

**AVAILABLE FOR LEASE**

**INDUSTRIAL WAREHOUSE / OFFICE**



**628 INDUSTRIAL PARK ROAD  
ROBERTA, CRAWFORD COUNTY, GEORGIA 31078**

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

**478.731.8000  
ABARRY@CBCGEORGIA.COM**

**990 RIVERSIDE DRIVE  
MACON, GA 31201**

**MONTHLY LEASE RATE:  
\$5,900.00, NNN**



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

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Revised 07/13/26

# PROPERTY OVERVIEW

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## PROPERTY OVERVIEW

- **Highlights:**
  - Modern, efficient industrial facility
  - Flexible loading options
  - Ample office space
  - Large lot for parking or expansion
  - Strategic location for distribution and logistics
- **Building:** 10,000± SF (125' X 80') Pre-engineered metal
  - Office: 900± SF (Reception area, two offices, large break room and two restrooms)
  - Warehouse: 9,100± SF
- **Lot Size:** 2 - 4 Acres
- **Year Built:** 2020
- **Roof:** 26 Gauge galvalume PBR
- **Lighting:** LED throughout
- **Ceiling Heights:** 18' side eave; 20' center
- **Clear Span:** 80'
- **Bay Spacing:** Five 25' bays
- **Fire Suppression System:** High pressure fire pump and 3" riser in place for overhead sprinkler system
- **Utilities:**
  - Electrical: 400 AMP, 3-Phase - Georgia Power provider
  - 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

## LOCATION OVERVIEW

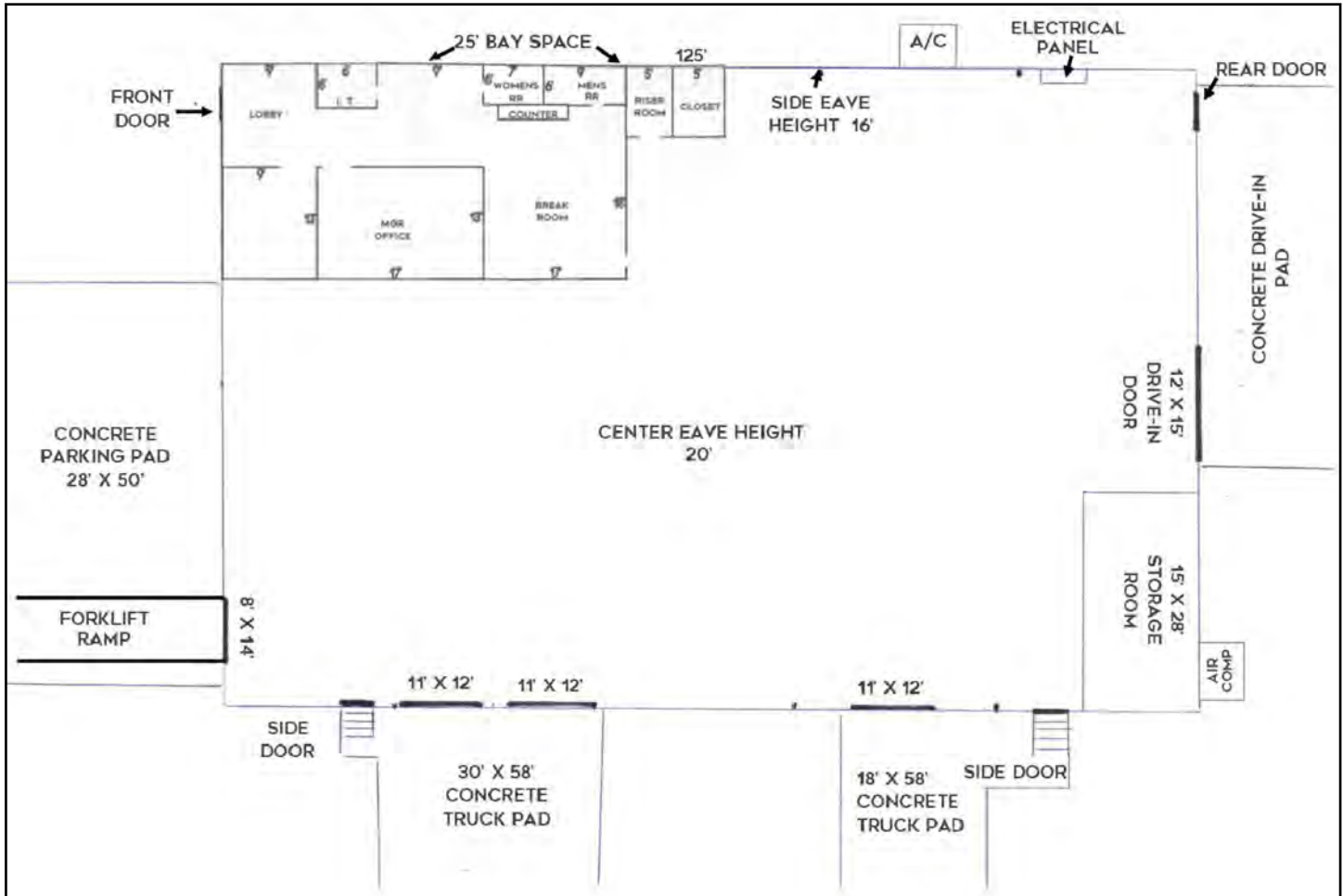
- Situated in the Crawford County Industrial Park
- Easy access to I-475, I-75 and I-16 and Georgia Highways 341, 96, 80 and 128
- 20± Miles east of Macon
- 65± Miles west of Columbus
- 25± Miles west of Thomaston
- 15± Miles north of Fort Valley
- 60± Miles south of McDonough
- 173± Miles to Port of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

