

FOR LEASE - OFFICE & WAREHOUSE

8100 Industrial Highway
Macon, GA 31216



Summary

Area Info

Photos

Floor Plan

Aerial



LEASE PRICE: \$8.00/SF NNN

CONTACT

Patty Burns, CCIM, ALC

478-746-9421 Office

478-951-5100 Cell

patty@fickling.com

www.georgiacommercialrealestate.net

Trip Wilhoit, CCIM, ALC

478-746-9421 Office

478-960-4080 Cell

trip@fickling.com

Jonathan Schuemann

478-746-9421 Office

561-676-4633 Cell

jonathan@fickling.com



577 Mulberry St, Suite 1100

Macon, GA 31201

478.746.9421 Office

<http://commercial.fickling.com>

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

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



Summary Area Info Photos Floor Plan Aerial

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

CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com
www.georgiacommercialrealestate.net

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

Jonathan Schuemann
478-746-9421 Office
561-676-4633 Cell
jonathan@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

FOR LEASE - OFFICE & WAREHOUSE

8100 Industrial Highway
Macon, GA 31216



Summary

Area Info

Photos

Floor Plan

Aerial

PROPERTY INFORMATION

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.

CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com
www.georgiacommercialrealestate.net

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

Jonathan Schuemann
478-746-9421 Office
561-676-4633 Cell
jonathan@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<http://commercial.fickling.com>

FOR LEASE - OFFICE & WAREHOUSE

8100 Industrial Highway
Macon, GA 31216



Summary

Area Info

Photos

Floor Plan

Aerial



Front of Building



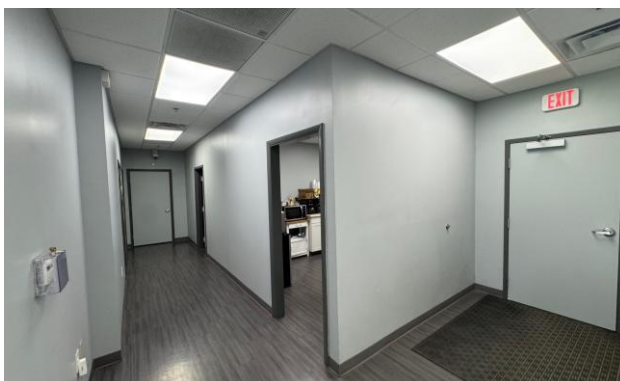
Loading Dock (Road Grade Level Door)



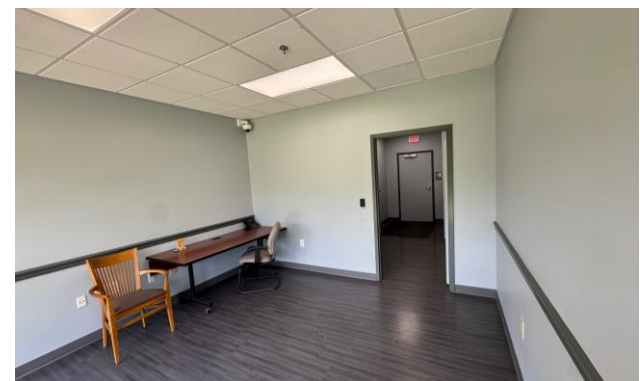
Fenced in Storage & Parking



Fenced in area (East side)



Hall/Common Area



Reception Area

CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com
www.georgiacommercialrealestate.net

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

Jonathan Schuemann
478-746-9421 Office
561-676-4633 Cell
jonathan@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<http://www.commercial.fickling.com>

