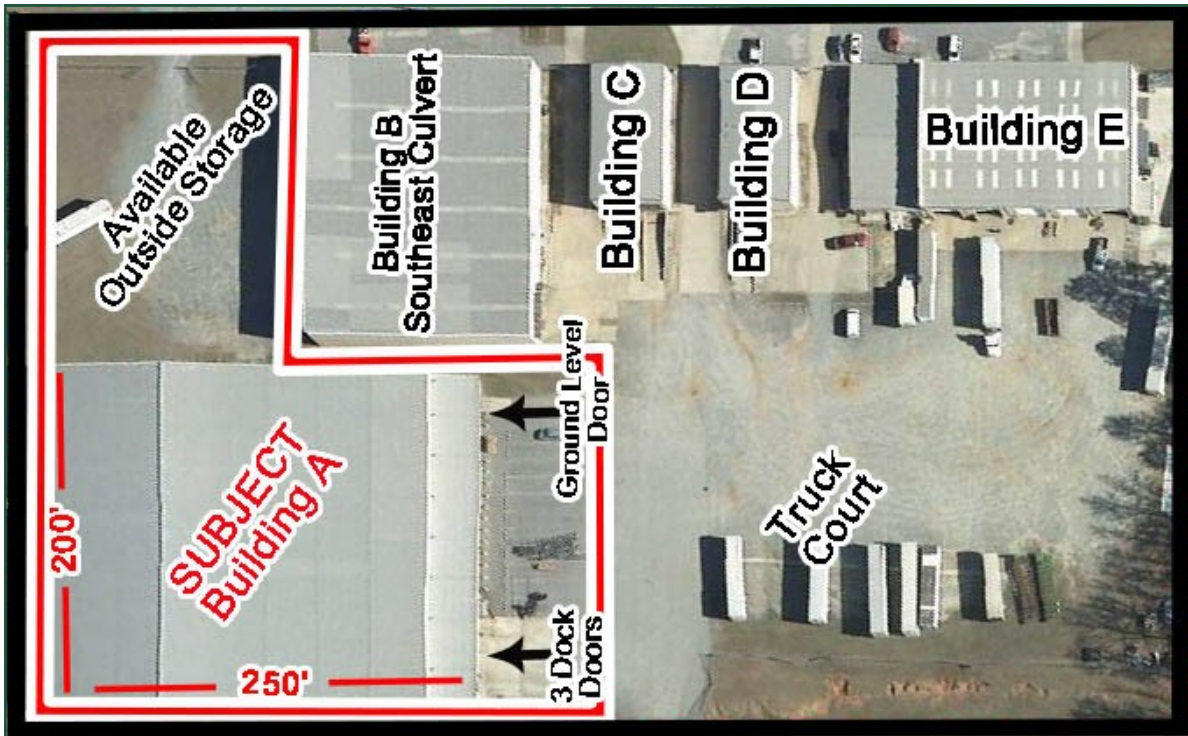


**OWNER WILL DIVIDE**  
**50,000 SF Warehouse/Industrial Building**  
2351 Hubbard Road, Building A  
Macon, GA 31217



- Property Description:** 50,000 SF warehouse/industrial building comprised of one 12' x 16' office with two (2) restrooms, three (3) dock doors, and one (1) ground level door. Will divide 25,000 SF.
- Column Spacing:** Building is 250' X 200' with 80' to 30' column spaces.
- Ceiling Height:** Main warehouse use 24'-30'
- Property Location:** Located off Weaver Road near Ocmulgee East Industrial Park with excellent access to I-16.
- Construction:** Pre-galvanized steel panels and steel frames
- Sprinkler:** Yes
- Year Built:** 1998
- Zoned:** M-2
- Nearby Businesses:** YKK, GEICO, Herbert Smart Airport, Southeast Culvert, Star Snacks, Blue Bird and PODS Moving & Storage.
- Taxes:** \$0.32/SF
- Insurance:** \$0.17/SF
- Common Area Maintenance:** \$0.20/SF
- Parking:** Available in front and ample truck and trailer parking in rear. Additional parking can also be available.
- Other:** New warehouse lighting recently installed. Some racking available

**Sale Price: CONTACT AGENT**  
**Lease Price Entire Building: \$16,450/Month NNN (\$3.95/SF)**  
**Contact Agent for 25,000 SF Lease Price**  
Estimated CAM, Taxes and Insurance \$0.70/SF (\$2,916.00/month)

