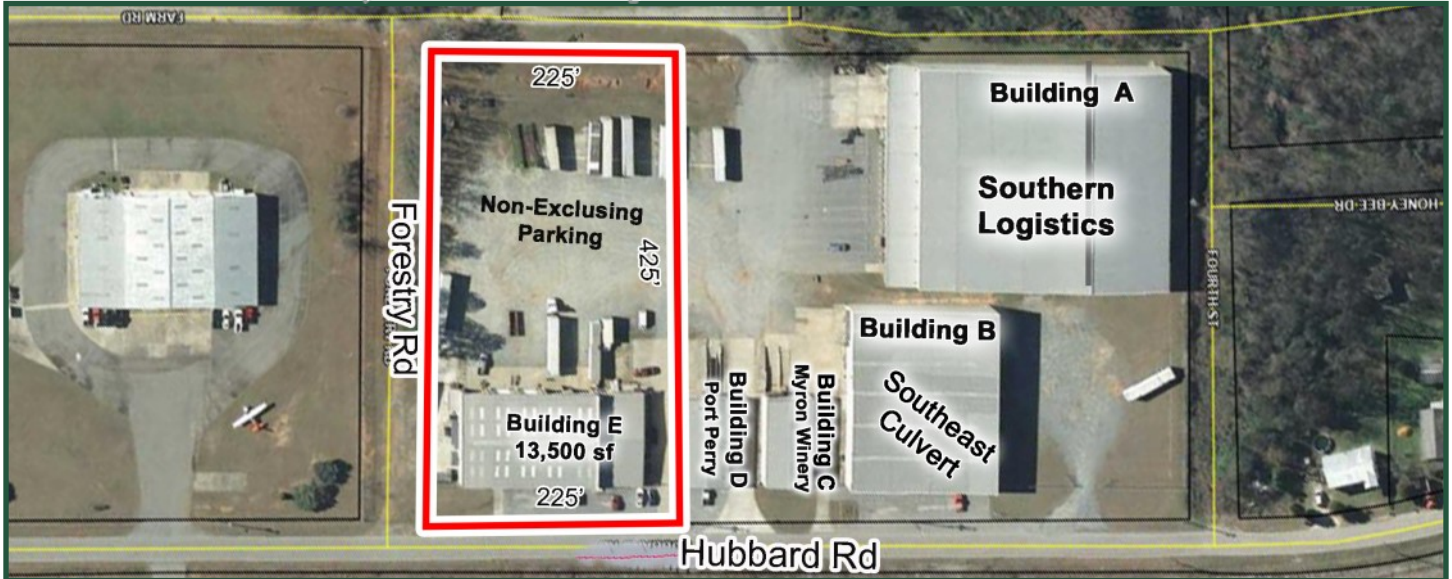


Trucking Company Building with 5 Bay Repair Facility
Ideal for Service/Office Business with Ample Parking
2351 Hubbard Road, Building E
Macon, GA 31217

Will Divide 5,000+ SF | AVAILABLE JANUARY 2024



Property Description:	13,500 SF building consisting of 10,000 SF 5 Bay Service Warehouse Area. Formerly Truck Repair area, and 3,500 SF office space
Ceiling Height:	Service Building 18' eave height
Overhead Door:	5 - 16x16 Ground Level Doors 1 - 10x10 Ground Level Door Facing Hubbard Road 1 - Dock door can be available
Year Built:	1998
Zoned:	M-1
Location:	Located off Weaver Road near Ocmulgee East Industrial Park with excellent access to I-16 to Savannah and minutes to Downtown Macon.
Construction:	Pre-galvanized steel panels and steel frames
Parking:	Ample parking in rear and front
Nearby Businesses:	YKK, GEICO, Herbert Smart Airport, Southeast Culvert, Star Snacks, Blue Bird and PODS Moving & Storage.
Estimated Taxes:	\$0.32/SF
Estimated Insurance:	\$0.17/SF
Common Area Maintenance:	\$0.20/SF
Other:	Excellent for trucking company, semi truck and trailer parking, or other service business needing a service area with offices, ample parking, and service pit. Office furniture also available.