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

FOR LEASE - OFFICE & WAREHOUSE

8100 Industrial Highway
Macon, GA 31216



Summary

Area Info

Photos

Floor Plan

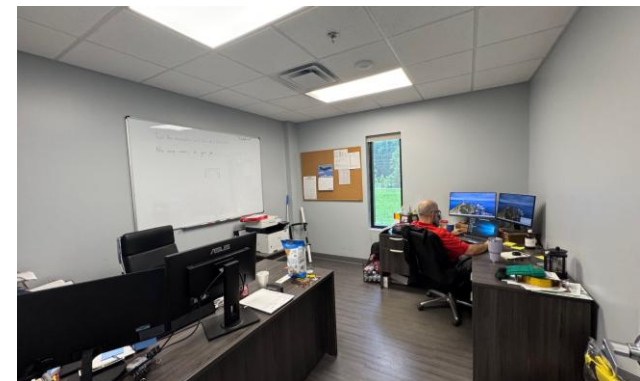
Aerial



Breakroom



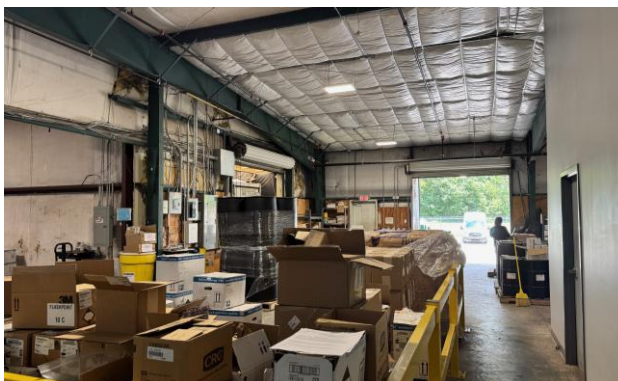
Conference Room



Office



Office



Warehouse with Road Grade Level & Dock High Roll Up Doors



Dock High Roll Up Door

CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com
www.georgiacommercialrealestate.net

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

Jonathan Schuemann
478-746-9421 Office
561-676-4633 Cell
jonathan@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

