

10,000 SQ FT WAREHOUSE / OFFICE FOR SALE OR LEASE



**628 Industrial Park Road
Roberta-Crawford County, Georgia 31078**

**ARTHUR P. BARRY III, SIOR
OWNER / BROKER**

**478.731.8000
abarry@cbcgeorgia.com
cbcmakon.com**

SALES PRICE: \$495,000

LEASE RATE: \$4,950.00/NNN/MONTH



**COLDWELL BANKER
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EBERHARDT & BARRY**

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Revised 09/14/26



BUILDING INFORMATION

- **10,000± SF (125' X 80')**
 - **Warehouse: 9,100± SF**
 - **Office: 900± SF**
 - Reception area
 - Two (2) offices
 - Large break room
 - Two (2) restrooms
- **Lot Size: 2 - 4 Acres**
- **Year Built: 2020**
- **Construction:** Pre-engineered metal
- **Roof:** 26 Gauge galvalume PBR
- **Lighting:** LED throughout
- **Ceiling Height:** 18' side eave; 20' center
- **Clear Span:** 80'
- **Bay Spacing:** Five (5) 25' bays
- **Fire Suppression System:** High pressure fire pump and 3" riser in place for overhead sprinkler system
- **Utilities:**
 - **Electrical:** 400 AMP, 3-Phase, provided by Georgia Power
 - **Water/Sanitary Sewer:** Provided by City of Roberta
 - **Natural Gas**
 - **High Speed Internet:** Provided by Public Service Communications
- **Truck Loading:**
 - **Three (3) semi-height dock doors** w/auto levelers
 - **Two (2) step van height doors** behind metal skin building facing asphalt parking lot
 - **One (1) forklift drive-in ramp door** facing asphalt parking lot
 - **One (1) 12' X 12' drive-in door**
- **Zoned:** I-G, General Industrial district

PROPERTY HIGHLIGHTS

- Modern, efficient industrial facility
- Flexible loading options
- Ample office space
- Large lot for parking or expansion
- Strategic location for distribution and logistics

