

Five Building Multi-Tenant Industrial Complex
92,400 SF on 6.9 Acres
 2351 Hubbard Rd
 Macon, Georgia 31217



PROPERTY HIGHLIGHTS

- Five Building Multi-Tenant Industrial Complex comprising of 92,900 SF on 6.9 Acres
- 100% Leased
- 8.1% Cap Rate on Existing Income
- 24' High Ceilings
- Zoned M-2
- Significant upside potential (most recent lease was \$4.00/PSF)
- Convenient to Interstates 75 & 16
- 2021 Taxes: \$29,960
- Estimated Insurance: \$8,363
- Located in Ocmulgee East Industrial Park on Hubbard Rd. near Weaver Rd. intersection and Herbert Smart Airport. Excellent Access to I-16 and other major traffic arteries.
- **For more details please fill out attached Confidentiality Agreement & return to lcrumbley@fickling.com**

Financial Highlights		
Gross	Current Occupancy	Stabilized Market Rent
Gross Scheduled Income	\$335,492	\$418,050
Lease Vacancy	\$0	\$20,903
Effective Income	\$335,492	\$397,148
Less Expenses	\$38,303	\$50,217
Net Operating Income	\$297,189	\$346,931

Offering Price: \$3,500,000

Building	Description	SF	PSF	Status	Comments
A	Metal building. Comprised of one office, 2 restrooms, 1 ground level door and 3 dock doors. Built in 1998. Sprinklered	50,000	\$2.74	Expires 2/28/24	Two Tenant Services customers have leased for over 10 years.
B	Building comprised of approximately 23,000 sf warehouse, 300 sf office with 2 dock doors and one 16x16 ground level door. 65' and 30' column spacing. Built in 1995, sprinklered.	23,000	\$4.00	Expires 3/2023	Leased to one tenant.
C	Building features small office area, 2 restrooms, 20' ceiling height, one 10x10 dock door and one 12'x14' ground level door. 400 amp electrical. Built in 1998.	3,200	\$6.75	12/31/2024	Tenant lease started June 2022
D	One small office area with 2 restrooms. One dock high overhead door. Built in 1998.	3,200	\$3.56	Month to month	Same Tenant since 2009
E	Building accommodates a 5 Bay 10,000 sf truck repair area and 3,500 sf office space.	13,500	\$4.93	Expires 2/28/24	The 3,500 sf office is occupied by the seller.

All Leases are Modified Gross which includes water, parking lot maintenance, and common lighting

FOR MORE INFORMATION CONTACT

Larry E. Crumbley, CPM, CCIM, SIOR
 478-746-9421 (O)
 478-737-3381 (C)
lcrumbley@fickling.com



