



INDUSTRIAL PROPERTY FOR LEASE

29,550 SF

2225 Ronald Avenue
Macon, GA 31217



PROPERTY DETAILS

SIZE

- Approximately 29,500 SF (includes 4,550 SF canopy)

GROUND

- Approximately 4.67 acres

CONSTRUCTION

- Walls: Insulated pre-engineered metal walls with 5' of translucent siding
- Roof: Insulated pre-engineered standing seam
- Columns: Steel

DATE OF CONSTRUCTION

- 1999

CEILING HEIGHTS

- 16.2' at the eave and 21.1' in the center

COLUMN SPACING

- Clear span

UTILITIES

- Power: Supplied by Georgia Power
- Water: Supplied by Macon Water Authority
- Sewer: Supplied by Macon Water Authority
- Natural Gas:

SPRINKLER SYSTEM

- 100% wet system

LIGHTING

- LED

OFFICE FACILITIES

- Approximately 2,000 SF of office space featuring conference room, reception area, four private offices, break area, storage closet, and server closet. Finishes include tile floors, painted sheetrock walls, acoustical tile ceilings, sprinklers, LED lighting and HVAC.

RESTROOMS

- 2 men's restrooms (2 toilets, 2 lavatories, 1 sink)
- 1 women's restroom (2 toilets, 1 lavatory)

HEAT

- Ceiling mounted natural gas heaters

TRUCK LOADING

- Three (10' x 12') dock high doors with hydraulic pit levelers
- One (10' x 12') drive-in door

