

# Warehouse Space Available

2501 Weaver Road  
Macon, Georgia



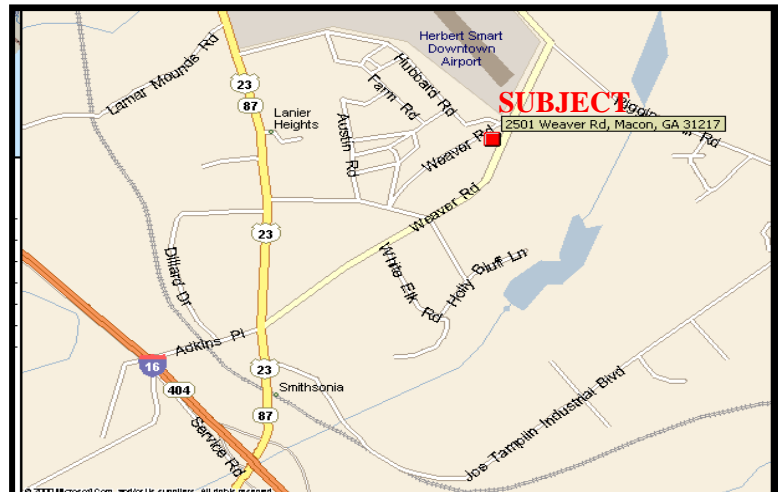
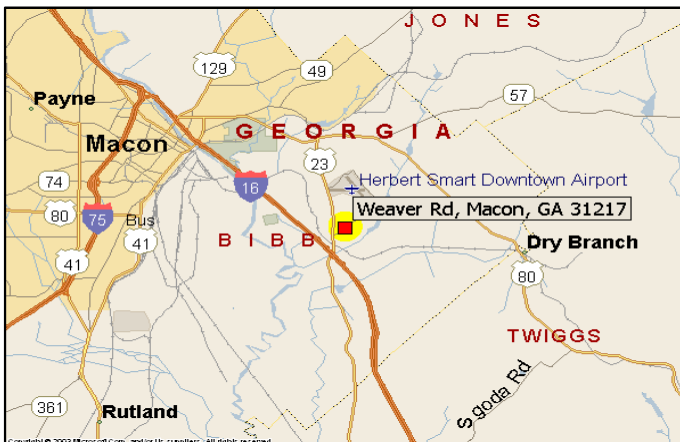
**Warehouse services  
also available with  
discounted rent  
rates**



**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:** 3 existing docks. Up to 12 can be available  
**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 and warehouse areas indicated  
**Sprinkler:** Yes  
**Previous Use:** Distribution  
**Other Features:** Warehouse services also available.  
Owner will make improvements  
for qualified tenant.

**11,000 to 100,000 sf  
Available.**

**Rent: \$1.95 to \$2.65 psf 3net**  
(11,000 sf is conditioned storage  
with dock high over head door.)



**Contact: Larry E. Crumbley,  
CCIM, CPM, SIOR, CRE  
478-746-9421**

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



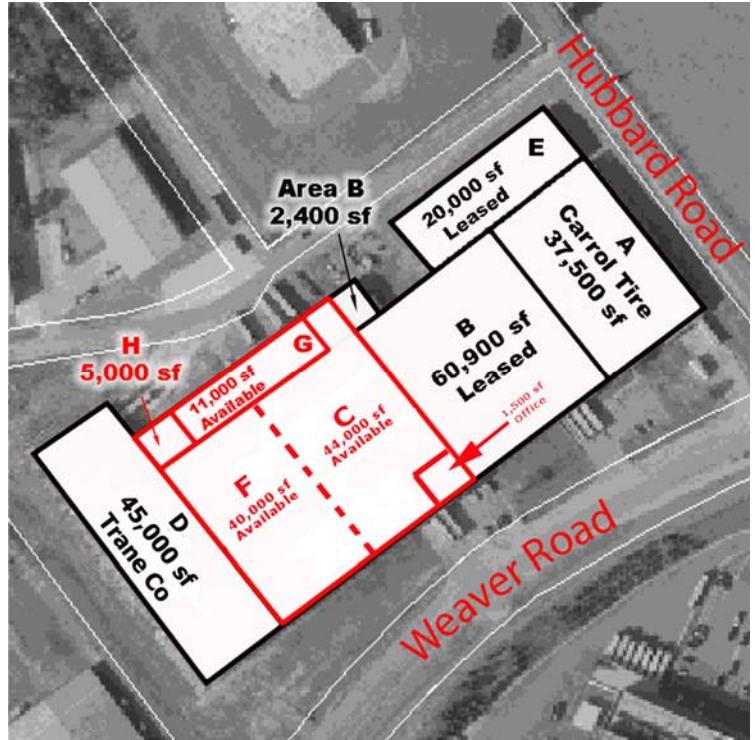
**A Full Service Real Estate Company**

**Commercial Division**  
577 Mulberry Street  
P.O. Box 310  
Macon, GA 31202  
(478) 746-9421  
(478) 742-2015 FAX  
[info@fickling.com](mailto:info@fickling.com) EMAIL  
[www.fickling.com](http://www.fickling.com)

# 2501 Weaver Road Macon, Georgia

## Community

CITY:	Macon, Georgia MSA
COUNTIES:	Bibb, Crawford, Jones, Monroe and Twiggs
2008 POPULATION:	235,000
EMPLOYMENT:	106,482
UNEMPLOYMENT:	6,180
UNEMPLOYMENT PERCENTAGE:	9.2%
INTERSTATE HWYS:	I-75, I-475 and I-16
AREA COMPANIES:	GEICO, YKK, Armstrong Cork, Blue Bird, IKON, Boeing, Robins Air Force Base, Englehard Corp., GA Farm Bureau, Riverwood Int'l, Trane Co.
Overall Cost of Living: Index	77.53%
2008 Median HH Income:	\$44,290



**Contact: Larry E. Crumbley,  
CCIM, CPM, SIOR, CRE  
478-746-9421**

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



**Commercial Division**  
577 Mulberry Street  
P.O. Box 310  
Macon, GA 31202  
(478) 746-9421  
(478) 742-2015 FAX  
[info@fickling.com](mailto:info@fickling.com) EMAIL  
[www.fickling.com](http://www.fickling.com)