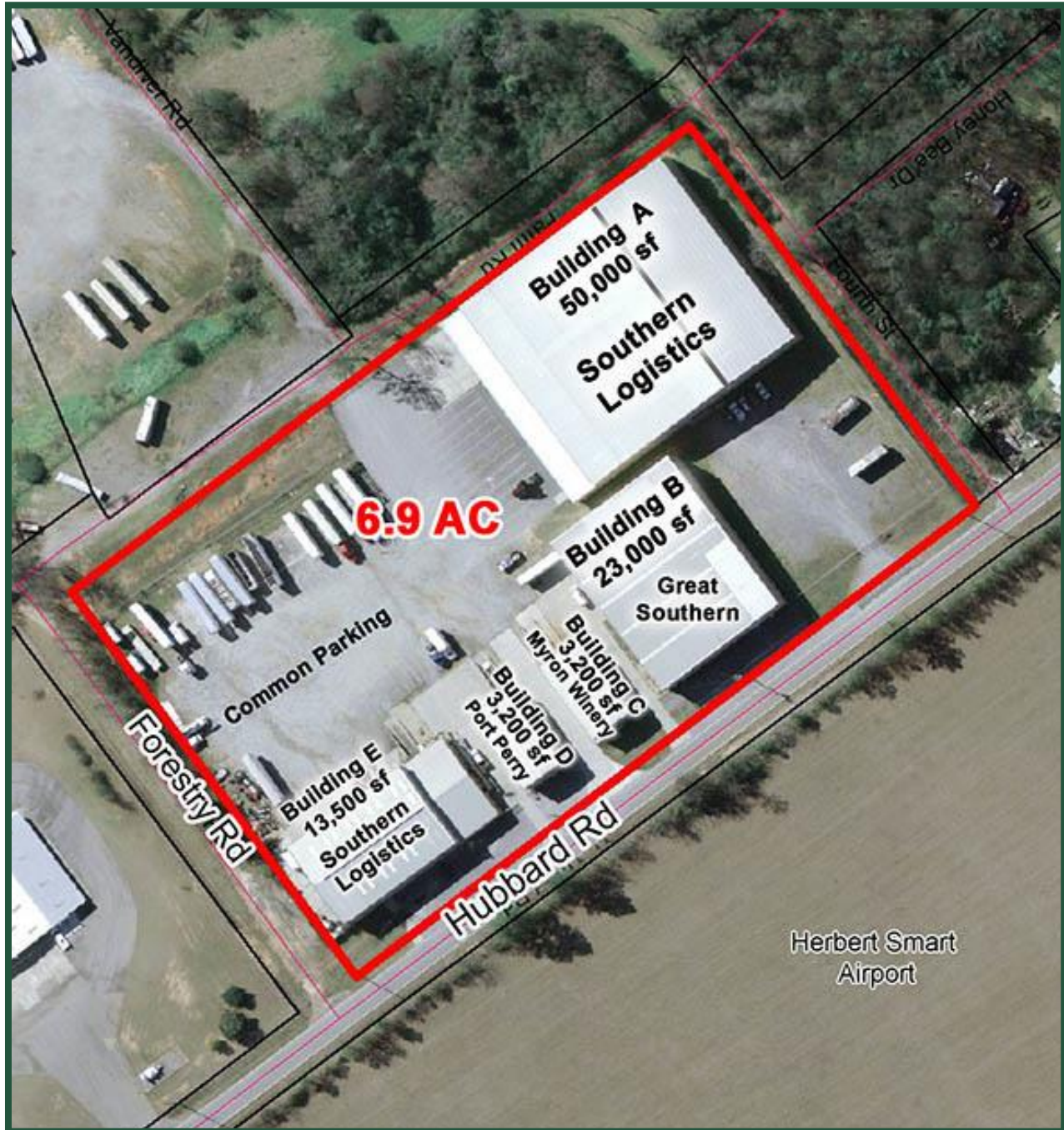
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577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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
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Building A



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Building B



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Building C



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Building D



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Building E



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Truck Court



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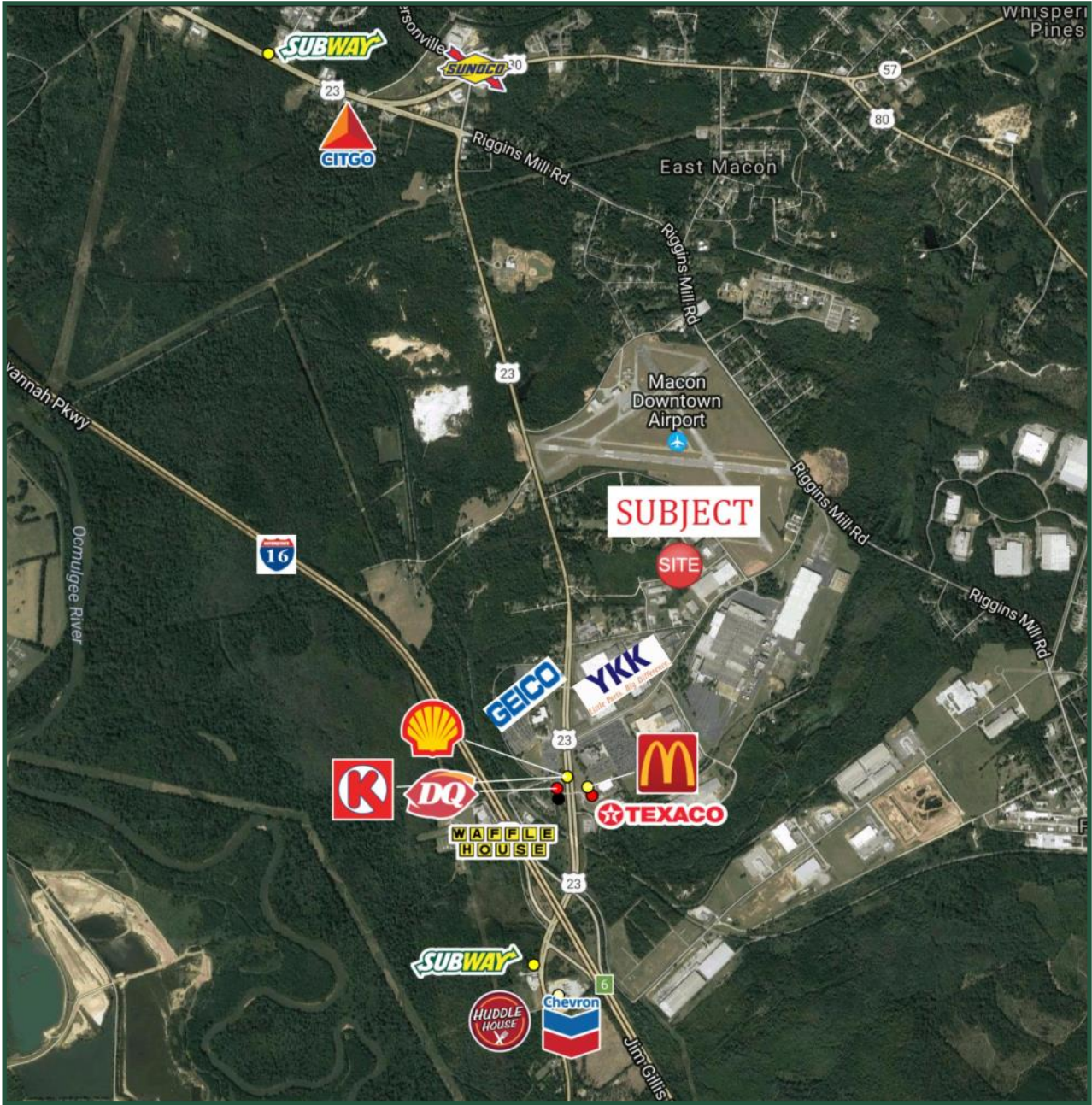