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# FLOOR PLAN

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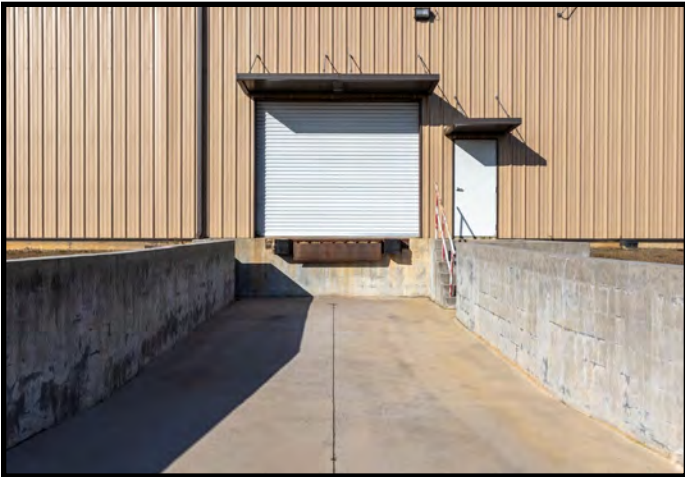
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# PHOTOS

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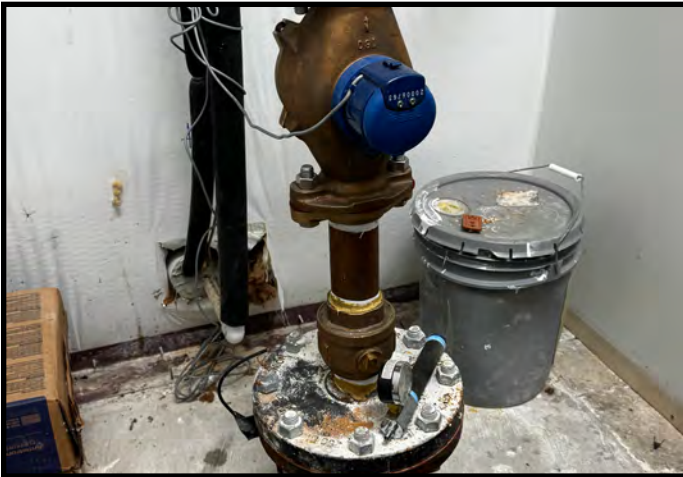
