

**FOR LEASE - OFFICE & WAREHOUSE**  
**8100 Industrial Highway**  
**Macon, GA 31216**



Summary

Area Info

Photos

Floor Plan

Aerial



**LEASE PRICE: \$8.00/SF NNN**

**CONTACT**

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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 8100 Industrial Highway  
Macon, GA 31216

**County:** Bibb

**Year Built:** 1995 (Renovated 2020)\* see notes

**Total Size:** 10,000 SF  
Warehouse - 7,500 SF  
Office - 2,500 SF

**Loading Docks:** 3 - Dock High Doors (10x12)  
1 - Road Grade Level Door (10x12)

**Utilities:** All available

**Ceiling Height:** 14'-16' ceilings

### SITE

**Site Size:** 2.96 Acres (.85 AC fenced in)

**Parcel ID:** O150-0057

**Zoning:** M-2

## LEASE PRICE: \$8.00/SF NNN

Demographics 2025	3 Miles	5 Miles	10 Miles
Population	9,326	42,638	197,957
Avg HH Income	\$97,259	\$88,765	\$85,739
Median Age	42.1	38.7	36.1

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### NOTES

The building was formerly Chemico, LLC, a paint contractor for Warner Robins Air Force Base. Chemico expanded and moved to the building next door. The property has 4 offices, kitchen, 2 bathrooms, 3 dock high doors (10' x 12') & 1 road grade level door (10' x 12').

The property was renovated in 2020 with new sprinkler system installed throughout, restrooms and offices updated, new HVAC, 2 warehouse unit heaters installed, new Generac generator installed for the building, all new electrical throughout the building.

### LOCATION

Property is located in South Macon between Macon & Warner Robins. The property has a fenced in area for trucks, storage, etc. Excess property can be used for additional parking or could be a pad site for another building.

Neighbors include Chemico LLC, Boyd's Industrial Woodwork, Volumatic, Aspen Products Inc., Diamond Plastics, Lopaco, Beasley Flooring Products, Nichiha Corporation, Middle Georgia Regional Airport & Airport South Industrial Park.

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Front of Building



Loading Dock (Road Grade Level Door)



Fenced in Storage & Parking



Fenced in area (East side)



Hall/Common Area



Reception Area

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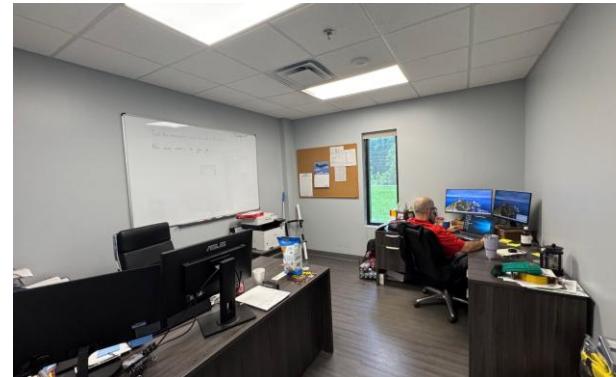
Aerial



Breakroom



Conference Room



Office



Office



Warehouse with Road Grade Level & Dock High Roll Up Doors



Dock High Roll Up Door

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Road Grade Level Door



Back Section of Warehouse with Dock High Roll up Door



Front to back of warehouse space



Back to front of warehouse space



Warehouse East Side

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**& COMPANY**

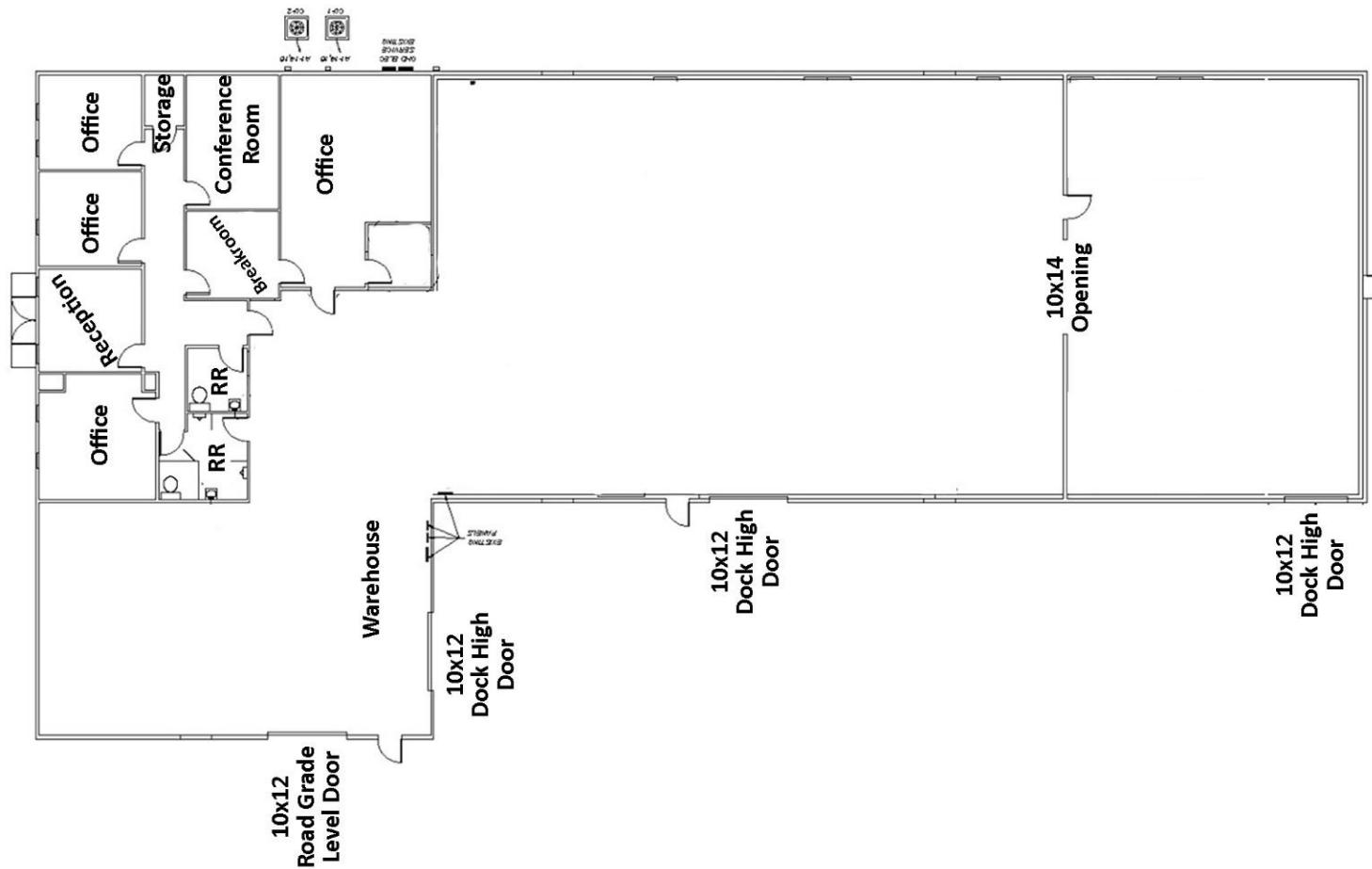
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