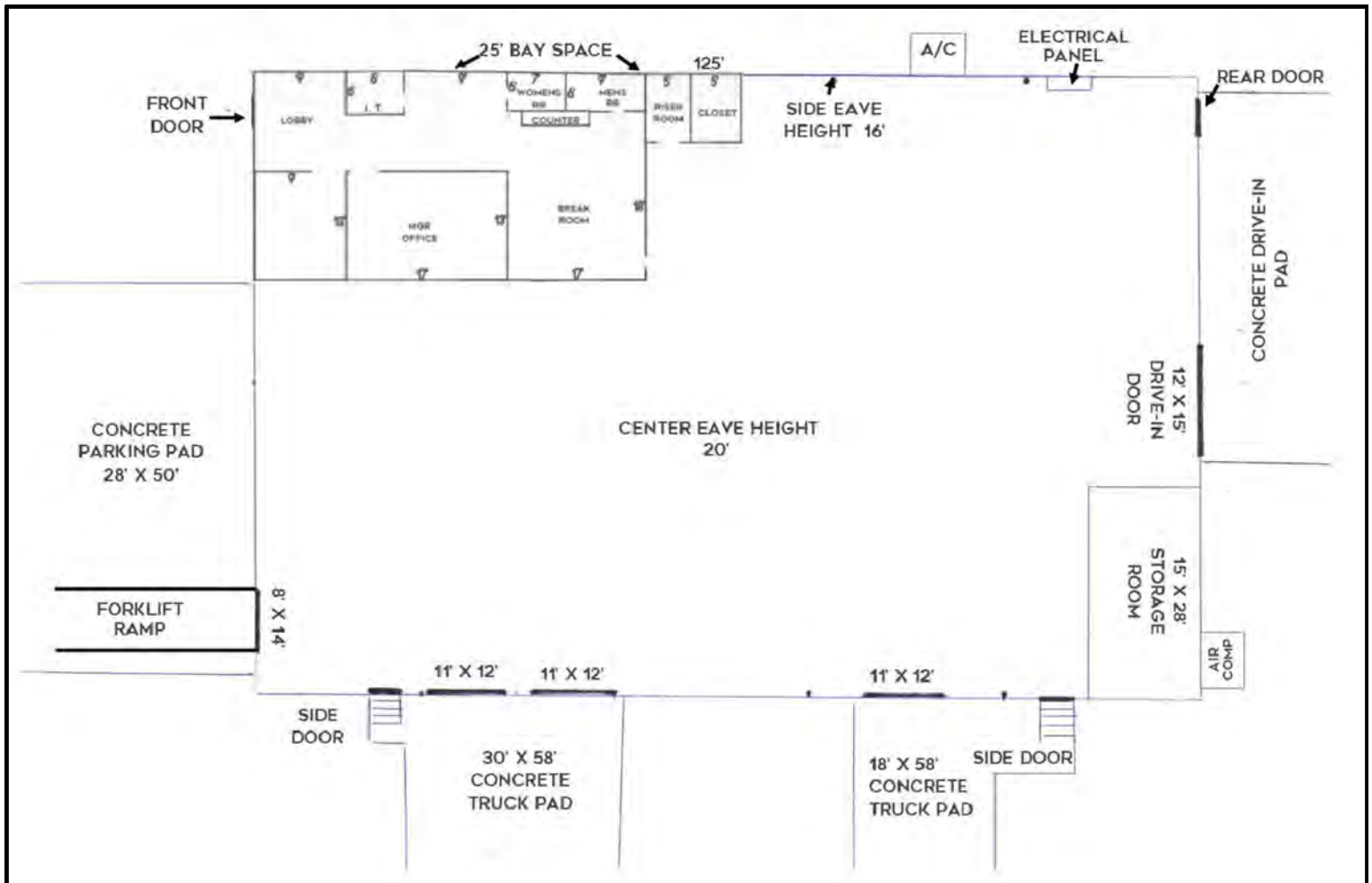
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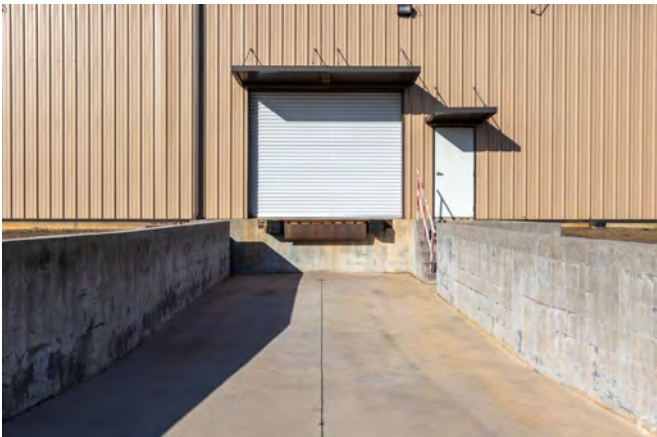
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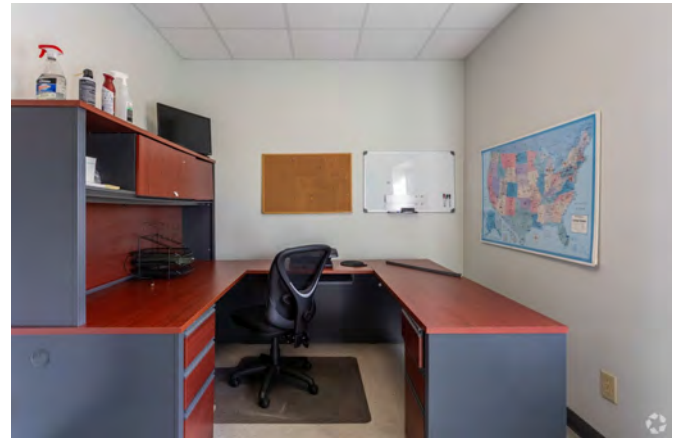
LOCATION HIGHLIGHTS

