

# Warehouse Space Available

460 Albert Street  
Macon, Georgia



**For Lease  
10,000 to  
24,000 sf**

Property Location:	460 Albert Street Macon, Georgia	Zoned:	M-1
Building Dimensions:	202' X 320'	Nearby Businesses:	Armstrong Cork, Carols Moving & Storage
Column Spacing:	Row of columns 20 feet apart – runs down middle of building. (100 feet from exterior walls)	Utilities:	<i>Water:</i> Macon-Bibb & Sewer Authority <i>Sewer:</i> Macon-Bibb & Sewer Authority <i>Gas:</i> Georgia Natural Gas <i>Heat:</i> Office Areas
Site Size:	4.639 Acres	Sprinkler:	Yes
Ceilings:	16' clear ceilings in warehouse. Exposed steel panels in warehouse. 14' ceiling tiles in office area.	Current Use:	Bulk Storage and Distribution
Construction:		Other Features:	Fenced site, 30 X 178 covered dock area, ideal location convenient to all major traffic arteries.
Framing & Exterior Walls:	Pre-Engineered, Galvanized steel panels and steel frame.		
Floors:	Exposed concrete in warehouse		

**Lease Price:        \$2.00 psf**  
**(Includes reasonable utilities)**

## Contact

**Larry Crumbley, CCIM, CPM, SIOR, CRE,**

**478-746-9421**

For detailed property information see  
[www.Fickling.com](http://www.Fickling.com)



**A Full Service Real Estate Company**

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# COMMUNITY

**CITY:** Macon, Georgia MSA

**INTERSTATE HWYS:** I-75, I-475 and I-16

**COUNTIES:** Bibb, Houston, Jones, Peach and Twiggs

**AREA COMPANIES:** Geico, YKK, Brown & Williamson

**2000 POPULATION:** 338,800

Warner Robins AFB, Engelhard Corp.,  
GA Farm Bureau, Riverwood Int'l, Trane Co.,  
Keebler Co.

**MANUFACTURING  
EMPLOYMENT:** 19,000 + 6,000 at RAFB

**GROWTH:**

1970	1980	1990	2000
226,780	272,945	291,079	322,549

**UNEMPLOYMENT:** 11,000

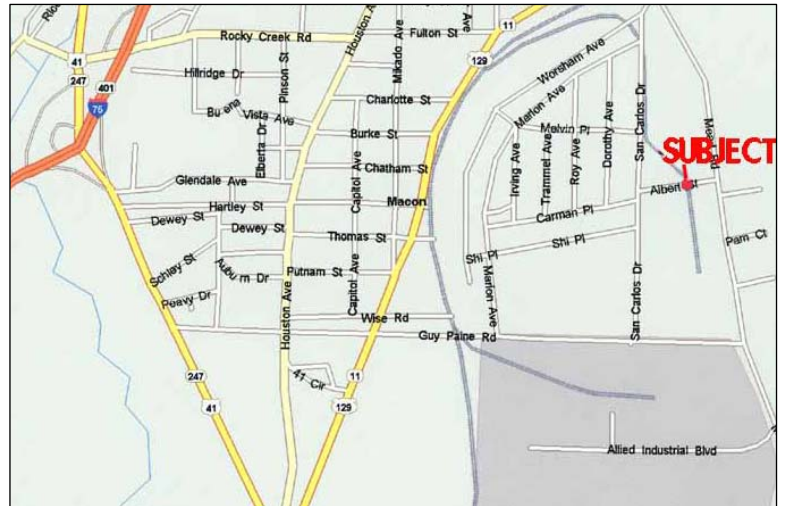
**UNEMPLOYMENT  
PERCENTAGE:** 10.2%

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# FLOOR PLAN

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