Lease Price: \$7,000/Month NNN (\$6.20/SF)
Contact Agent for Subdivided Pricing

Estimated CAM, Taxes and Insurance \$0.70/SF (\$787.00/month)

**FOR MORE
INFORMATION
CONTACT**

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

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PHOTOS



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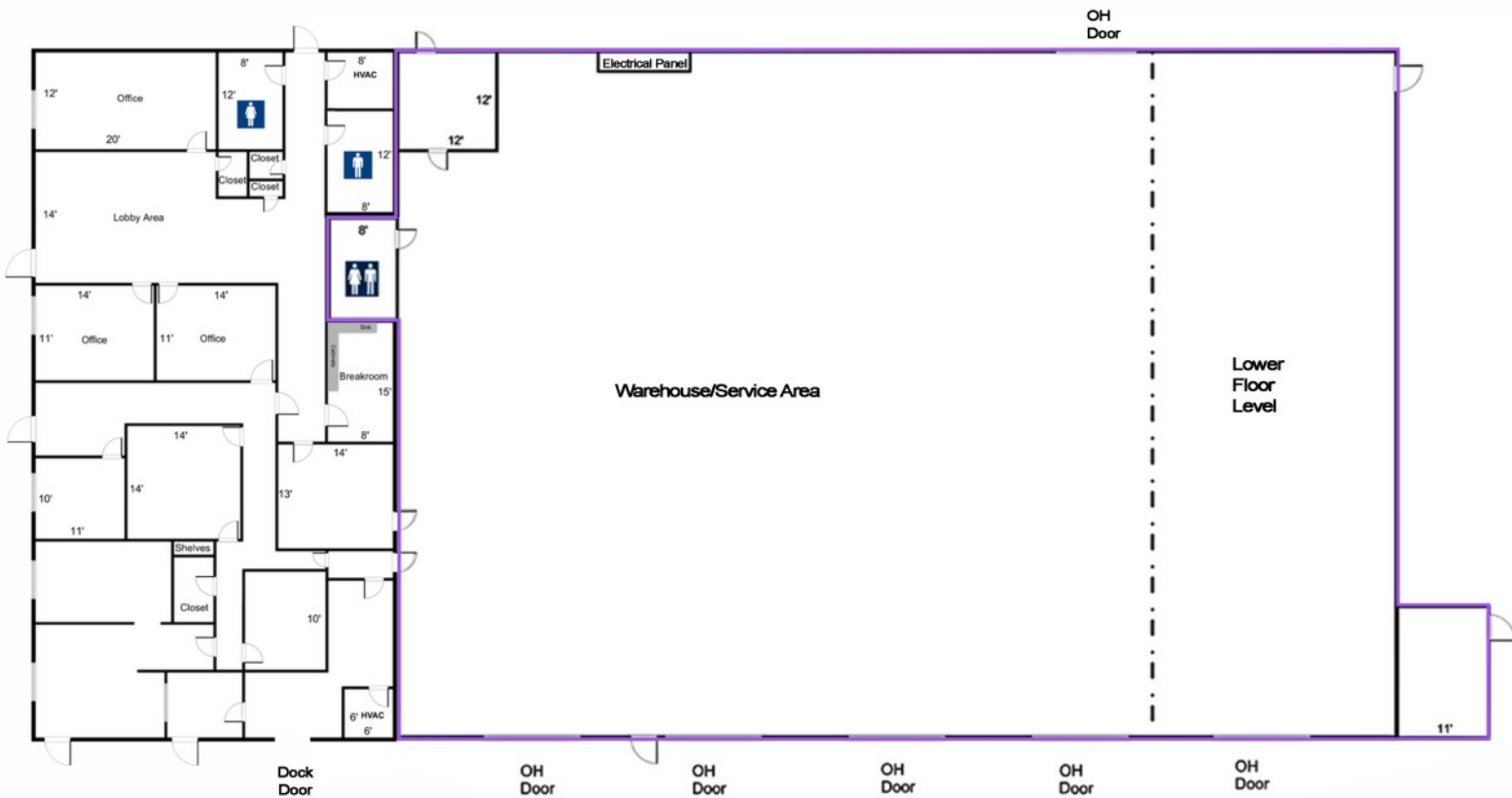
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FLOOR PLANS

