



INDUSTRIAL PROPERTY FOR LEASE

29,550 SF on 4.67 Acres

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:** Front wall is stucco to 15' then insulated metal panels to the roof line. The other 3 walls are pre-engineered metal walls with 5' of translucent siding.
- **Roof:** Insulated pre-engineered standing seam
- **Columns:** Steel

DATE OF CONSTRUCTION

- 1999

CEILING HEIGHTS

- 16.5' at the eave and 22' in the center

COLUMN SPACING

- Clear span

UTILITIES

- **Power:** Supplied by Georgia Power; 3 pole mounted transformers of 37.5 KVA each. Distribution from a 250-amp main and a 480-amp main (both are 3-phase, 480/277 volt). There is also a 208/120v panel.
- **Water:** Supplied by Macon Water Authority
- **Sewer:** Supplied by Macon Water Authority

SPRINKLER

- 100% wet system; .20 GPM/SF, 53 psi residual pressure

LIGHTING

- LED; translucent panels on the side walls for daylight

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

- 1 men's restroom (2 toilets, 1 urinal, 1 lavatory)
- 1 women's restroom (2 toilets, 1 lavatory)
- 1 unisex restroom (1 toilet, 1 lavatory)
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HEAT

- Ceiling mounted natural gas fired radiant heaters

TRUCK LOADING

- Two (10'w x 11'h) loading docks with hydraulic levelers, one (10' x 10') loading dock with mechanical leveler, and one (12'w x 14'h) drive-in door

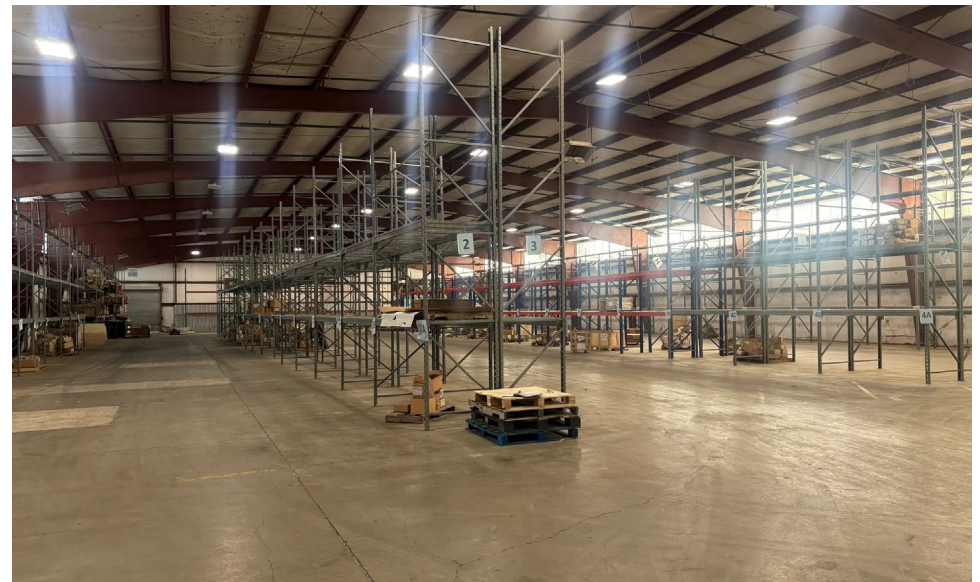
OPEX

- **Taxes:** \$0.35/SF
- **Insurance:** \$0.35/SF
- **Landscaping:** \$0.20/SF
- **Total:** \$0.85/SF

