

Macon Industrial Center

224,030 SF Warehouse | Divisible

7595 Industrial Highway
Macon, GA 31216



An Industrial Building With Many Possibilities

At 7595 Industrial Highway there are many ways to subdivide. We could provide a 224,030 SF cross dock facility with a 20,000 SF Truck Service facility providing up to 50 Dock High Doors and extensive trailer storage; Or we can divide the building into increments of 110,000 SF, 114,030 SF, 225,000 SF, or 245,2999 SF to suit your needs.

- + Multiple dock door locations with cross dock possibilities
- + Future Expansion Possibilities
- + Outside storage potential or extra trailer parking
- + Potential Rail Spur Access

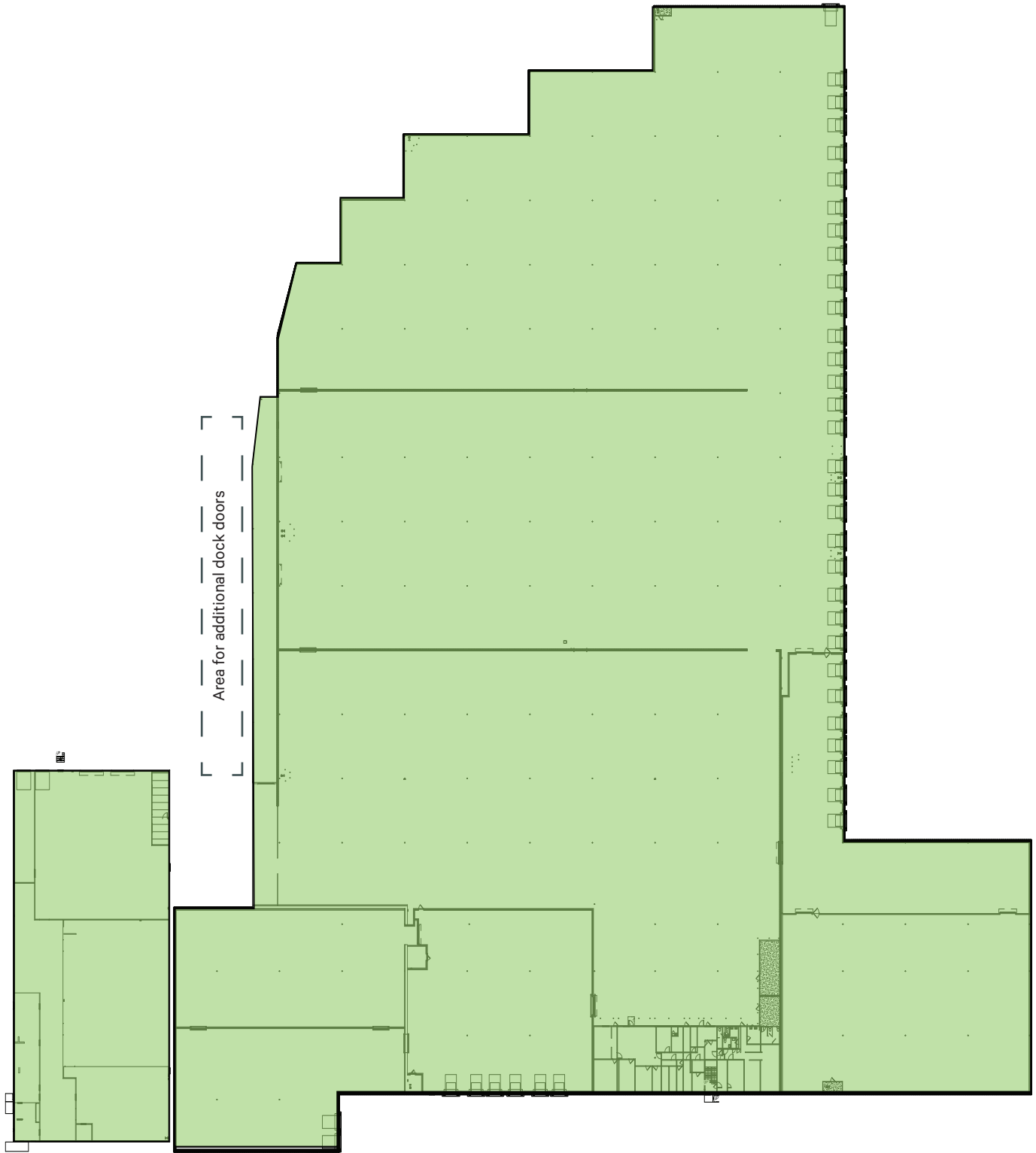
Macon Distribution Center

7595 Industrial Highway | Macon, GA 31216

General Specifications

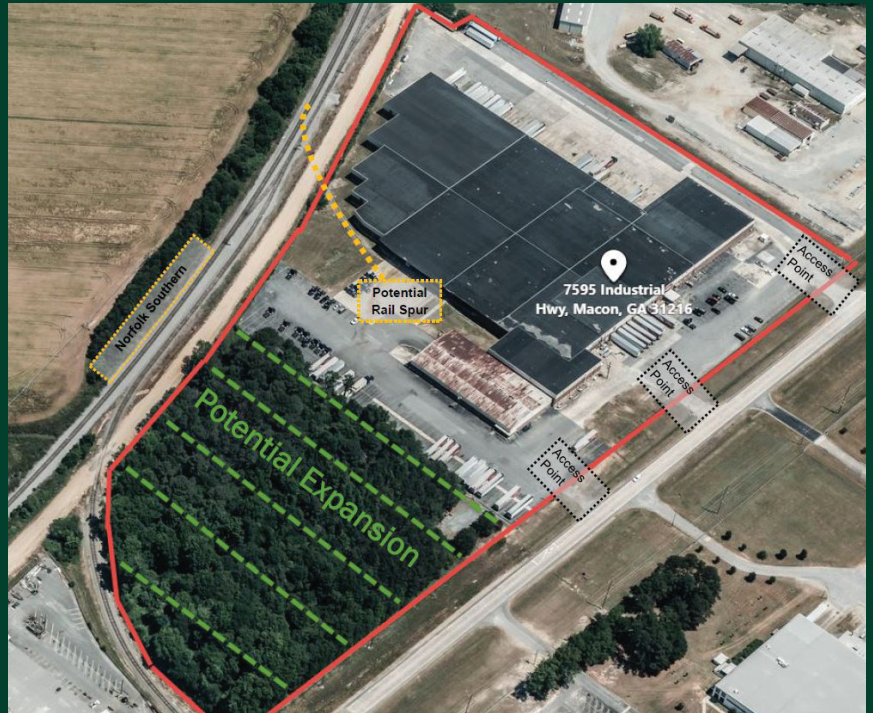
