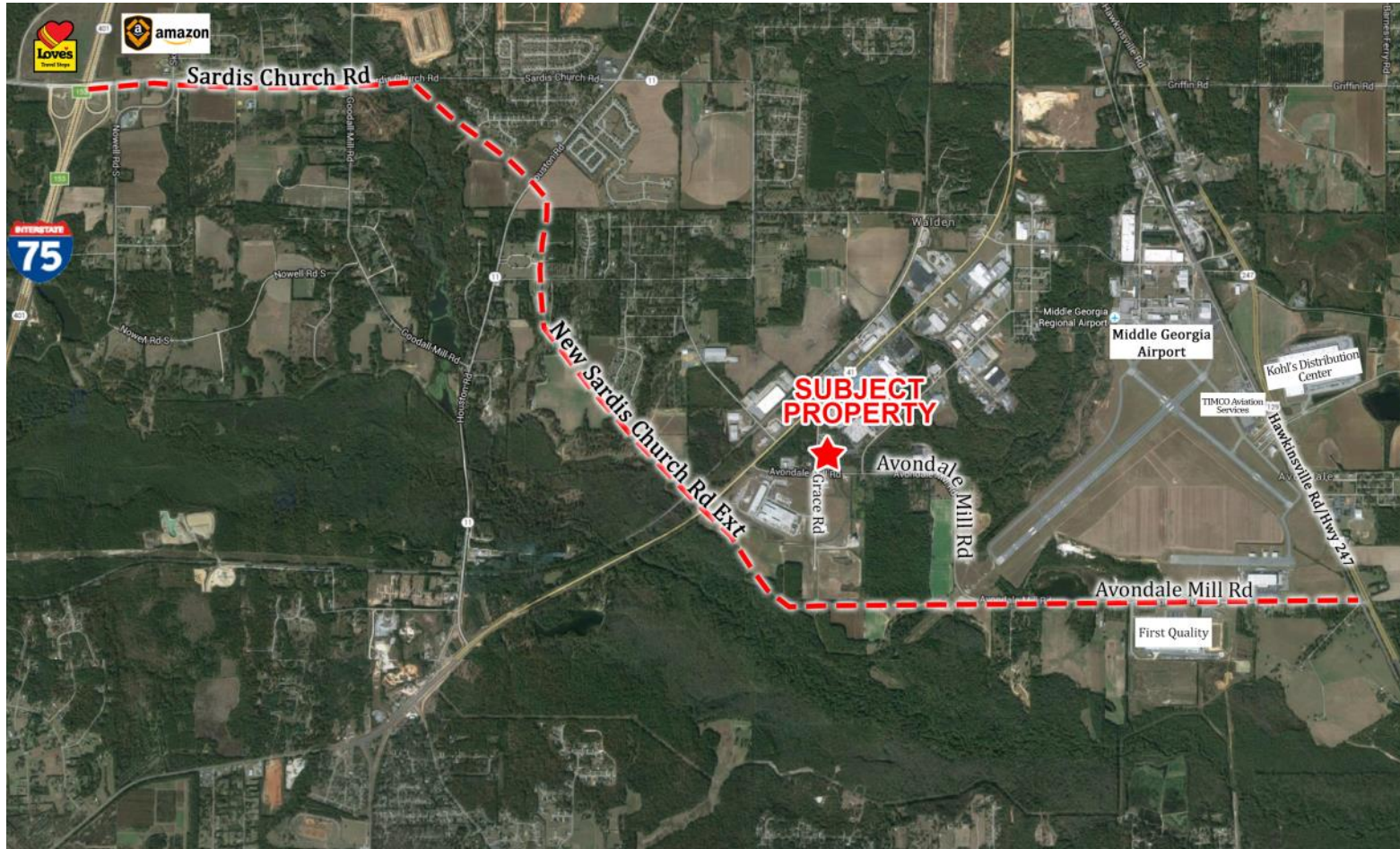
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2019 Demos	3 Mile	5 Mile	10 Mile
Population	9,243	46,234	189,069
Median Age	39.0	36.9	35.0
Average HHI	\$70,783	\$64,566	\$60,845

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