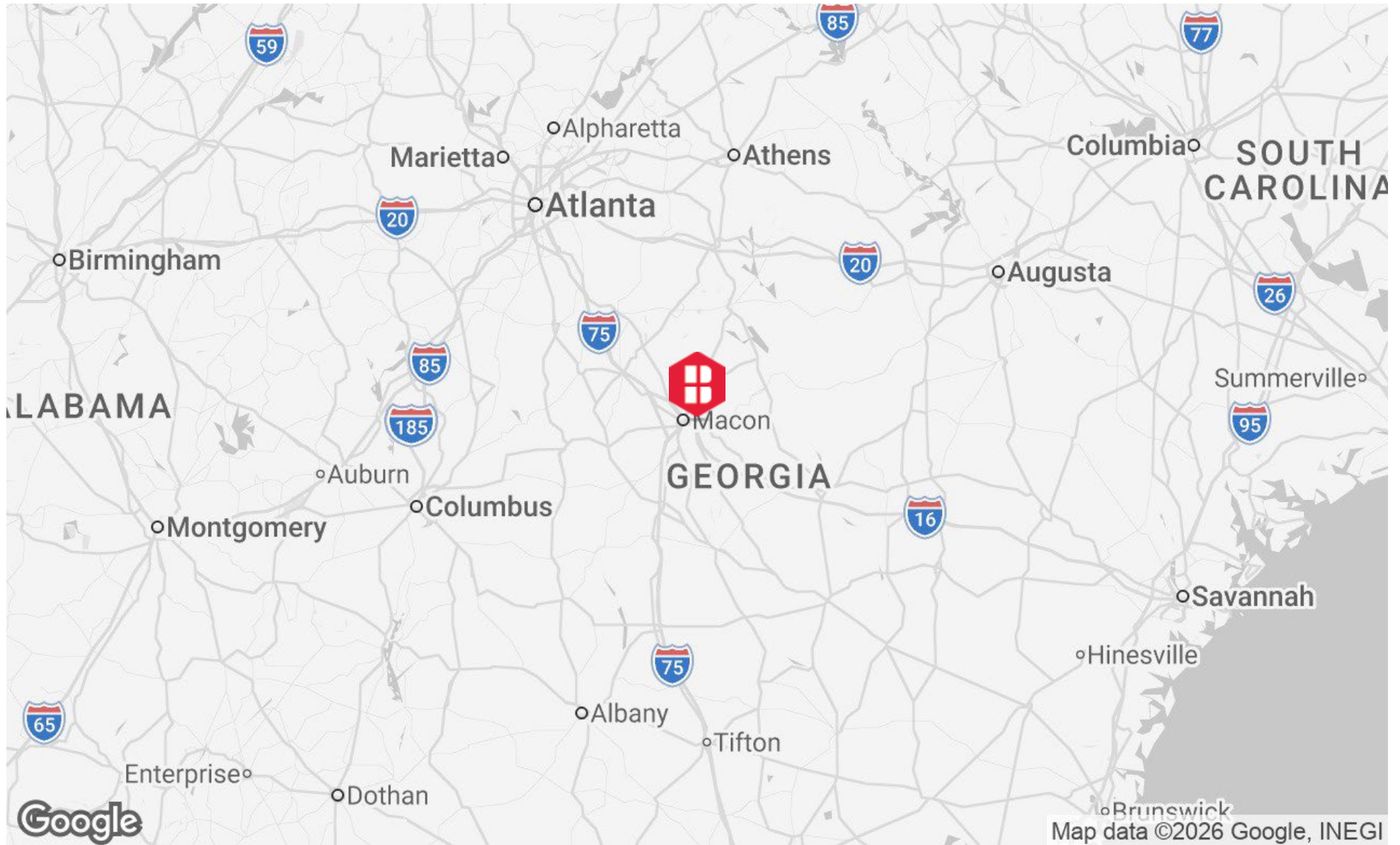
LOCATION

- Located approximately 13 miles from Exit 6 of I-16, 8.9 miles from I-75, 18 miles from Middle Georgia Regional Airport and 83 miles from Jackson Hartsfield Atlanta International Airport

ADDITIONAL PHOTOS



LOCATION MAP





BINSWANGER
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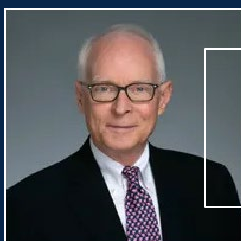
3372 Peachtree Road

Suite 115

Atlanta, GA 30326

<https://www.binswanger.com>

PRIMARY CONTACTS



David Barber
Senior Vice President
678.296.5100
dbarber@binswanger.com



Dan Stubbs
Senior Vice President & Partner
404.822.7624
dstubbs@binswanger.com

