

# Warehouse Space Available

2501 Weaver Road  
Macon, Georgia



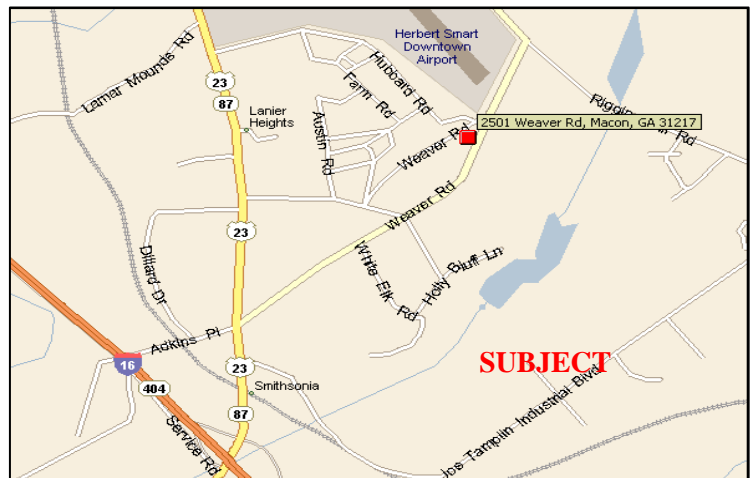
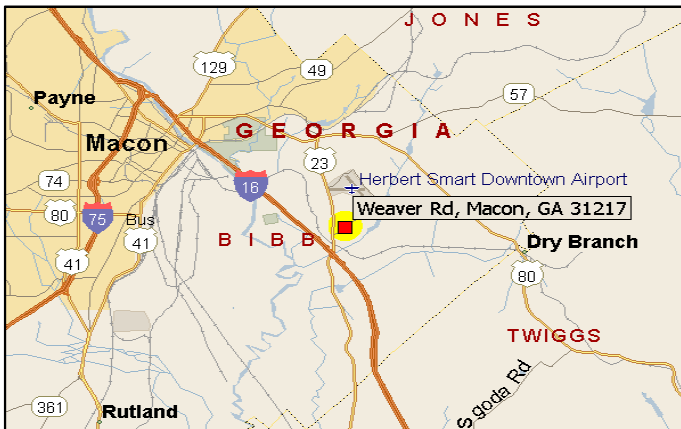
**Warehouse services  
also available with  
discounted rent  
rates**



**Property Name:** Southern Warehouse Services  
**Property Location:** 2501 Weaver Road  
Macon, Georgia  
**Main Dimensions:** Approx. 900' on Weaver Rd.  
**Column Spacing:** 60' X 30'  
**Truck Access:** 4 Dock doors  
**Ceilings:** 24' eave height  
**Year Built:** 1982, 1989, 2000 (right side)  
**Expenses:** Taxes: \$0.29/psf  
Insurance: \$0.05/psf  
**Construction:** Pre-galvanized steel panels and steel frame with partial brick  
**Zoned:** M-1  
**Nearby Businesses:** YKK, GEICO, Carol Tire, Van De Water Air Frame  
**Air Conditioning:** Office areas plus some areas of climate storage  
**Sprinkler:** Yes  
**Previous Use:** Distribution  
**Other Features:** Warehouse services also available.  
Owner will make improvements  
for qualified tenant.

**Available Space: 45,000 sf**  
(4 Dock doors and 1,000 sf of office space.)

**Rent: \$2.00 psf NNN**



A Full Service Real Estate Company

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CCIM, CPM, SIOR, CRE  
478-746-9421**

See detailed property information on [www.fickling.com](http://www.fickling.com)

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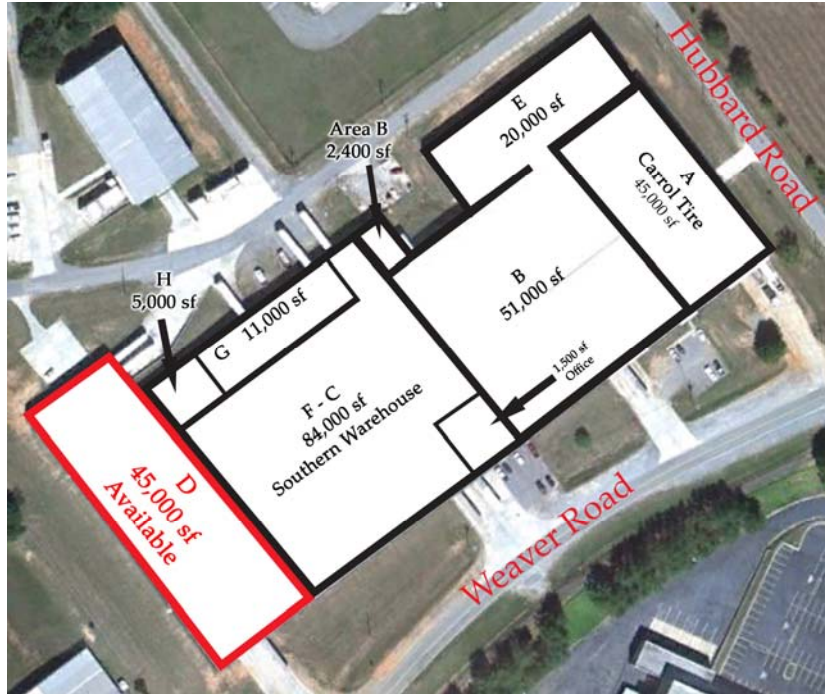
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# 2501 Weaver Road Macon, Georgia

## Community

<b>CITY:</b>	Macon, Georgia MSA
<b>COUNTIES:</b>	Bibb, Crawford, Jones, Monroe and Twiggs
<b>2010 POPULATION:</b>	234,364
<b>EMPLOYMENT:</b>	99,896
<b>UNEMPLOYMENT:</b>	12,289
<b>UNEMPLOYMENT PERCENTAGE:</b>	10.6.%
<b>INTERSTATE HWYS:</b>	I-75, I-475 and I-16
<b>AREA COMPANIES:</b>	GEICO, YKK, Armstrong Cork, Blue Bird, IKON, Boeing, Robins Air Force Base, Englehard Corp., GA Farm Bureau, Riverwood Int'l, Trane Co.
<b>Overall Cost of Living: Index</b>	77.53%
<b>2010 Median HH Income:</b>	\$39,237



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