FOR LEASE - OFFICE & WAREHOUSE

8100 Industrial Highway
Macon, GA 31216



Summary

Area Info

Photos

Floor Plan

Aerial



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

CONTACT

Patty Burns, CCIM, ALC

478-746-9421 Office

478-951-5100 Cell

patty@fickling.com

www.georgiacommercialrealestate.net

Trip Wilhoit, CCIM, ALC

478-746-9421 Office

478-960-4080 Cell

trip@fickling.com

Jonathan Schuemann

478-746-9421 Office

561-676-4633 Cell

jonathan@fickling.com



577 Mulberry St, Suite 1100

Macon, GA 31201

478.746.9421 Office

<https://commercial.fickling.com>

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

FOR LEASE - OFFICE & WAREHOUSE

8100 Industrial Highway
Macon, GA 31216



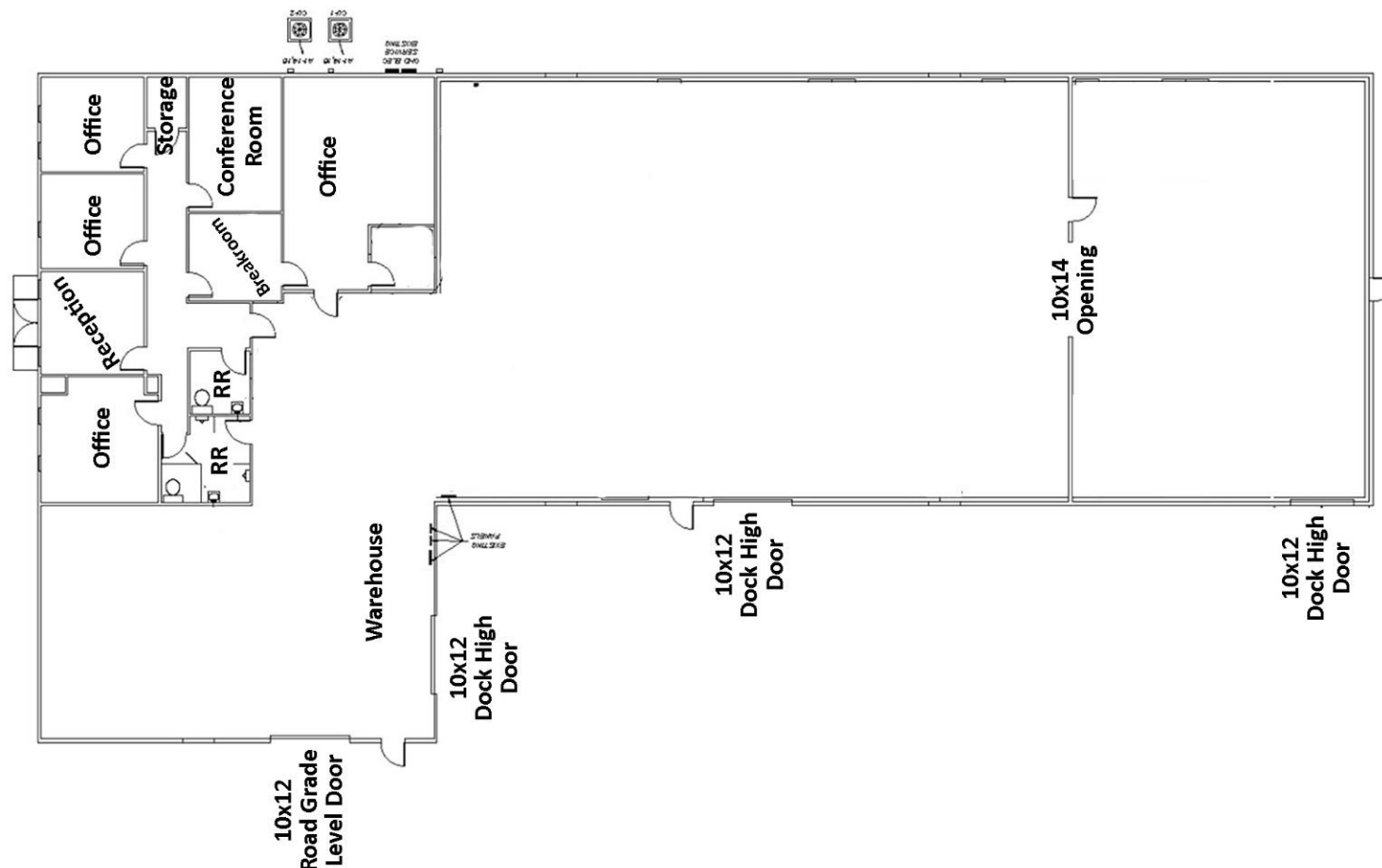
Summary

Area Info

Photos

Floor Plan

Aerial



CONTACT

Patty Burns, CCIM, ALC

478-746-9421 Office
478-951-5100 Cell
patty@fickling.com
www.georgiacommercialrealestate.net

Trip Wilhoit, CCIM, ALC

478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

Jonathan Schuemann

478-746-9421 Office
561-676-4633 Cell
jonathan@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