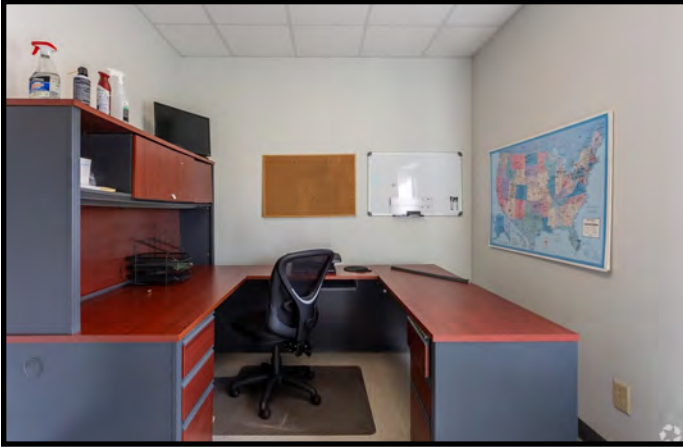
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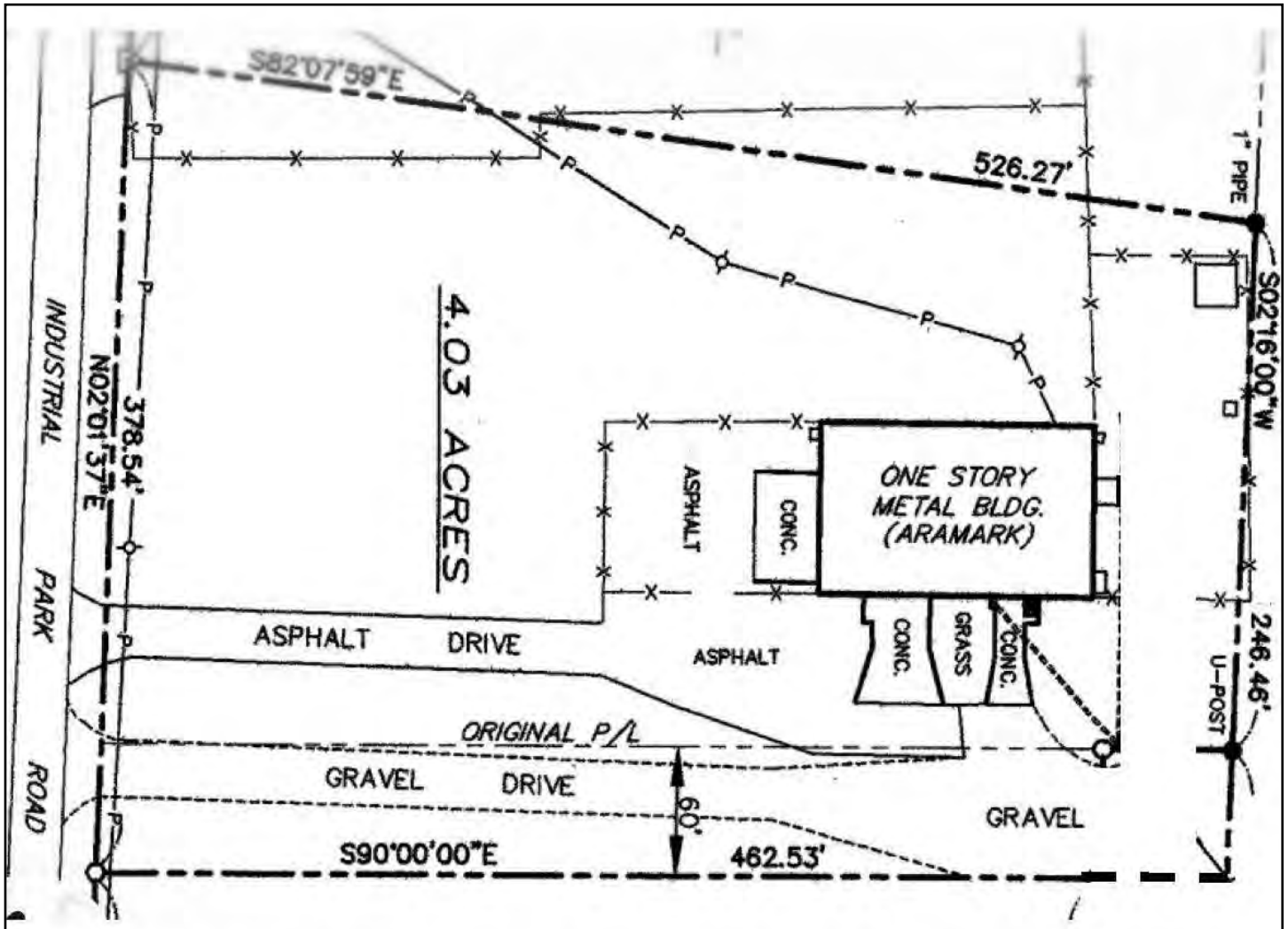
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