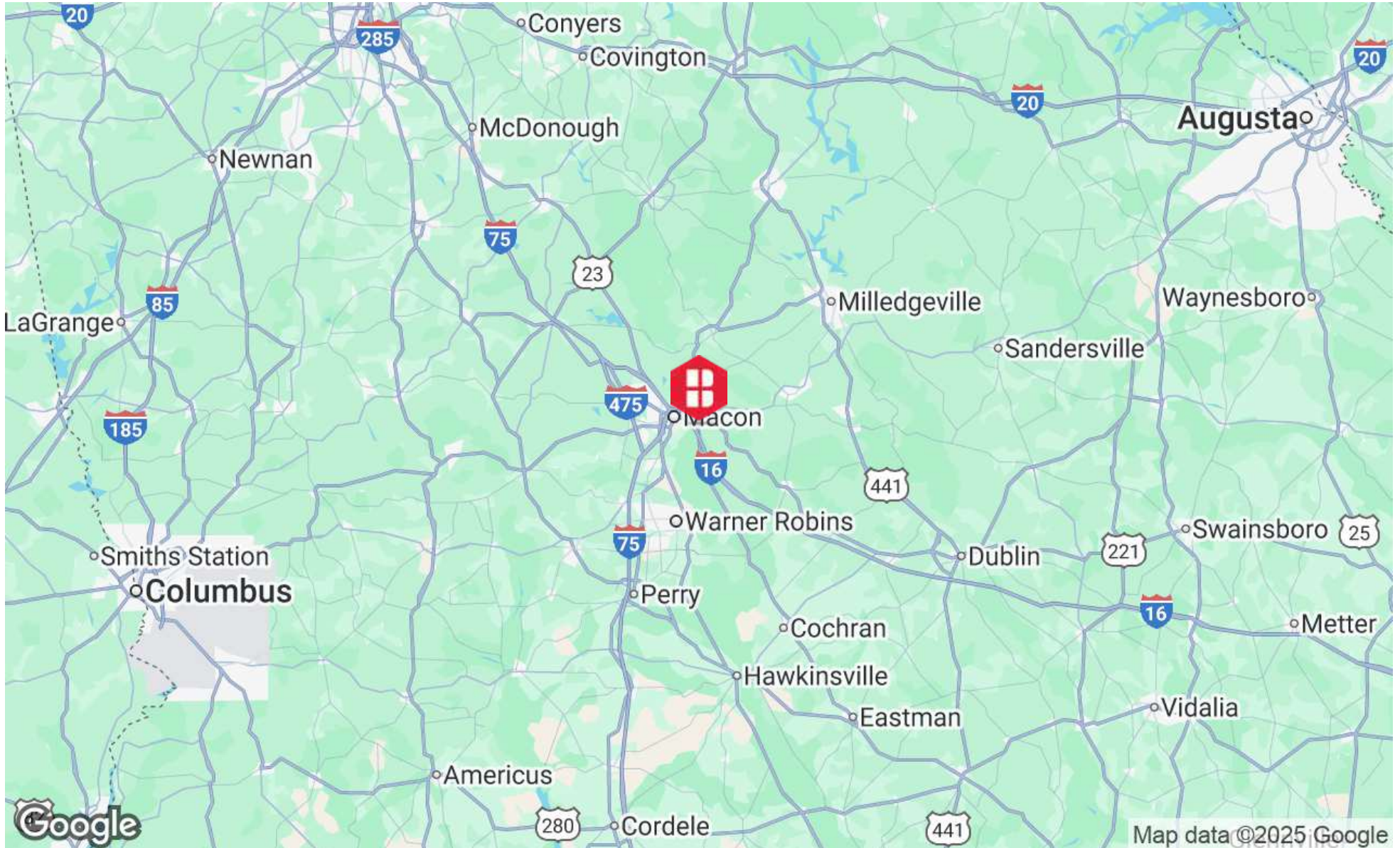
LOCATION

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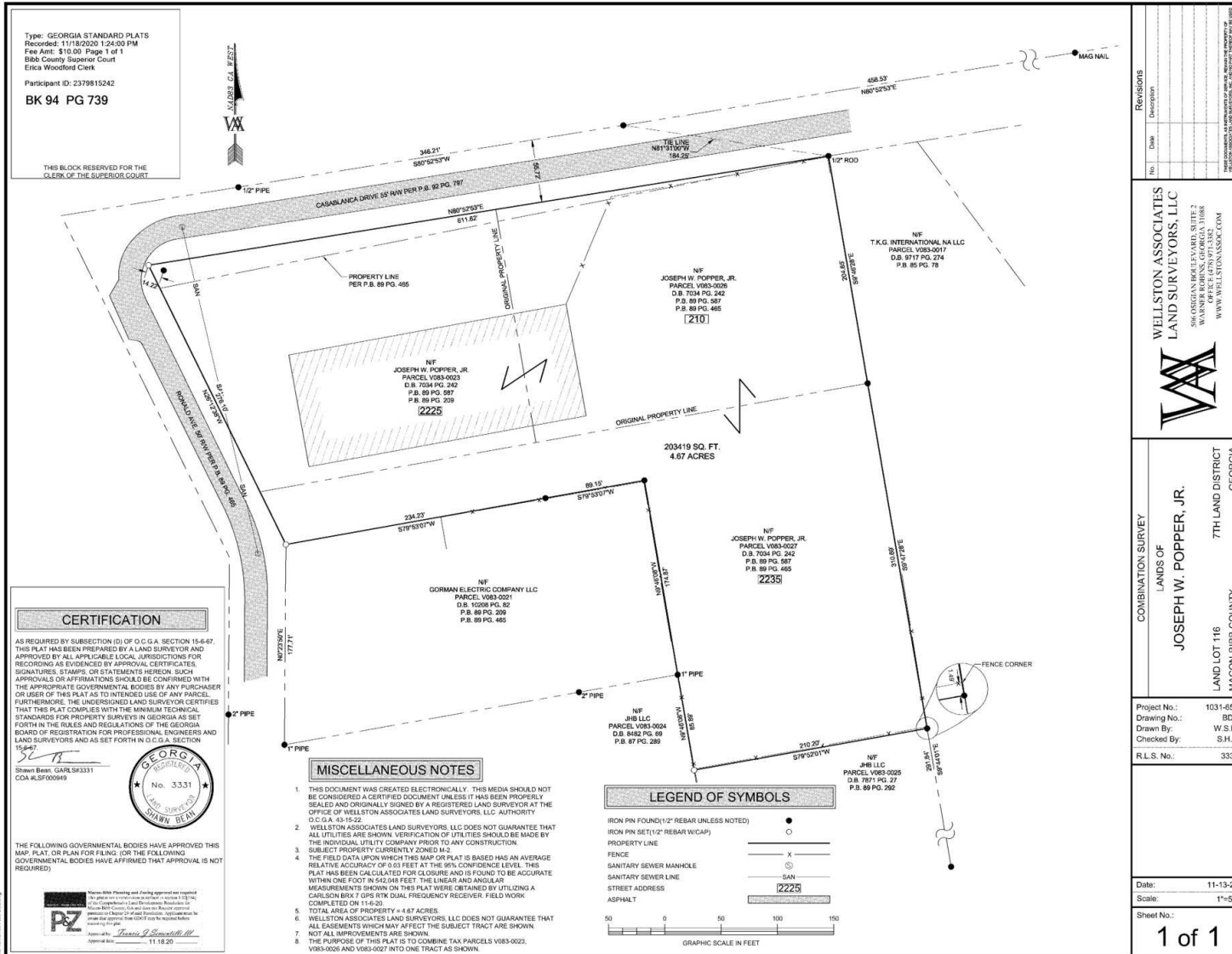
ADDITIONAL PHOTOS



LOCATION MAP



SITE PLAN





BINSWANGER
UNIQUELY SPECIALIZED SINCE 1931

3372 Peachtree Road

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PRIMARY CONTACTS



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