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AERIAL—NEARBY BUSINESSES



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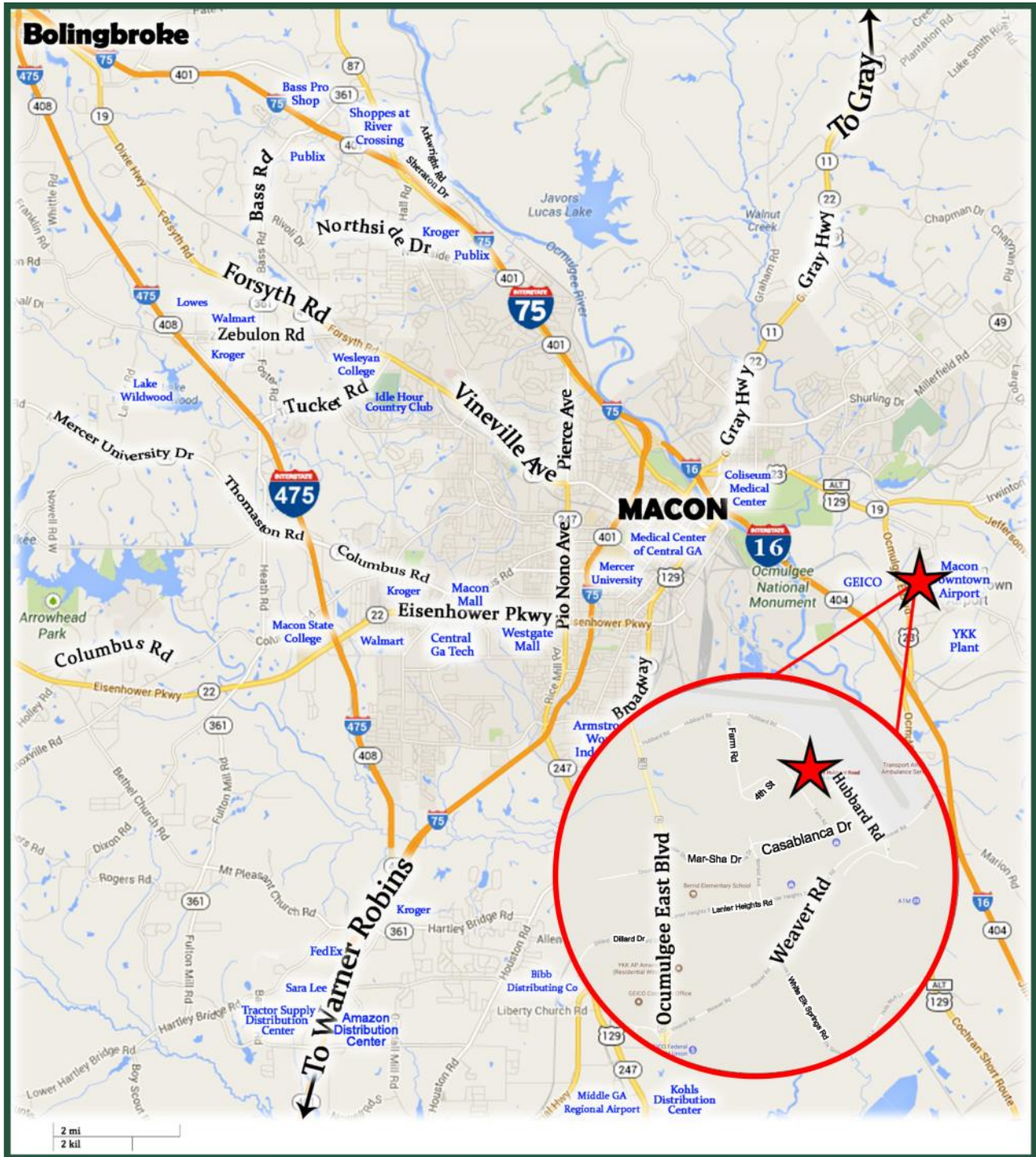
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 (478) 742-2015 FAX
 info@fickling.com
www.fickling.com

