

# WAREHOUSE FOR LEASE

1660 Waterville Road  
Macon, GA 31206



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



**LEASE PRICE: \$6.00 PSF - NNN**

## CONTACT

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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 1660 Waterville Road  
Macon, GA 31206

**Year Built:** 1970-1971

**Total Size:** Total (2 Buildings) - 46,000 SF  
Warehouse - 21,000 SF  
Warehouse Office - 3,000 SF  
Separate Building - 22,000 SF

**Loading Dock:** Two 12' x 15' Doors - Center  
Column Can Be Raised  
8' x 8' Rear Door with Rail Access

**Utilities:** All Available

**HVAC:** Infrared Heating Systems, Air  
Conditioning in Office Space

**Ceiling Height:** 20' Ceiling Clearance

### SITE

**Site Size:** 2.08 Acres

**Parcel ID:** Q084-0217

**County:** Bibb

**Zoning:** M-1

**Frontage:** 356'

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	4,905	37,832	82,957
Avg HH Income	\$50,991	\$50,449	\$42,652
Median Age	30.2	34.2	34.5

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## AREA INFORMATION

### PROPERTY

Warehouse area is 21,000 SF and office area is 3,000 SF for a total of 24,000 SF. There is an additional 22,000 SF office building located adjacent to the warehouse that can be utilized as and additional office space or removed to accommodate a large lay down yard, equipment storage, or truck parking. Three phase power to site with LED throughout, an infrared heating system and a Dry sprinkler system. Ceiling height is approximately 20' with 40' X 60' column spacing supporting a flexible warehouse layout. The building does feature two 12' X 15' doors where the center column can be raised to create one large opening for oversized access. Loading includes one ground-level door and one ramped dock for versatile truck and equipment access. There is an additional 8' X 8' rear door with rail access/rail spur capability (the service can be restored). The yard is accessible for 53' trailers with a fenced parking area in front of the building.

### LOCATION

The warehouse in Macon's established industrial corridor near existing industrial users and distribution companies. The property is conveniently located off the US-80 interstate with easy access to the I-75 and US-41 interstate.



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