



## INDUSTRIAL PROPERTY FOR LEASE

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

## DATE OF CONSTRUCTION

- 1999

## CEILING HEIGHTS

- 16.5' 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 & Sewer:** Supplied by Macon Water Authority
- **Natural Gas:** 1.5" line into the building

## 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)

## 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'w) drive-in door

## OPEX

- **Taxes:** \$0.30/SF
- **Insurance:** \$0.35/SF
- **Landscaping:** \$0.20/SF
- **Total:** \$0.85/SF

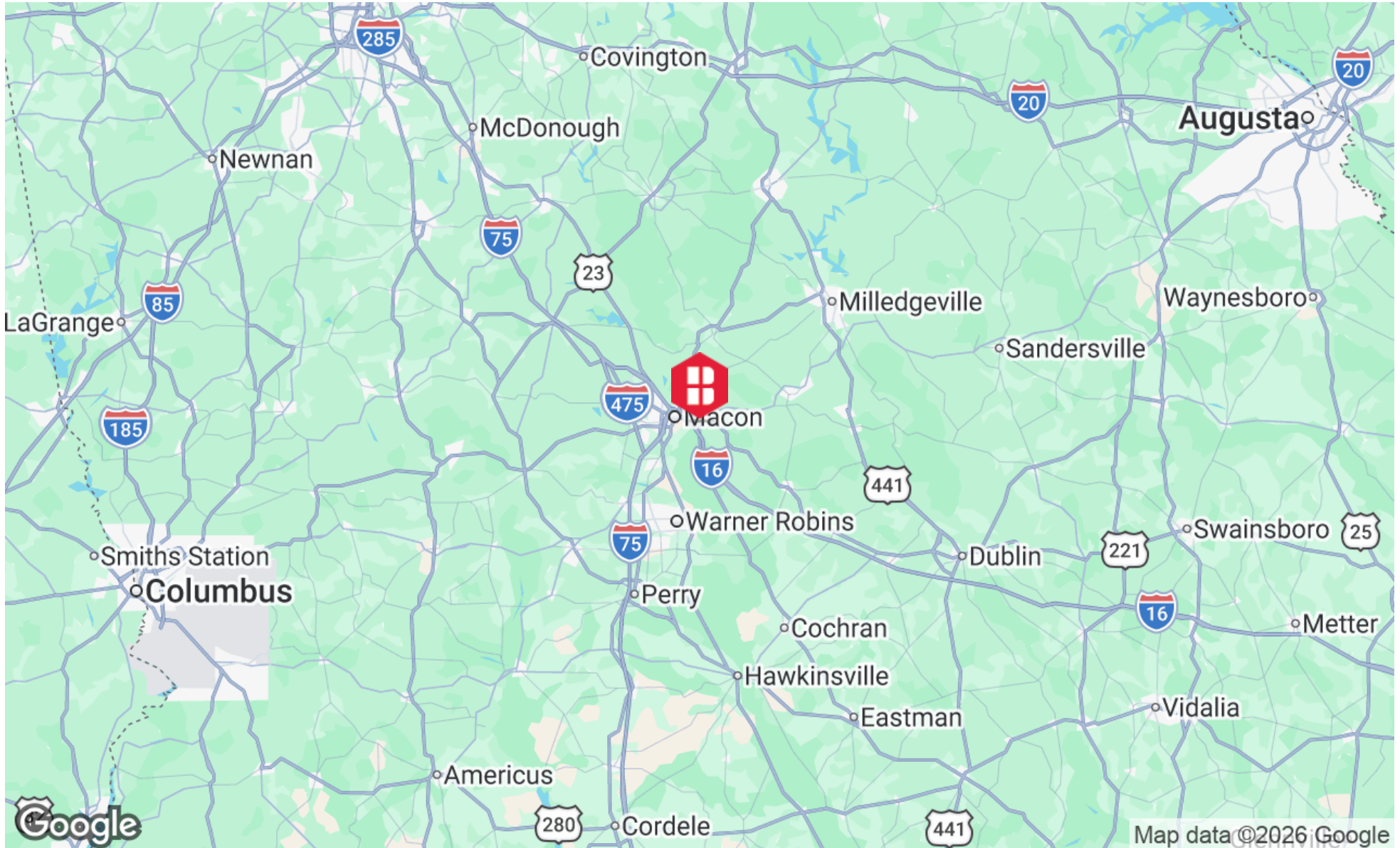
## LOCATION

- 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.

