



4611 Ivey Drive, Suite 450
Macon, Bibb County, Georgia 31206

LEASE



5,000± SF Office

(Additional 30' X 50' of Warehouse available. See Page 2.)

LEASE RATE: \$12.95/PSF, NET

CBCMACON.COM

ART BARRY III, SIOR
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COLDWELL BANKER COMMERCIAL EBERHARDT & BARRY 990 Riverside Drive Macon, GA 31201 (478) 746-8171

Created 5/26/20



PROPERTY OVERVIEW

4611 Ivey Drive, Suite 450
Macon, Bibb County, Georgia 31220

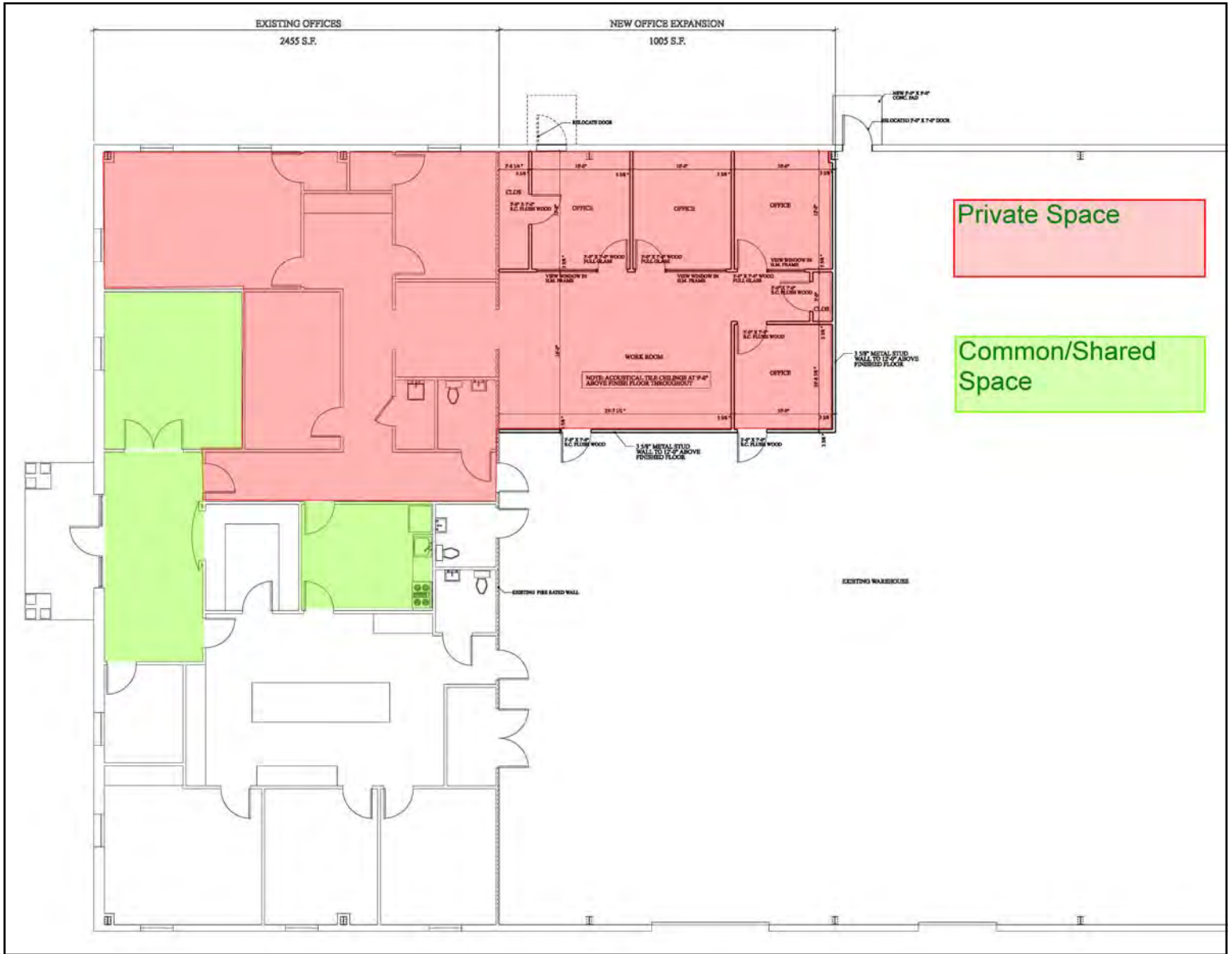
LOCATION:	Subject property located off Eisenhower Parkway (US 80), two blocks west of Interstate 475.
BUILDING INFORMATION:	<ul style="list-style-type: none">• 5,000± SF Office Building<ul style="list-style-type: none">- Six (6) private offices- Large work area- Conference room- One restroom- Janitor closet- Common/shared space: Lobby, conference room, break room
WAREHOUSE:	Additional 30' X 50' of warehouse available, if needed, for \$600/month.
HVAC:	Central heat and air conditioning
PARKING:	Asphalt paved parking for 30 plus vehicles (expandable)
UTILITIES:	All utilities serve the site.
ZONING:	PDC (Planned Development Commercial)