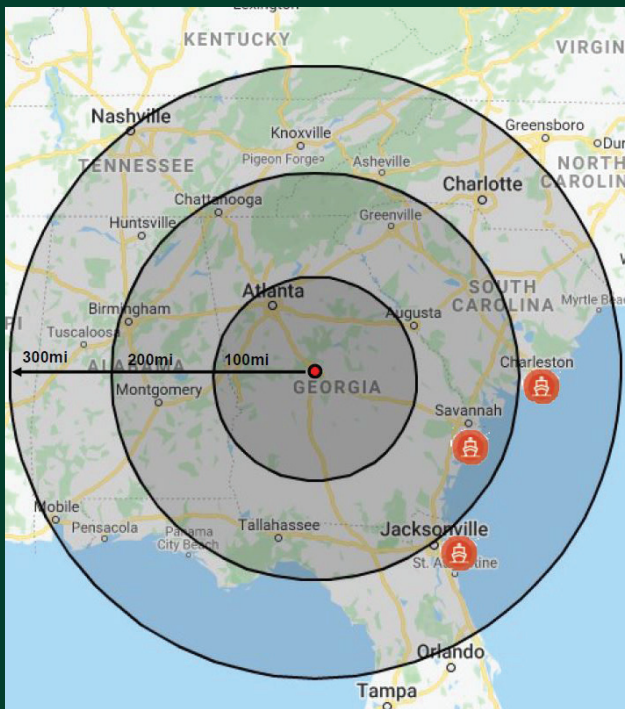
- + ± 245,299 total SF, divisible
- + 3,260 SF office
- + Built in 1974
- + 21.66 acres
- + 20'-8" clear
- + 100 car parking spaces
- + 70 truck parking spaces
- + 39 dock doors with seals, lights, and levelers
- + 2 drive-in doors
- + Wet sprinkler
- + Electric Supplier - Georgia Power
- + Gas - Customer choice
- + Water - Macon Water Authority
- + Norfolk Southern rail access





Location

Macon is a natural for both manufacturing and distribution. This is evidenced by the quality and presence of both. Names include Irving Consumer Products, First Quality, Kuhmo Tires, Kohl Stores, Bass Pro, Amazon, Tractor Supply and many others. Proximate to the geographical center of Georgia, it's all about location, Mercer University and Southern Rock.



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