- Situated in the Crawford County Industrial Park
- Easy access to Interstates 475, 75 and 16 and Georgia Highways 341, 96, 80, and 128
- 20± Miles east of Macon
- 65± Miles west of Columbus
- 25± Miles west of Thomaston
- 15± Miles north of Fort Valley
- 60± Miles south of McDonough
- 173± Miles west of Savannah Port

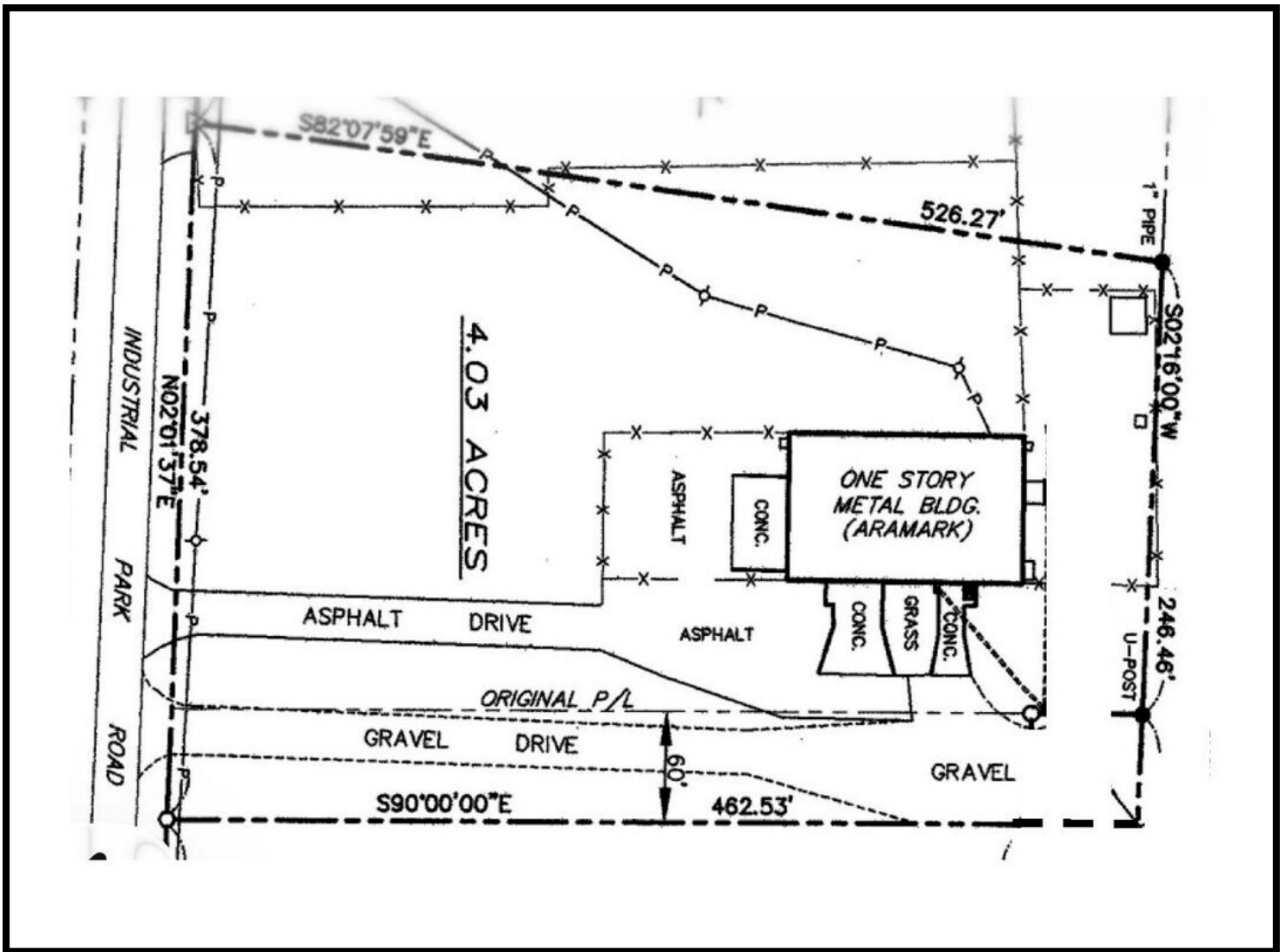