LEASE RATE: \$12.95/PSF, PLUS UTILITIES



FLOOR PLAN

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PHOTOS

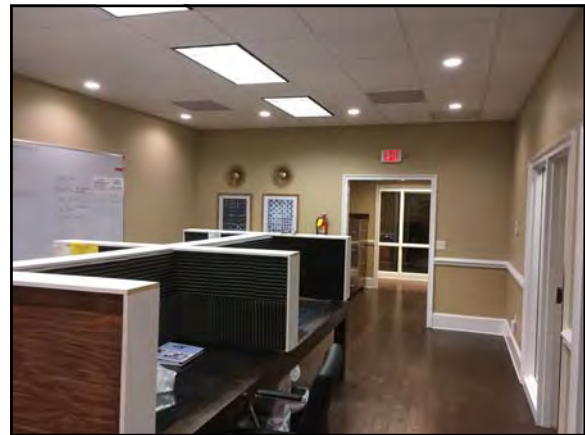
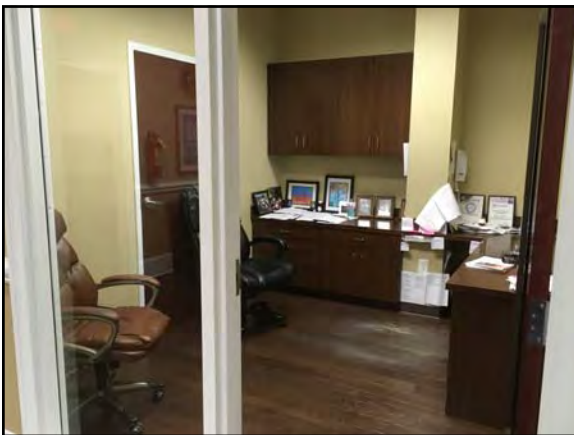
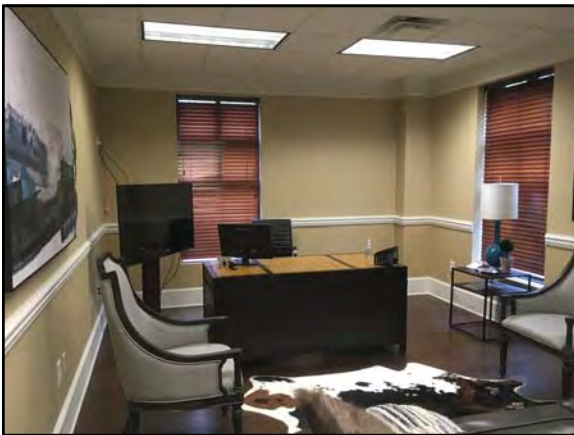
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Shared Lobby