FOR LEASE - OFFICE & WAREHOUSE

8100 Industrial Highway
Macon, GA 31216



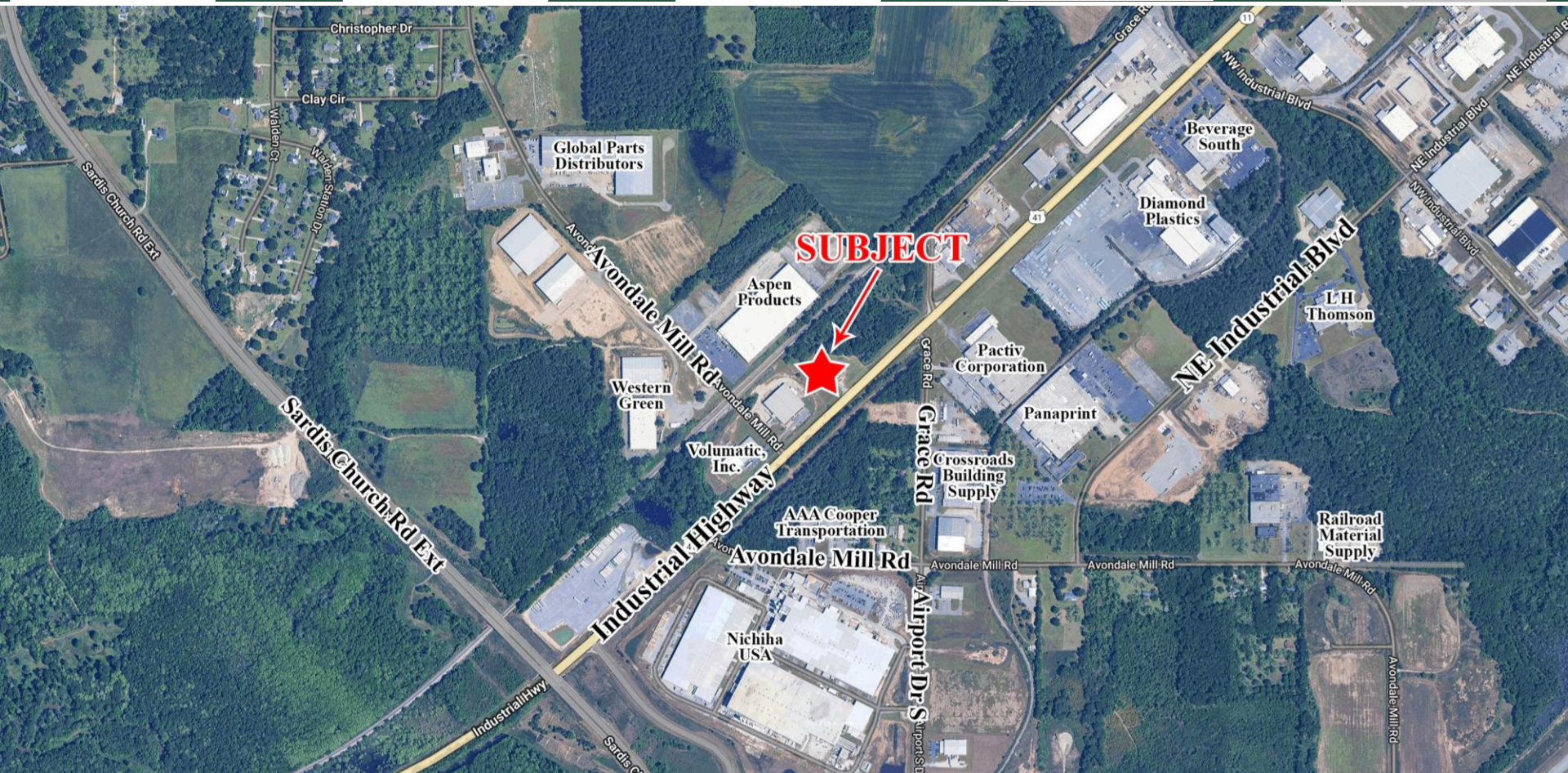
Summary

Area Info

Photos

Floor Plan

Aerial



CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com
www.georgiacommercialrealestate.net

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

Jonathan Schuemann
478-746-9421 Office
561-676-4633 Cell
jonathan@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

FOR LEASE - OFFICE & WAREHOUSE

8100 Industrial Highway
Macon, GA 31216



Summary

Area Info

Photos

Floor Plan

Aerial



CONTACT

Patty Burns, CCIM, ALC

478-746-9421 Office

478-951-5100 Cell

patty@fickling.com

www.georgiacommercialrealestate.net

Trip Wilhoit, CCIM, ALC

478-746-9421 Office

478-960-4080 Cell

trip@fickling.com

Jonathan Schuemann

478-746-9421 Office

561-676-4633 Cell

jonathan@fickling.com



577 Mulberry St, Suite 1100

Macon, GA 31201

478.746.9421 Office

<http://commercial.fickling.com>

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.