

FOR LEASE - Heavy Industrial Building
225 Allied Industrial Boulevard
Macon, GA 31206



Summary

Area Info

Photos

Floor Plan

Aerial

Site Map

Agent Info

HARD TO FIND!

**Small-Block Heavy Industrial
Land + Laydown Yard for
Industrial Outdoor Storage (IOS)**



LEASE PRICE: \$5,500/Month NNN

CONTACT

Lan Heath

478-746-9421 Office

478-731-5899 Cell

lheath@fickling.com



577 Mulberry St, Suite 1100

Macon, GA 31201

478.746.9421 Office

<https://commercial.fickling.com>

PROPERTY INFORMATION

BUILDING

Property Address:

225 Allied Industrial Boulevard
Macon, GA 31206

Available:

5,000 SF, Available 10/1/26
1,250 SF Office, 3,750 SF Warehouse

Clear Height:

20'

Year Built:

1988

Property Taxes:

\$3,305 (2026 est.)

Drive-in Doors:

Road-Grade, Roll-Up - 5
14' x 16' - 3, 20' x 14' - 2

Utilities:

Water, Sewer, Electric,
Fiber Internet available in area (AT&T, Cox)

Topography:

Level

Grading:

Rough graded, gravel

Parking:

Paved & graveled, 50± spaces

Frontage:

Allied Industrial Boulevard - 500'

SITE

Site Size:

3.78 Acres (3 contiguous parcels)
±1.5 AC improved yard
±2 AC clearable for future expansion*

Parcel IDs:

Q103-0072, Q103-0073, Q103-0076

County:

Bibb

Zoning:

[M-2 Heavy Industrial](#)

LEASE PRICE: \$5,500/Month NNN

Demographics 2026	1 Mile	3 Miles	5 Miles
Population	518	14,153	55,282
Avg HH Income	\$68,126	\$52,626	\$61,699
Median Age	36.0	33.7	34.3

*Acreage and usable/expandable areas are approximate, based on aerial review; tenant/buyer to verify by survey. Zoning link shows M-2 permitted & conditional uses.

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PROPERTY HIGHLIGHTS

- ±5,000 SF heavy industrial building - rare small-block space
- 1,250 SF finished office & 3,750 SF open warehouse (48' x 70')
- 20' warehouse clear height
- Five road-grade roll-up doors - three 14' W x 16' H and two 20' W x 14' H, incl. drive-through lane
- Single Phase - 240V power
- Water, sewer, electric & natural gas on site
- Paved & graveled lot – 50+ parking spaces
- ±3.78-ac assemblage: ±1.5 AC improved, ±2 AC clearable for expansion
- Ideal for Industrial Outdoor Storage (IOS), laydown yard & heavy truck/trailer parking
- M-2 Heavy Industrial zoning - hard-to-find designation
- Fiber internet available in area (AT&T Fiber, Cox)
- Direct access to I-75, I-16, & Highway 41; near Warner Robins & Robins Air Force Base
- Available October 1, 2026

PROPERTY OVERVIEW

This ±5,000 SF heavy industrial building offers a rare, right-sized footprint in Macon's premier industrial corridor. It pairs 1,250 SF of finished office with 3,750 SF of open, column-free warehouse (48' x 70') featuring a 20' clear height and five road-grade roll-up doors - three 14' W x 16' H and two 20' W x 14' H, including a front-to-back drive-through lane. The building is served by Single-Phase 240V power with water, sewer, and electric on site, making it well suited for warehousing, distribution, storage, contractor and trades, light manufacturing, print/production, and logistics or heavy-equipment operations. The building is currently occupied and will be available October 1, 2026.

Set on a ±3.78 AC assemblage of three contiguous parcels, the property offers what small-block space rarely does: room to operate outdoors. An expansive paved and graveled lot delivers 50+ parking spaces plus abundant space for Industrial Outdoor Storage (IOS), laydown yards, and heavy truck and trailer parking. Roughly 1.5 AC is already improved and in use, with an additional ±2 acres of largely cleared, level land that can be graded for future expansion. Zoned [M-2 \(Heavy Industrial\)](#) - one of the area's most flexible and hardest-to-find designations.

Located on Allied Industrial Boulevard, the site has easy access to I-75 (linking Macon and Atlanta) and I-16 to the Port of Savannah, with Highway 41 providing a direct route to Warner Robins and Robins Air Force Base. Neighboring industrial users include Armstrong World Industries, Graphic Packaging International, Gilmer Warehouse & Logistics, SD Polymers, Freudenberg-Texbond and Chemtrade Logistics.