Shared Conference Room



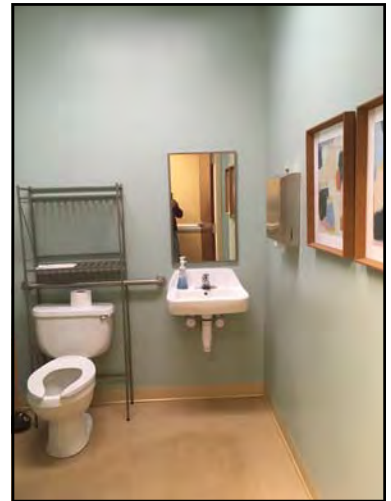
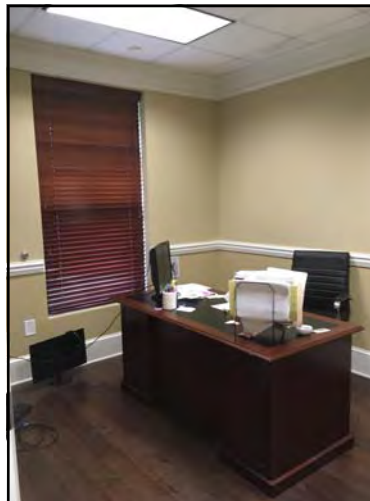
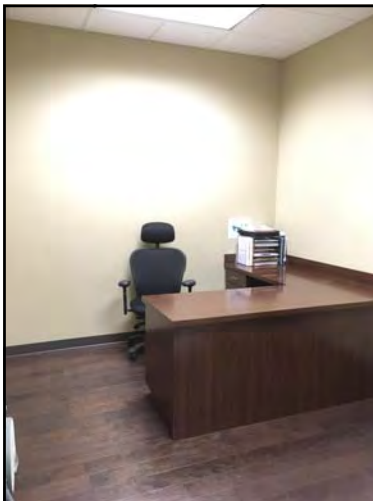