**FOR MORE  
INFORMATION  
CONTACT**

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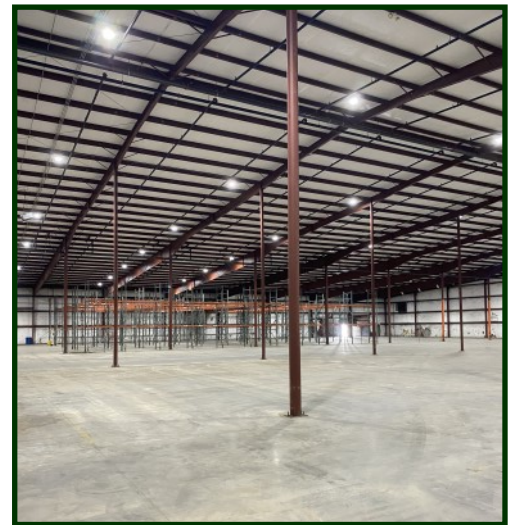
[commercial.fickling.com](http://commercial.fickling.com)

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

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2351 Hubbard Road, Building A  
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## PHOTOS



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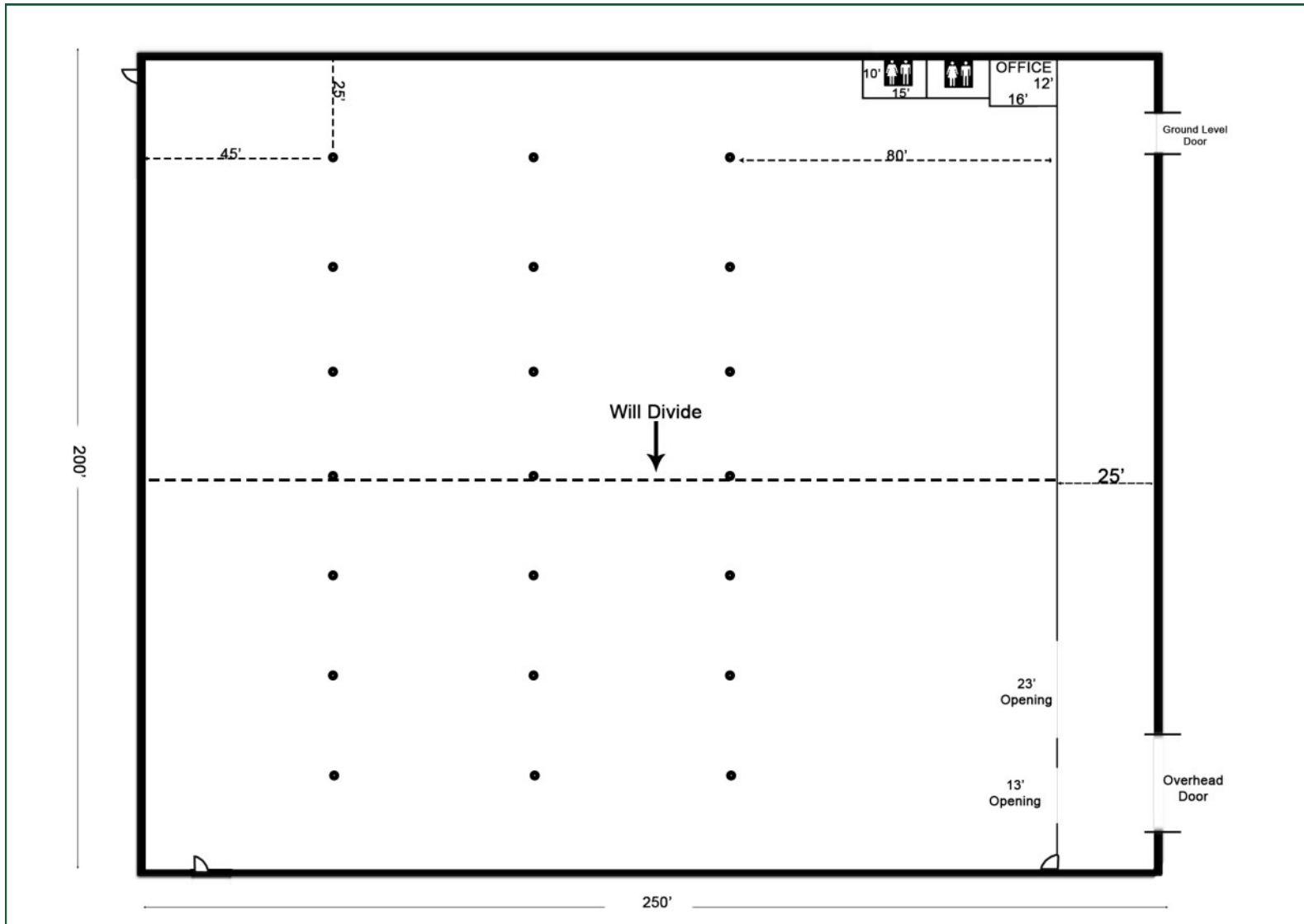
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**OWNER WILL DIVIDE**  
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## FLOOR PLAN