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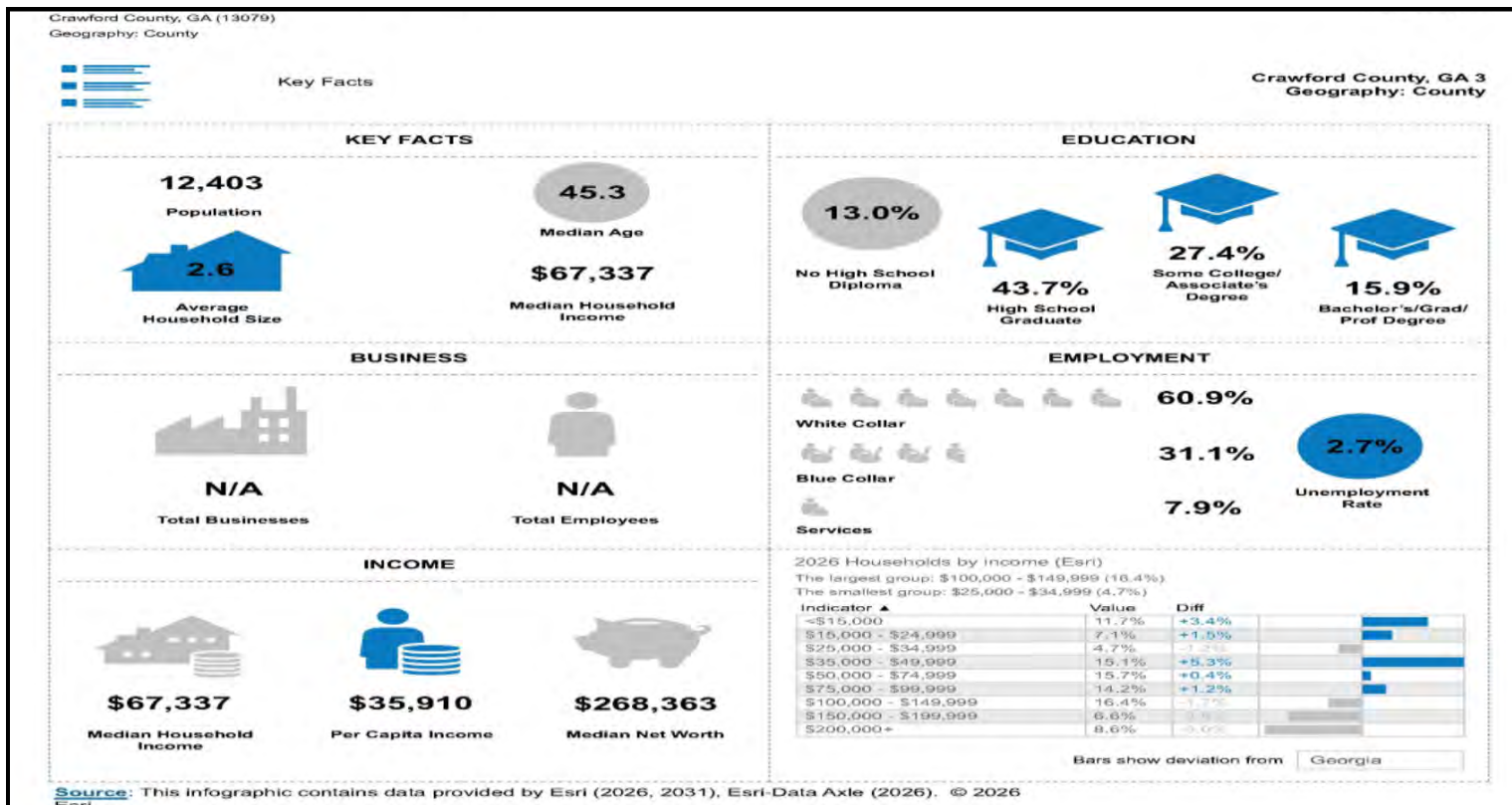
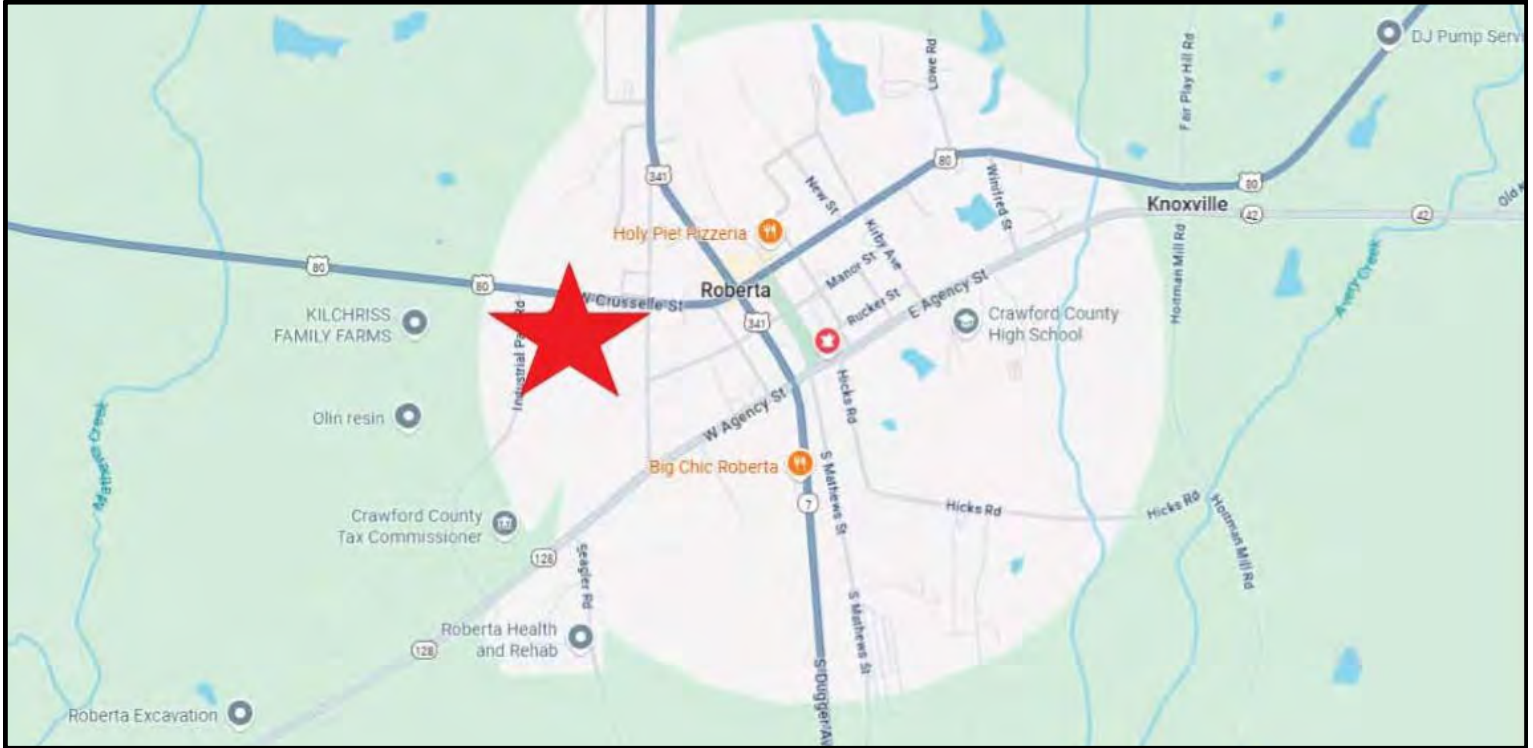
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DEMOGRAPHICS / LOCATION MAP

