



Larry Crumbley, CCIM, SIOR, CPM
 P.O. Box 310
 Macon, GA 31202
 Office (478) 746-9421
 Fax (478) 742-2015
 Mobile (478) 737-3381
 lcrumbley@fickling.com
 www.lcrumbley.com



The Middle Georgia Commercial Real Estate Advisor

Macon Georgia Industrial Market Overview 2018 – Macon, Georgia

The Macon Bibb warehouse/industrial market has experienced substantial absorption over the last few years, and there are no signs that available inventory will increase in the future. According to Fickling & Company’s most recent survey of over 18 million square feet of warehouse/industrial space over 10,000 square feet in Bibb County, year-end 2017 occupancy is 88% which is an increase from 81% in 2015. However, when the vacant 2.2 million square foot Brown & Williamson Tobacco Plant is removed from the survey, the occupancy increases to over 95%. Also, between 2015 and 2017 the market absorbed almost 2 million square feet. This is in addition to the over 2 million square feet of new projects under construction for 2018 delivery. The SubSouth Area accounted for the majority of the absorption over the last few years.

Highlights of Industrial/warehouse Activity in 2017 include:

- Star Snacks purchased the 2600 Weaver Rd building in 2017 to open a peanut roasting and packaging plant.
- Trane leased the 44,000 square foot distribution warehouse at 7649 Airport Dr.
- FedEx opened a 248,000 square foot distribution center in the I-75 Business Park in South Bibb County

New Projects Committed for 2018 Delivery

- Tyson Foods will be expanding its current facility from 182,000 to 360,000 square feet
- Irving Consumer Products is a welcomed addition to Macon Bibb’s manufacturing base with their new 700,000 square foot plant.
- Graphic Packaging International plans to invest \$136 million in modernizing in its Macon plant.
- Amazon’s 1 million square foot fulfillment center at the Sardis Church I-75 Exit will be opening with the addition of 500 jobs.
- Global Parts warehouse on Avondale Mill Rd is expanding its distribution warehouse from 100,000 to 200,000 square feet.

	2013	2014	2015	2016	2017
Allied	5%	5%	4%	1%	2%
Dntown	16%	12%	12%	7%	2%
MUD/I-475	16%	14%	8%	1%	14%
North	30%	30%	8%	8%	4%
Ocmul. Est/East	48%	48%	44%	42%	38%
SubSouth	6%	6%	5%	4%	0%
Vineville/Hillcrest	15%	15%	26%	12%	13%
Total Vacancy	21%	21%	19%	17%	12%