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**AERIAL**



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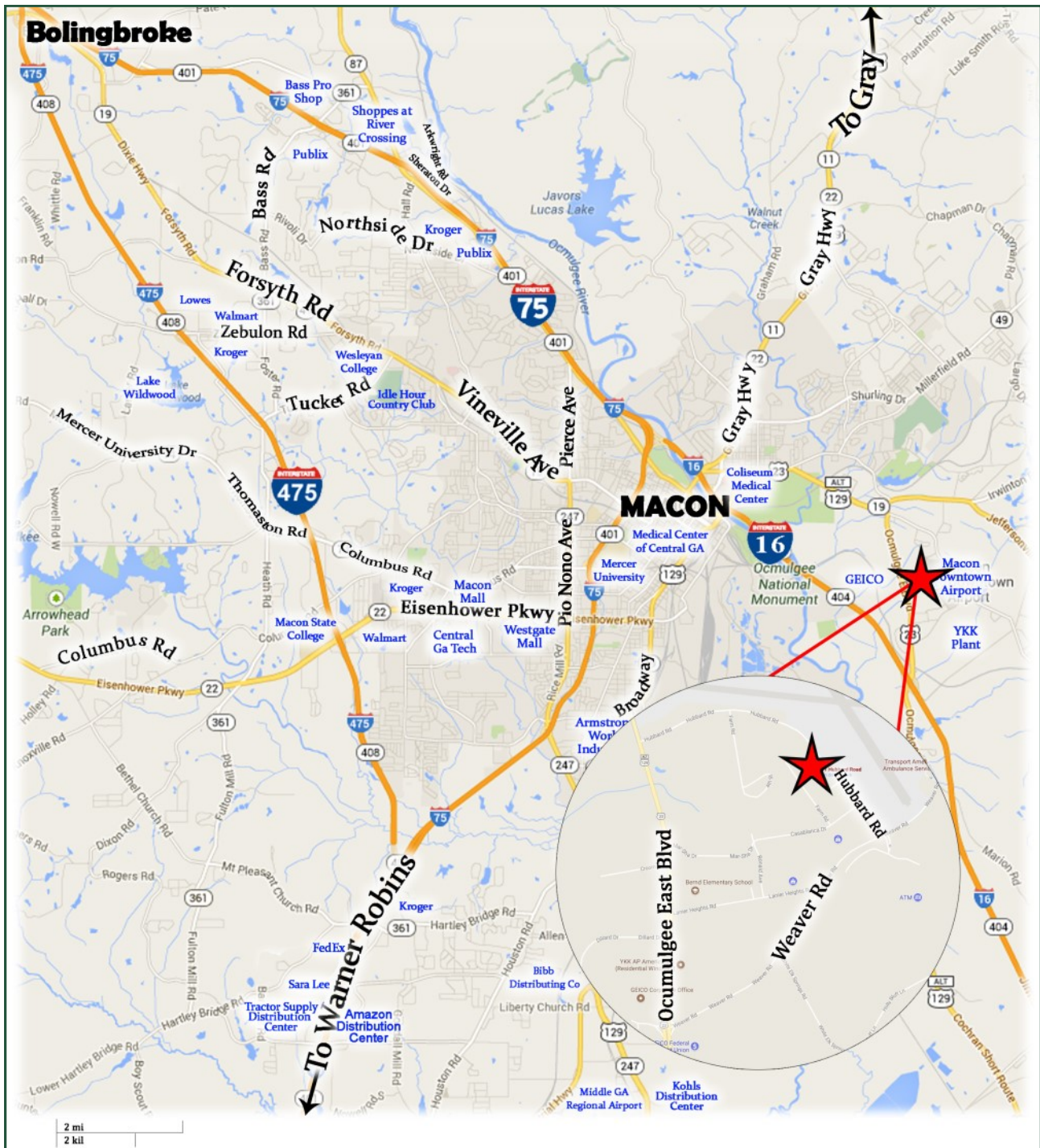
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**OWNER WILL DIVIDE**  
**50,000 SF Warehouse/Industrial Building**  
 2351 Hubbard Road, Building A  
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