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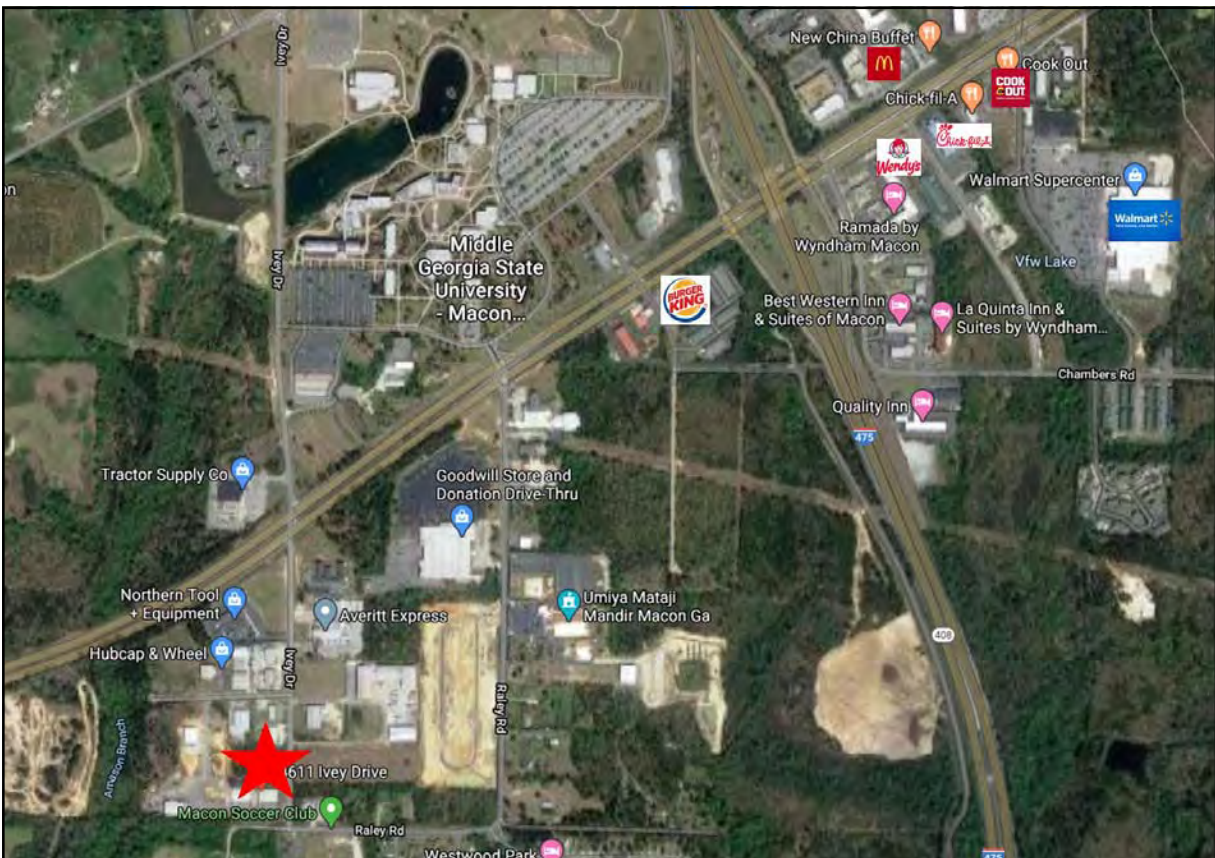
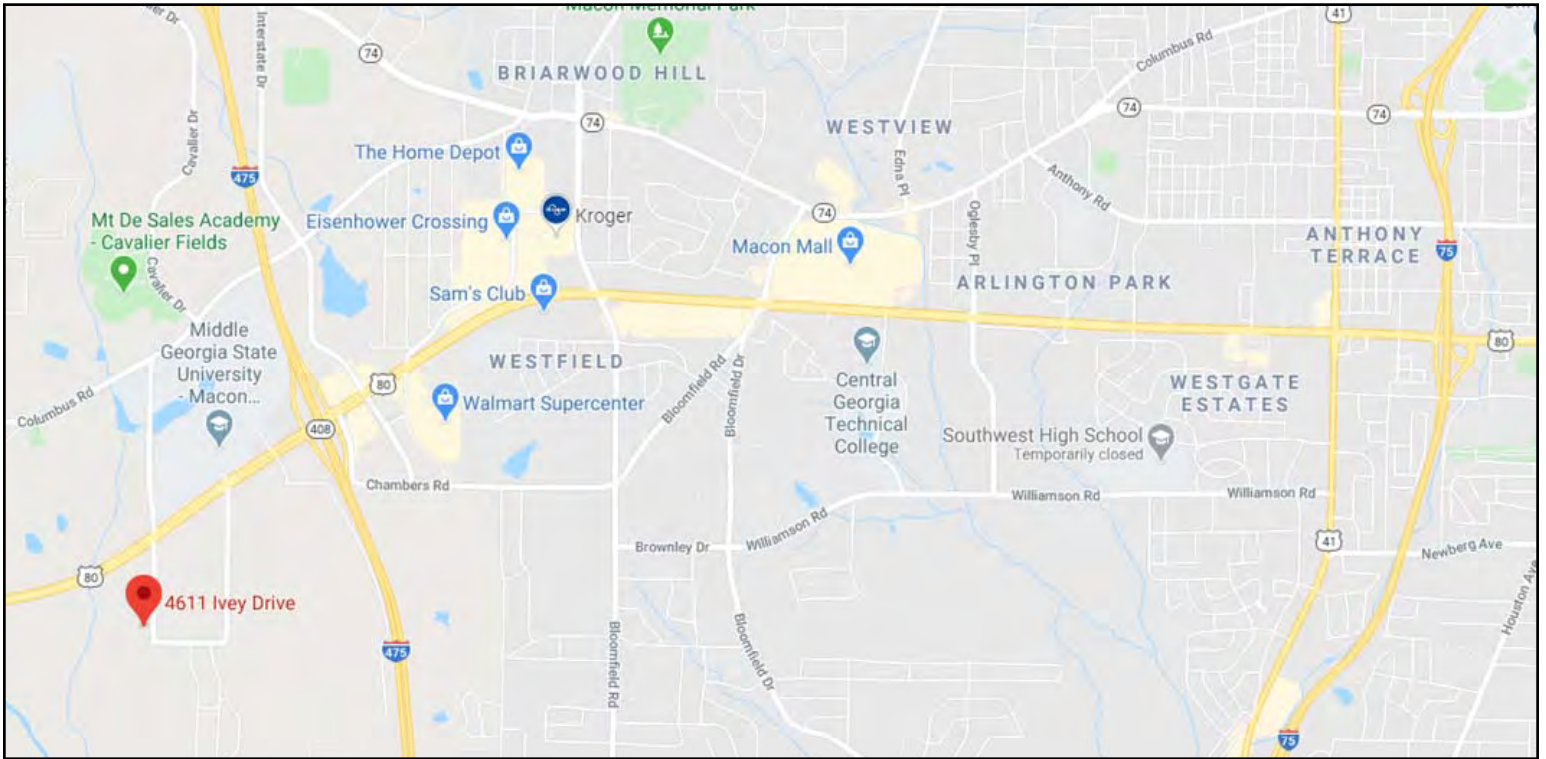
Shared Break Room





MAPS

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DEMOGRAPHICS - BIBB COUNTY

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