OFFICES

SERVICE AREA



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AERIAL



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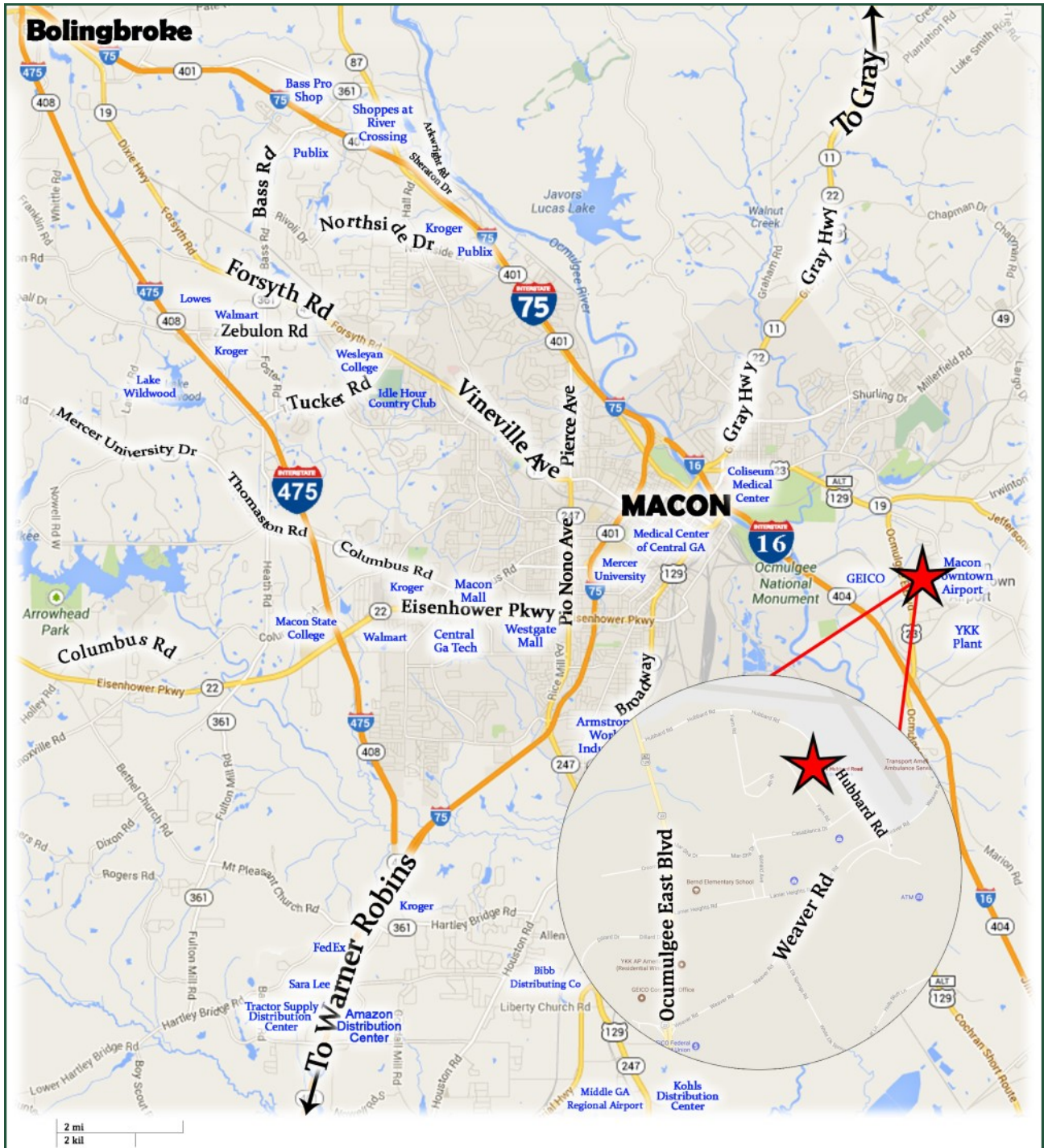
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