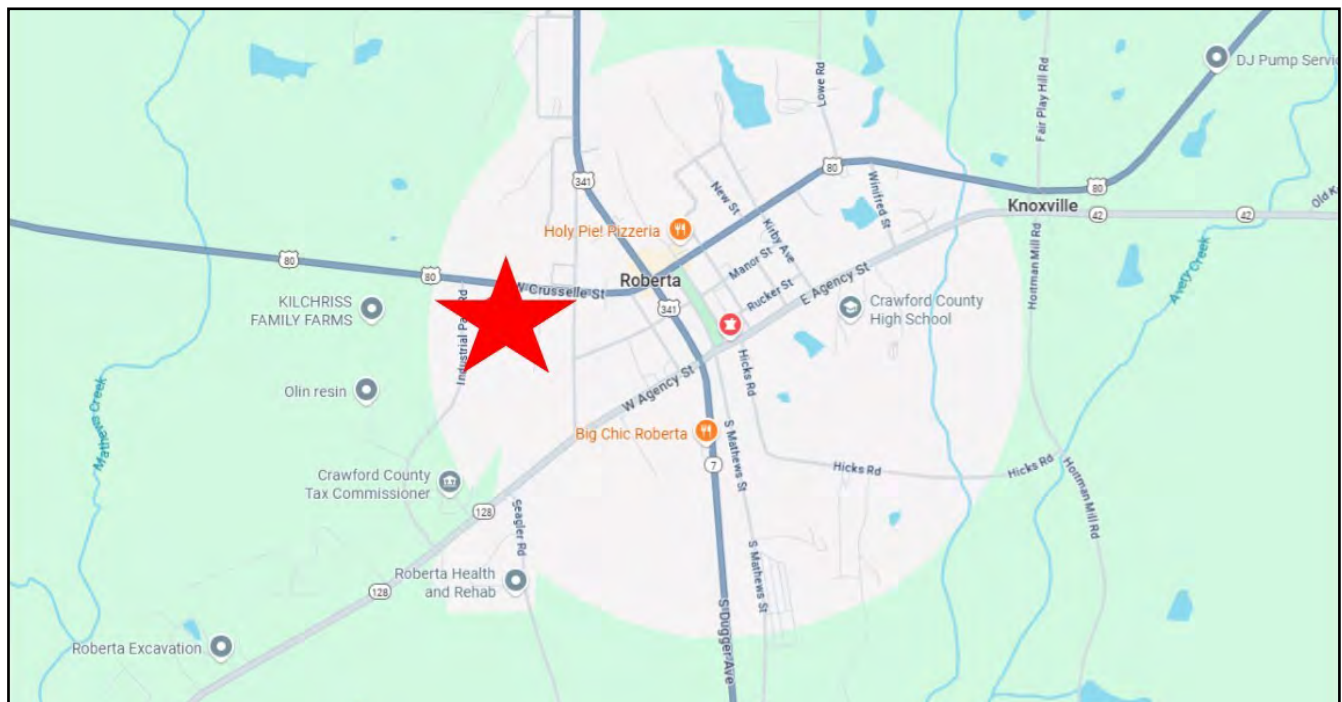
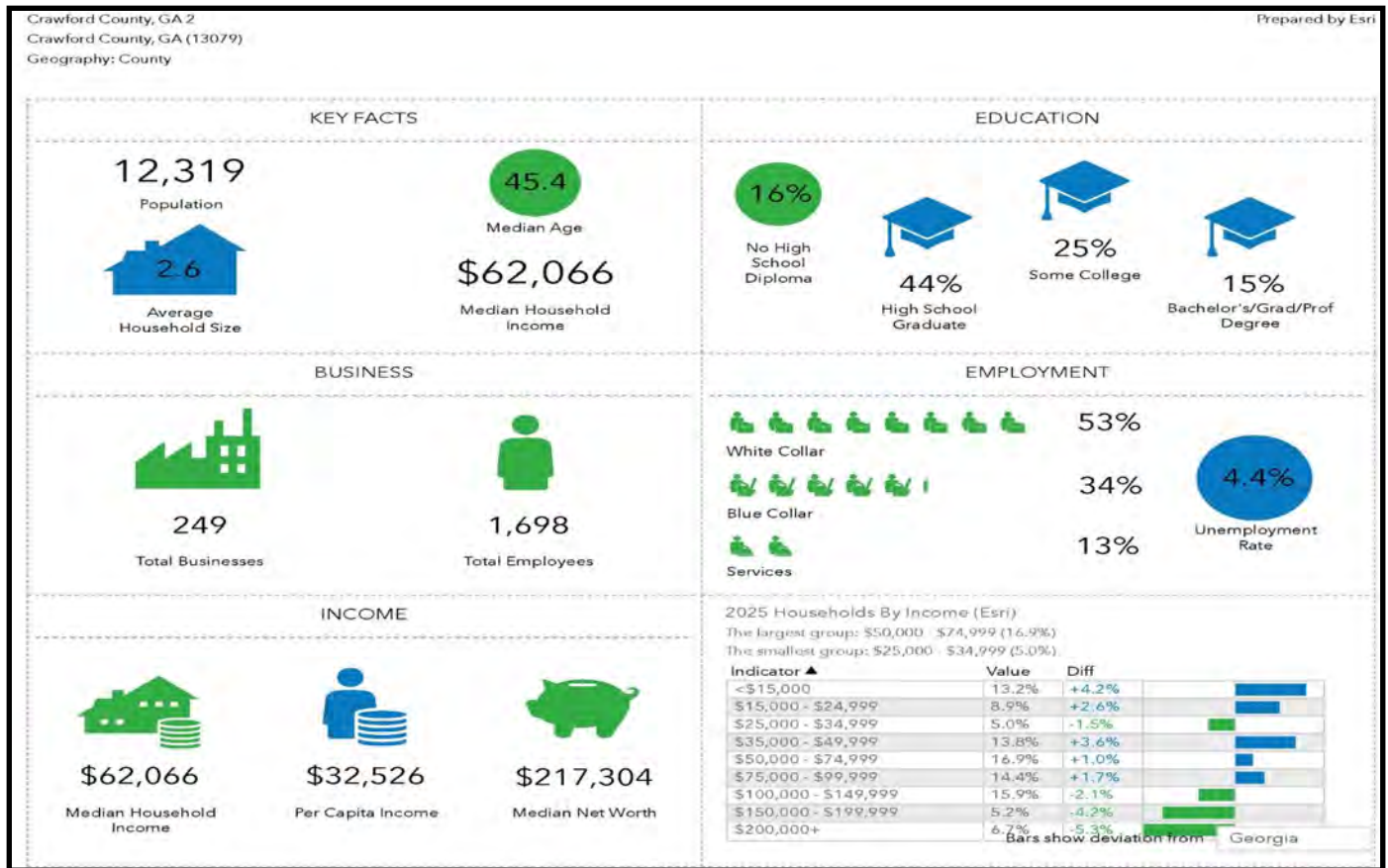
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# MAP/ DEMOGRAPHICS

