

WAREHOUSE FOR LEASE

1660 Waterville Road
Macon, GA 31206



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



LEASE PRICE: \$6.00 PSF - NNN

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PROPERTY INFORMATION

BUILDING

Property Address: 1660 Waterville Road
Macon, GA 31206

Year Built: 1970-1971

Total Size: Total (2 Buildings) - 46,000 SF
Warehouse - 21,000 SF
Warehouse Office - 3,000 SF
Separate Building - 22,000 SF

Loading Dock: Two 12' x 15' Doors - Center
Column Can Be Raised
8' x 8' Rear Door with Rail Access

Utilities: All Available

HVAC: Infrared Heating Systems, Air
Conditioning in Office Space

Ceiling Height: 20' Ceiling Clearance

SITE

Site Size: 2.08 Acres

Parcel ID: Q084-0217

County: Bibb

Zoning: M-1

Frontage: 356'

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	4,905	37,832	82,957
Avg HH Income	\$50,991	\$50,449	\$42,652
Median Age	30.2	34.2	34.5

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PROPERTY

Warehouse area is 21,000 SF and office area is 3,000 SF for a total of 24,000 SF. There is an additional 22,000 SF office building located adjacent to the warehouse that can be utilized as and additional office space or removed to accommodate a large lay down yard, equipment storage, or truck parking. Three phase power to site with LED throughout, an infrared heating system and a Dry sprinkler system. Ceiling height is approximately 20' with 40' X 60' column spacing supporting a flexible warehouse layout. The building does feature two 12' X 15' doors where the center column can be raised to create one large opening for oversized access. Loading includes one ground-level door and one ramped dock for versatile truck and equipment access. There is an additional 8' X 8' rear door with rail access/rail spur capability (the service can be restored). The yard is accessible for 53' trailers with a fenced parking area in front of the building.

LOCATION

The warehouse in Macon's established industrial corridor near existing industrial users and distribution companies. The property is conveniently located off the US-80 interstate with easy access to the I-75 and US-41 interstate.



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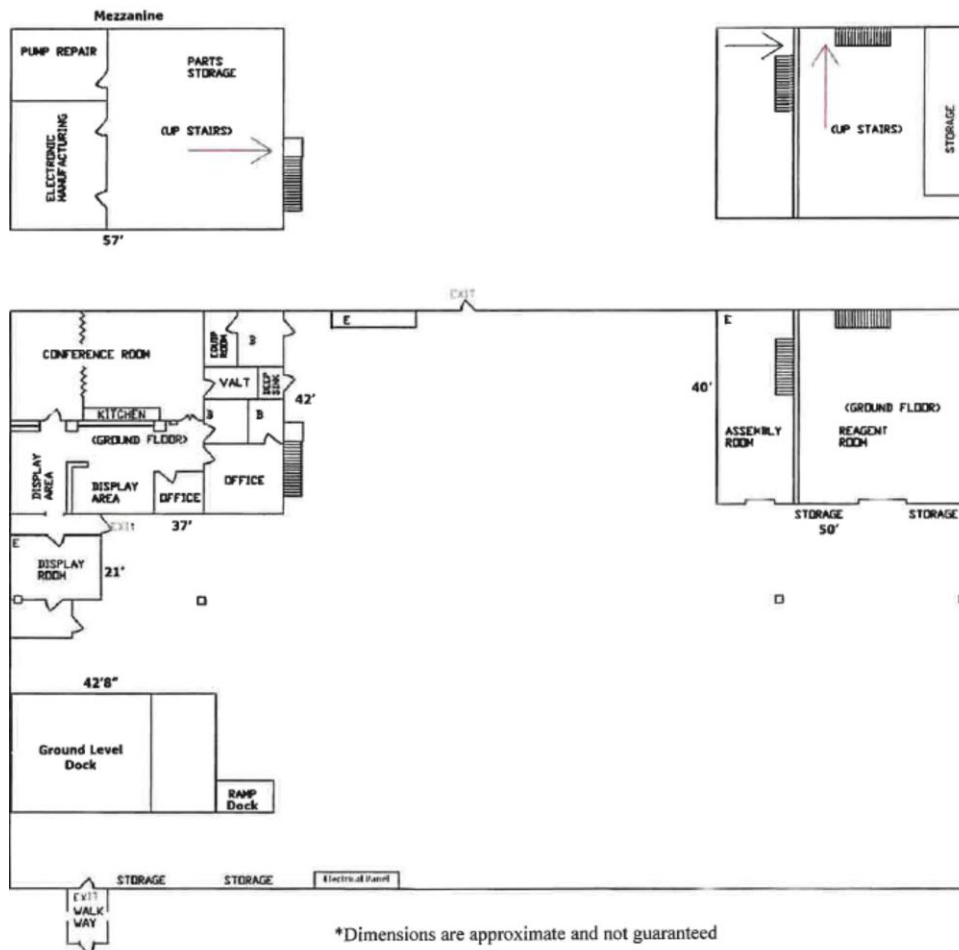
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Warehouse Floorplan:



