

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



5,000± SF Office

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

# LEASE RATE: \$12.95/PSF, NET

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COLDWELL BANKER COMMERCIAL EBERHARDT & BARRY 990 Riverside Drive Macon, GA 31201

(478) 746-8171 Created 5/26/20

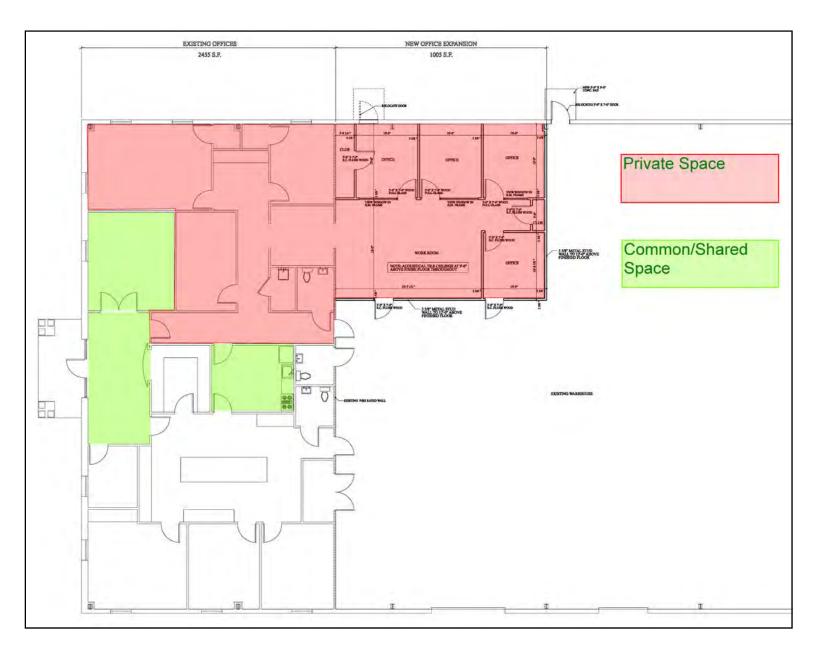


LOCATION:	Subject property located off Eisenhower Parkway (US 80), two blocks west of Interstate 475.
BUILDING INFORMATION:	<ul> <li>5,000± SF Office Building <ul> <li>Six (6) private offices</li> <li>Large work area</li> <li>Conference room</li> <li>One restroom</li> <li>Janitor closet</li> <li>Common/shared space: Lobby, conference room, break room</li> </ul> </li> </ul>
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

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



Shared Lobby



Shared Conference Room









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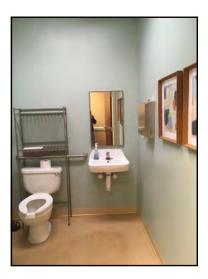




Shared Break Room





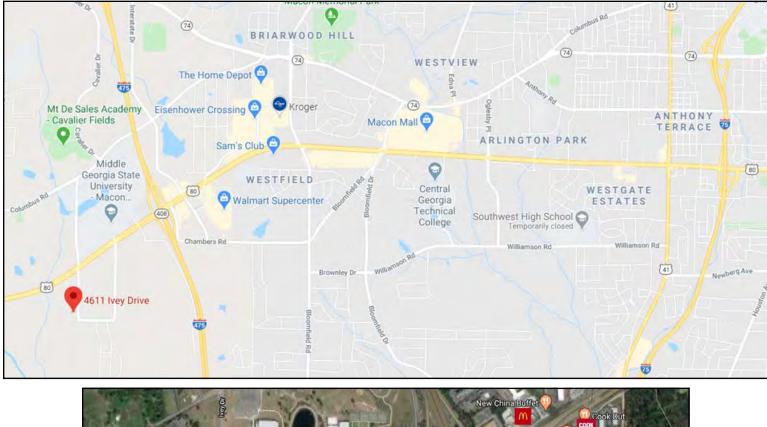


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### MAPS

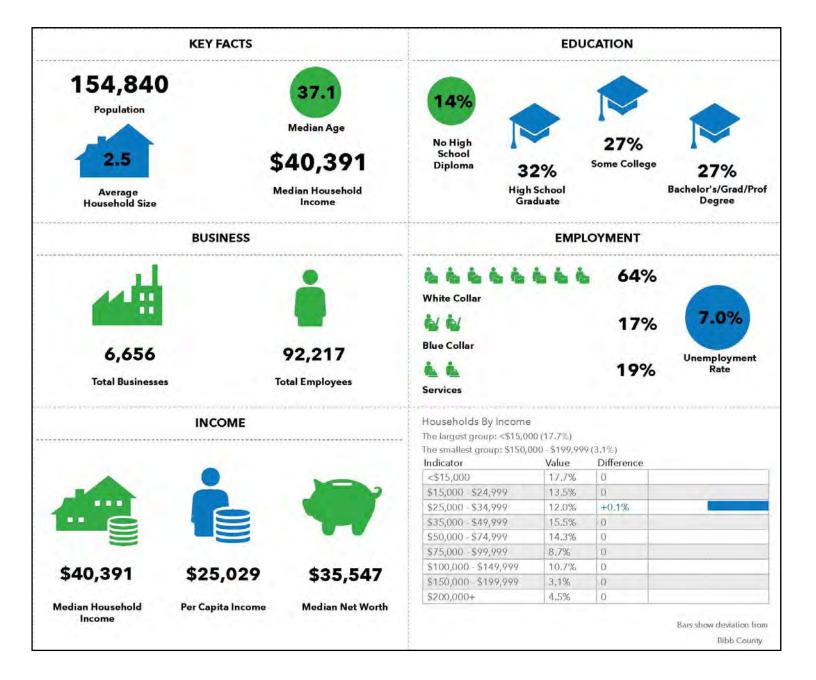
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