

**FOR LEASE**

# **CENTRAL GEORGIA**

## **INDUSTRIAL CENTER**

7595 Industrial Highway | Macon, GA 31216



### **An Industrial Building With Many Possibilities**

Central Georgia Industrial Center is a premier industrial facility in Macon, Georgia offering 245,299 sq. ft., developable land, and extensive trailer storage. The facility could be crossdocked with up to 50 dock high doors and rail served. The building can be subdivided to suit your business needs and offer opportunities for future expansion.

- + 245,299 SF
- + Multiple dock door locations with cross dock possibilities
- + Developable land for expansion
- + Outside storage potential or extra trailer parking
- + Potential Rail Spur Access



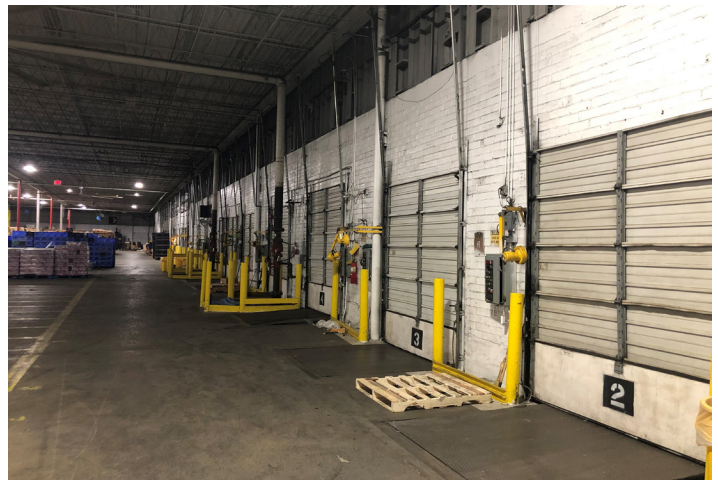
**CBRE**

# Central Georgia Industrial Center

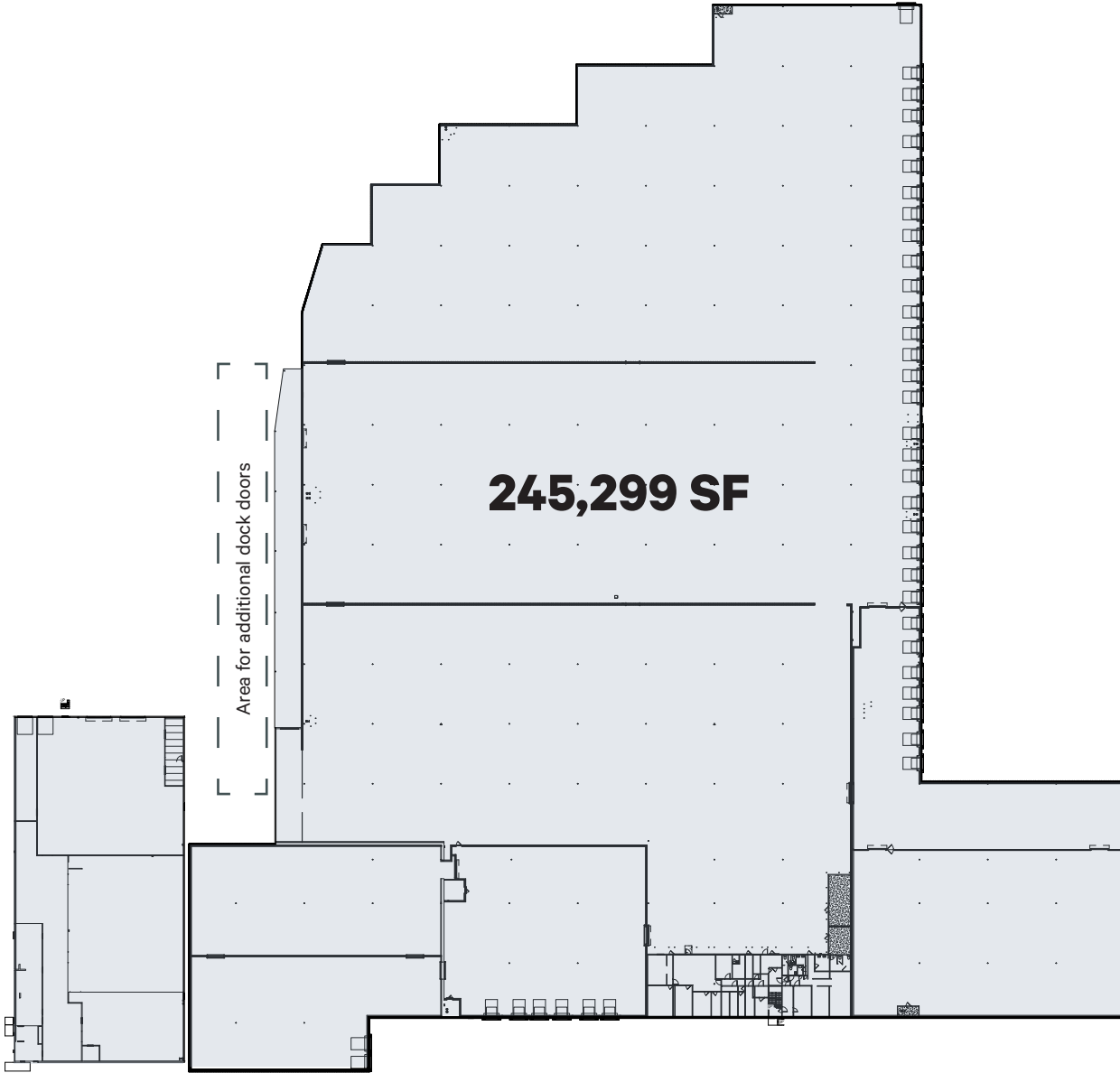
7595 Industrial Highway | Macon, GA 31216