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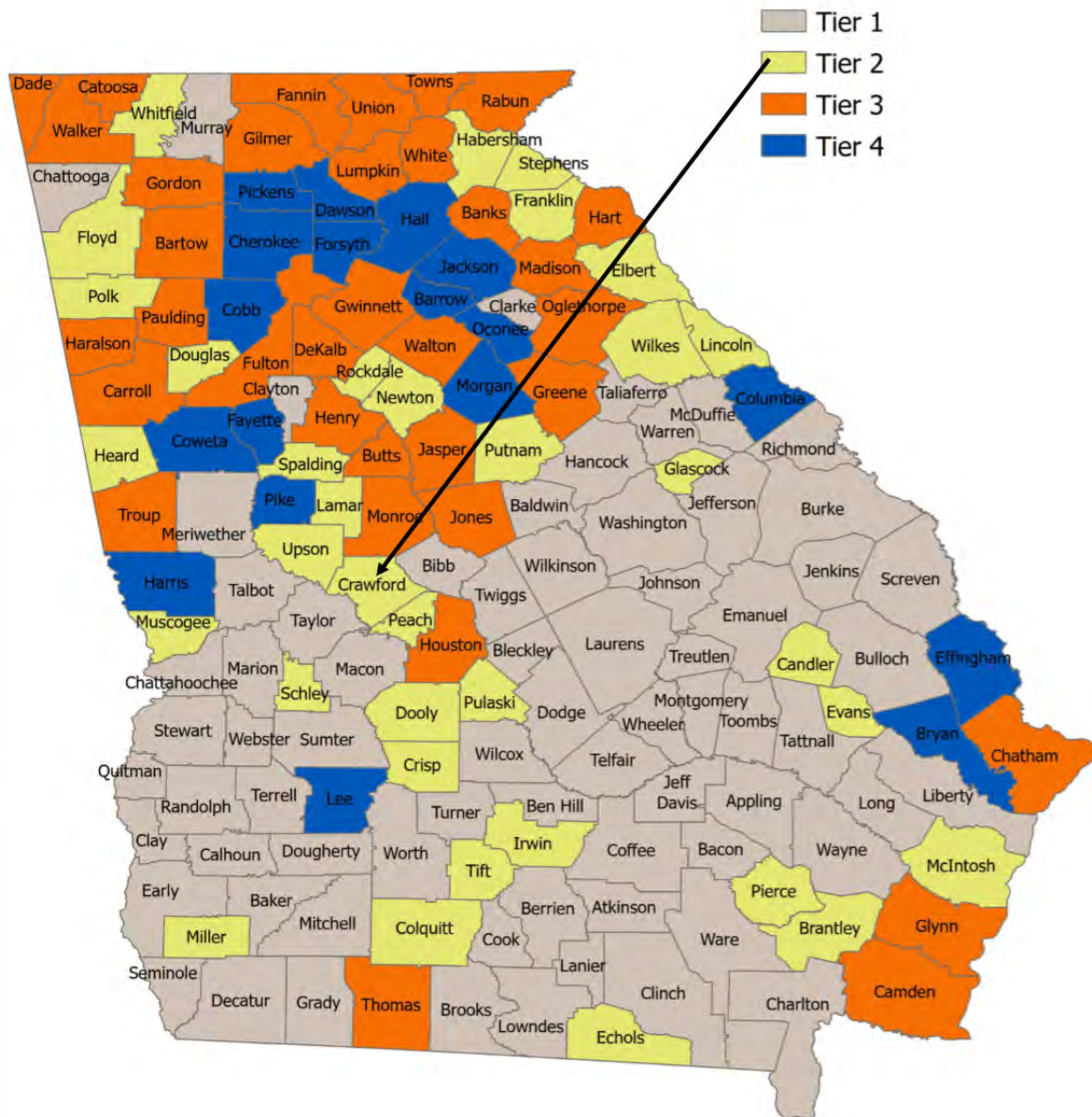


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## 2026 Job Tax Credit County Tiers Final



Created March 2026

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



GEORGIA DEPARTMENT  
of COMMUNITY AFFAIRS