CONFIDENTIALITY REGISTRATION AGREEMENT

PROPERTY

Fickling & Company (F&C) has been retained on an exclusive basis by Owner, (the "Owner") with respect to the offering for sale of **2351 Hubbard Road, Macon, GA 31217** (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to F&C. All fees due F&C in connection with the sale of the Property shall be paid by the Owner. Potential Purchaser agrees that owner shall be responsible for paying only the fees as listed in a separate written agreement with Fickling & Company.

F&C has available for review certain information concerning the Property which includes brochures and other materials (collectively "Informational Materials"). F&C will not disclose such Informational Materials to Potential Purchaser unless and until the Potential Purchaser has executed this Agreement. Upon F&C's receipt of this executed agreement, F&C is prepared to provide the Informational Materials for the Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions.

1. All Informational Materials pertaining to the Property, which may be furnished to the Potential Purchaser by F&C, shall continue to be the property of the Owner and F&C. Potential Purchaser agrees to keep all information not otherwise publicly available strictly confidential. The Informational Materials will be used solely for the purpose of the Potential Purchaser and may not be copied or duplicated without F&C written consent and must be returned to F&C immediately upon F&C's request or when the Potential Purchaser terminates negotiations with respect to the Property.
2. The Informational Materials may be disclosed to the Potential Purchaser's partners, employees, legal counsel and institutional lenders ("Related Parties"), for the purpose of evaluating the potential purchase of the Property. Potential Purchaser agrees to obtain related parties consent to maintain confidentiality.
3. The Potential Purchaser understands and acknowledges that F&C and the Owner do not make any representations or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials was furnished to F&C by others and has not been independently verified by F&C and is not guaranteed as to completeness or accuracy.
4. The Potential Purchaser hereby indemnifies and holds harmless F&C and the Owner and their respective affiliates and successors and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any breach of any of the terms of this Agreement including, without limitation, claims for brokerage commissions from any agent representing Potential Purchaser.
5. The Potential Purchaser acknowledges that the Property has been offered for sale subject to withdrawal from the market, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective purchaser, or for any other reason whatsoever, without notice. The Potential Purchaser acknowledges that the Property is being offered without regard to race, creed, sex, religion, or national origin. This agreement terminates one (1) year from the date hereof except as to written claims by Owner or F&C against Potential Purchaser prior thereto.
6. Potential Purchaser will not contact directly any of the owners' employees, suppliers, or tenants.

If in agreement with the foregoing, please return one signed copy of this agreement to Fickling & Company Inc. **Attention: Larry Crumbley, email: lcrumbley@fickling.com**, or mail to PO Box 310, 577 Mulberry Street, Suite 1100, Macon, GA 31201.

Buyer

Buyer Agent (if any)

 (print)

 (print)

 (signature)

 (signature)

 Address

 Company

 City, State Zip

 Company Address

Phone #: _____

Phone #: _____

Email: _____

Email: _____

Date: _____

Date: _____