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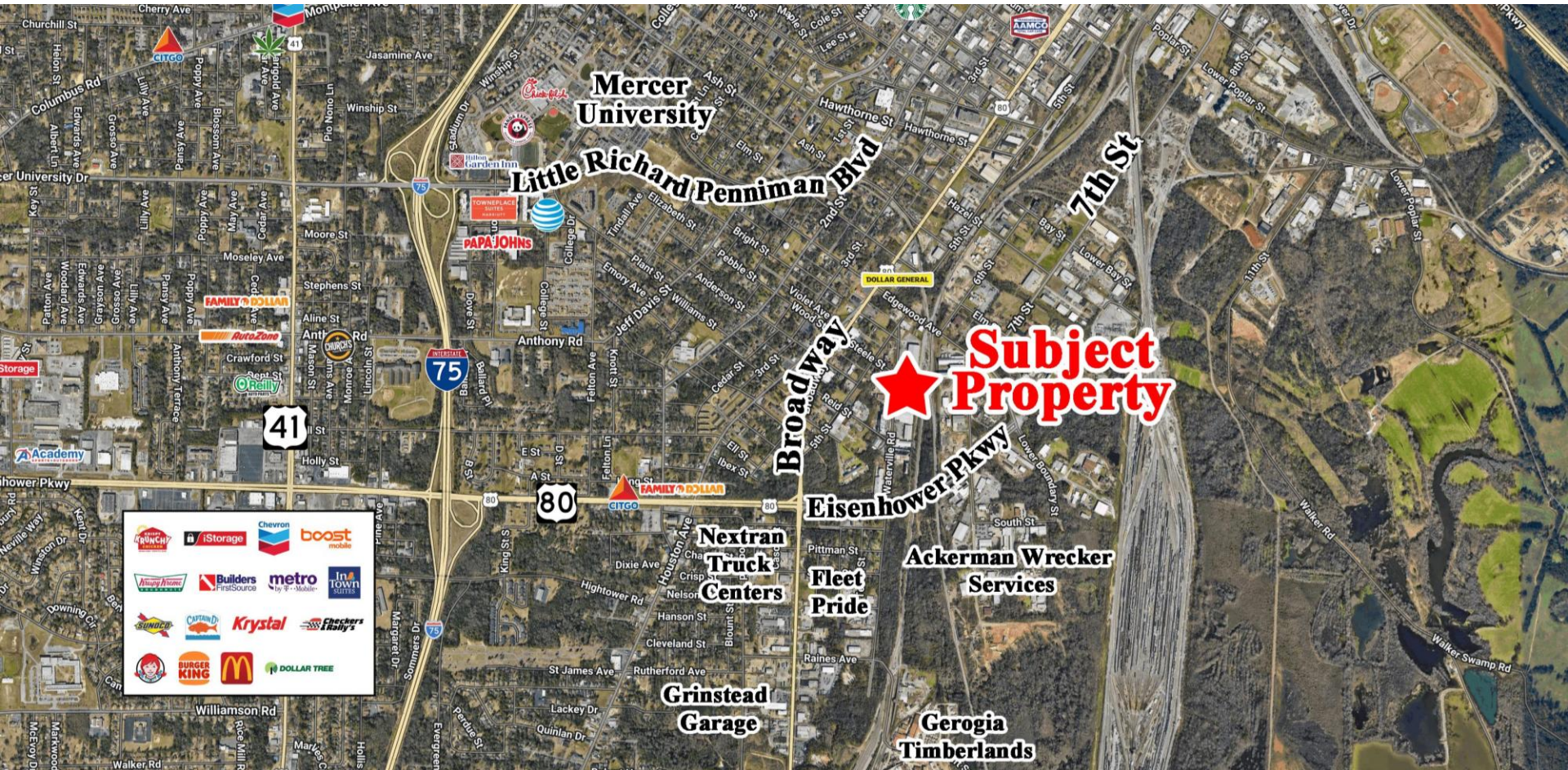
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