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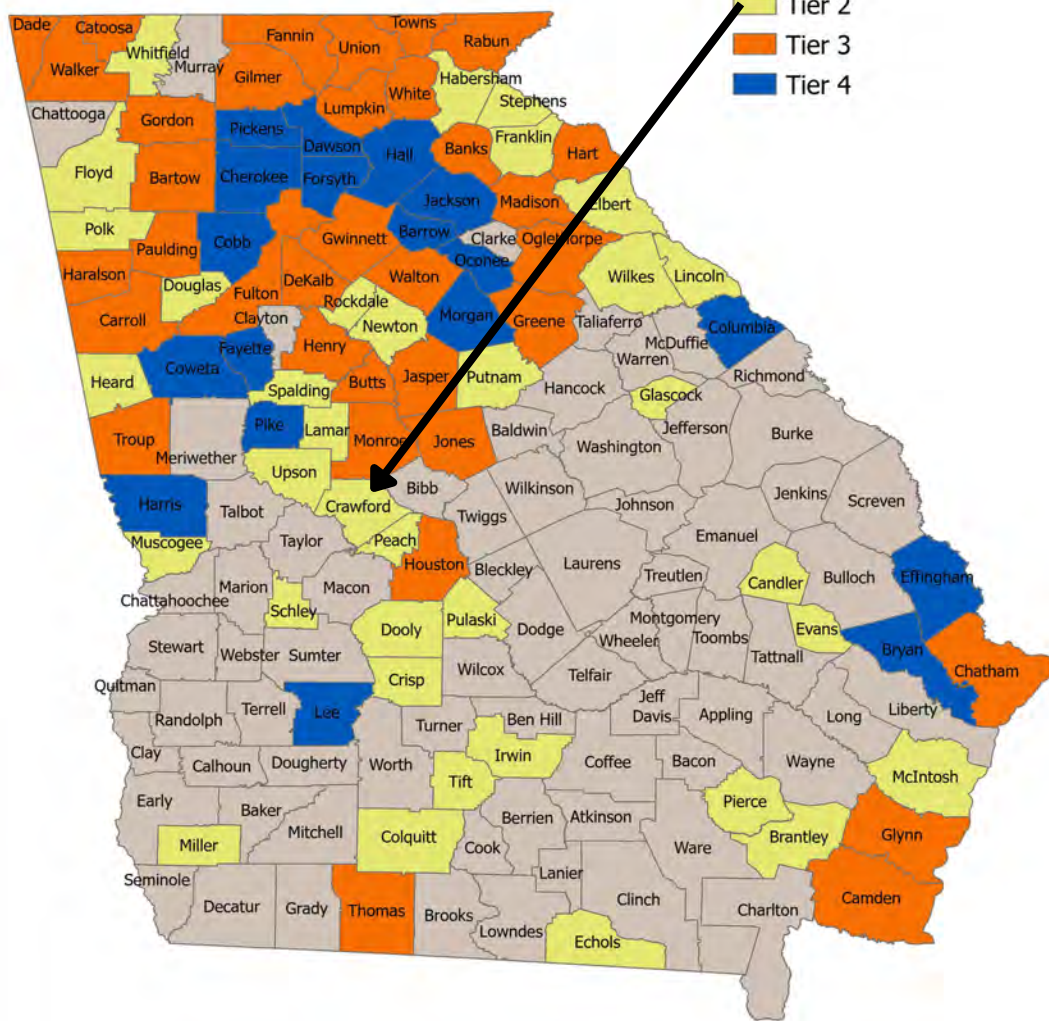


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 Tier 1
 Tier 2
 Tier 3
 Tier 4



For more information on Tax Credits:
<https://dca.georgia.gov/financing-tools/incentives/job-tax-credits>



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