## 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



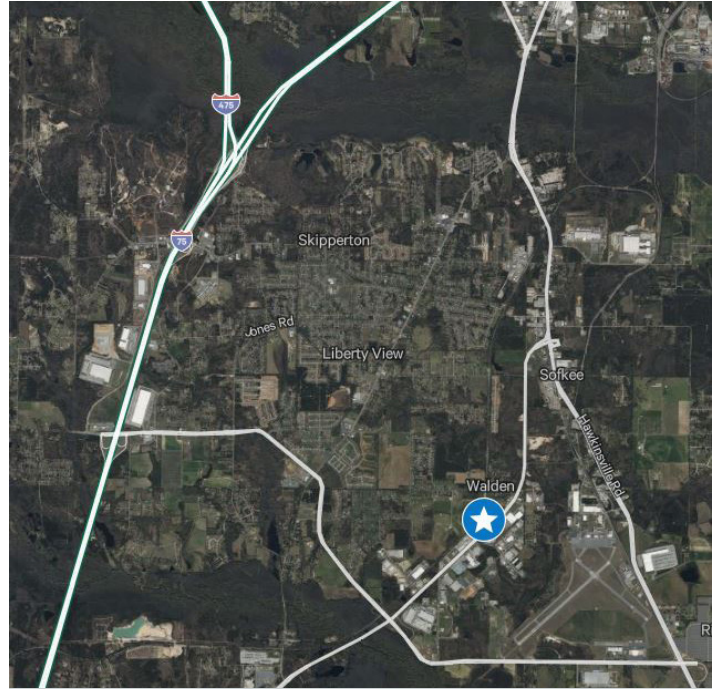
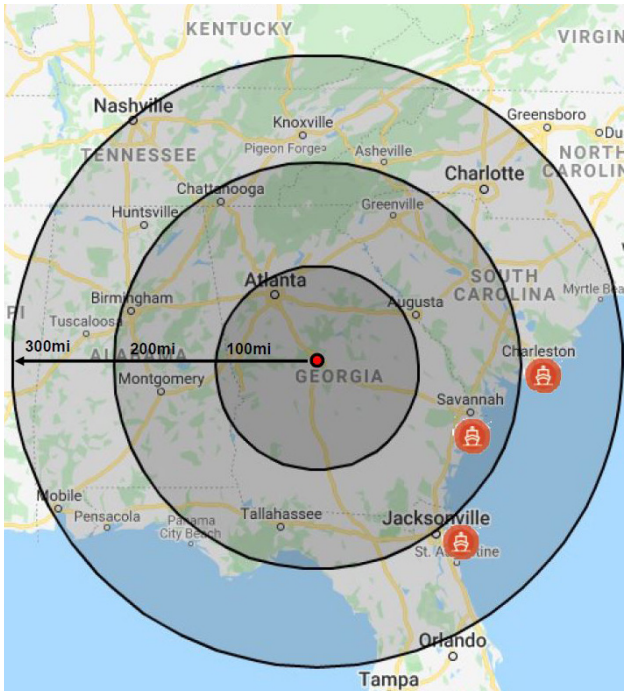
**FOR LEASE**



# FOR LEASE

## Location

Macon is naturally well-positioned for both manufacturing and distribution. Many national brands take advantage of Macon's location and free access, including Amazon, Tractor Supply, Kohl's Stores, Bass Pro, Irving Consumer Products, First Quality, Kuhmo Tires, and more. Positioned near the geographical center of Georgia, Central Georgia Industrial Center has a prime location with proximity to educational opportunities at Mercer University.



## Contact Us

GREG HAYNES, SIOR  
+1 404 277 2749  
greg.haynes@cbre.com

STUART PENDLEY, SIOR  
+1 678 595 7628  
stuart.pendley@cbre.com

CBRE, Inc.  
3550 Lenox Rd., Suite 2300  
Atlanta, GA  
+1 404 504 7900  
www.cbre.com/atlanta

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.