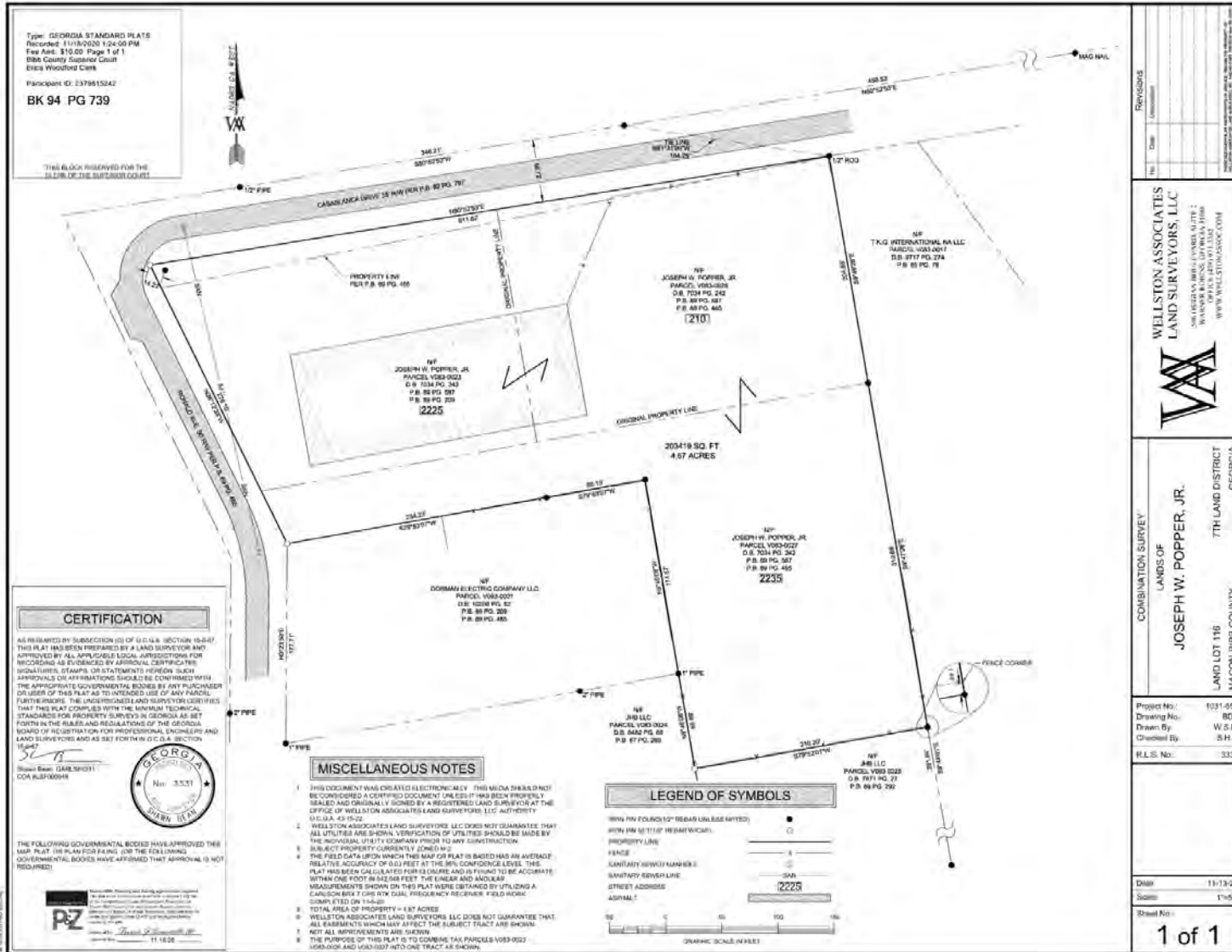
# ADDITIONAL PHOTOS



# LOCATION MAP



# SITE PLAN





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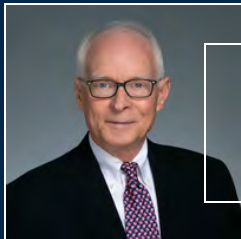
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## PRIMARY CONTACTS



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