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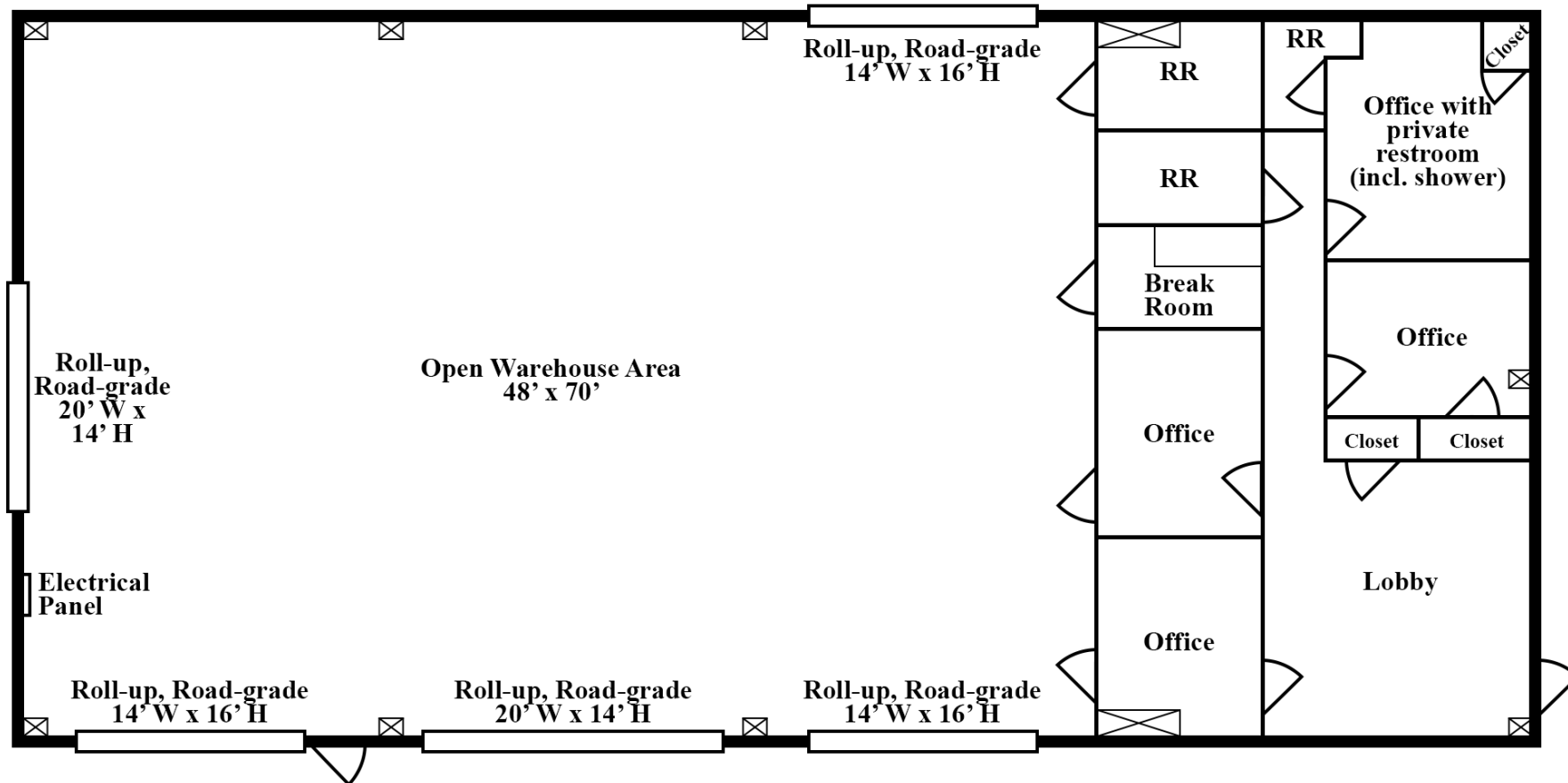
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Open warehouse 48' x 70' | 20' clear height | Five road-grade roll-up doors (three 14' W x 16' H, two 20' W x 14' H) | Finished office suite | *All measurements are approximate, may not be to scale, and are not guaranteed.

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Fickling & Company, Inc. has been setting the standards for Real Estate Services in southeastern secondary markets since its founding in 1939 as Fickling & Walker, Inc. Fickling & Company, Inc. is a full-service real estate and development firm headquartered in Macon, GA.

Fickling & Company provides professional commercial real estate consulting to both buyers and sellers, commercial property sales, and commercial property leasing and property management - all under one roof. The Company's heritage includes the development of more than one hundred subdivisions and apartment communities in Middle Georgia, as well as countless commercial developments throughout the Southeast.

Our licensed Commercial Sales and Leasing Agents are the experts in this industry and combined have over 100 years of experience in the commercial real estate business.

Presented by: Lan Heath

Lan has extensive experience in the commercial and multi-family development fields. He started in that industry as a founding principal with Heath & Associates, Inc. and MMI Capital, LLC. In October 1995. Those companies focused on development, investment, finance and management of multi-family market rate and tax credit properties (section 42), as well build-to-suit commercial investment properties leased to federal, state and county governmental agencies and Fortune 1000 corporate customers. He was responsible for the development, finance, and management of nearly 500,000 square feet of space in five southeastern states.

Since joining the Fickling Team in October of 2019 his focus has been in retail center, industrial, automotive, warehousing and distribution owner representation, sales, leasing and investment.

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