

LEASE

WEST MACON OFFICE / WAREHOUSE

177-A WOODFIELD DRIVE
MACON-BIBB COUNTY, GEORGIA 31210



LEASE RATE:
\$2,000.00/MONTH

LOCATION OVERVIEW

- Strategically located in West Macon
- Just one block from Interstate 475, providing immediate interstate access
- Approximately 4 miles to Interstate 75
- Approximately 7 miles to Interstate 16
- Approximately 85 miles south of Atlanta
- Easy access to a wide range of nearby restaurants, financial institutions, and shopping centers
- Well-positioned for regional distribution and business operations throughout Central Georgia

PROPERTY OVERVIEW

3,000± SF Office / Warehouse (±40' X 75')

Office Space: 1,400± SF (±40' X 35')

- Reception / administrative area
- Large work area
- Four private offices
- Conference room
- Break area
- Restroom
- Storage room

Warehouse: 1,600± SF (±40' X 40')

- 14'± Ceiling height
- One dock-high door (10' X 12')
- One drive-in door (10' X 12')

Additional Features:

- Shared fenced lot area with adjacent tenant
- Zoned PDM (Planned Development Mixed-Use)

MIKI FOLSOM, CCIM
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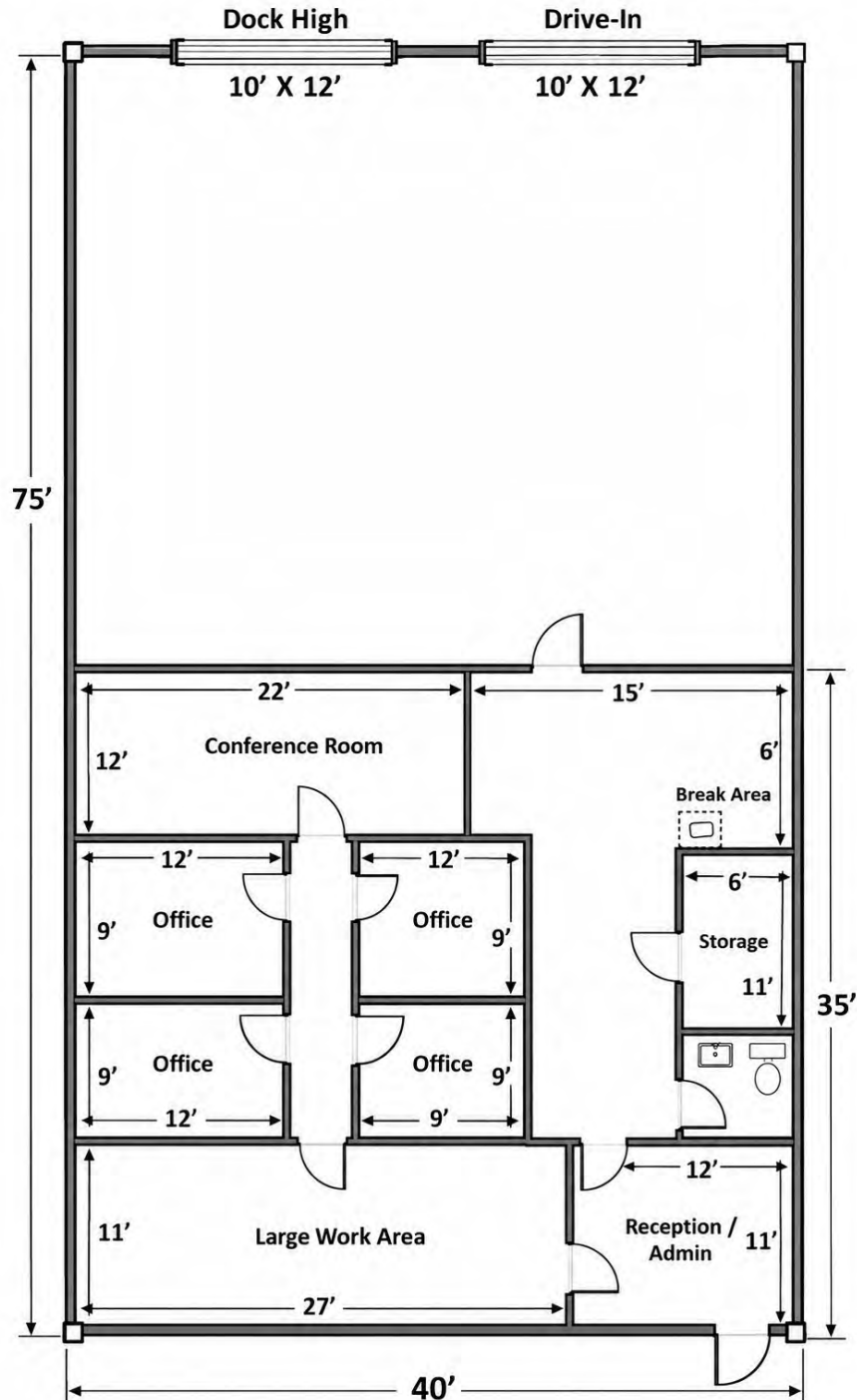
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Created 10/7/26

FLOOR PLAN

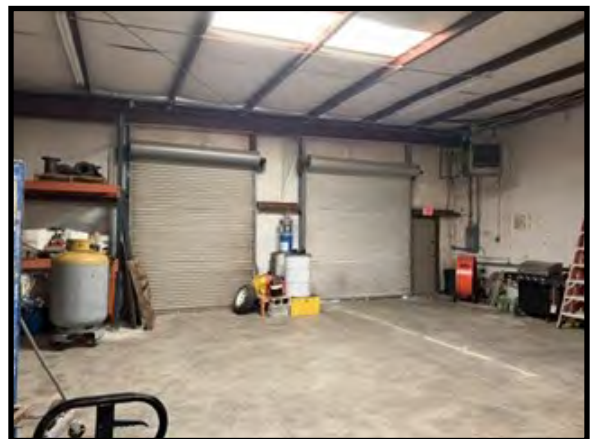
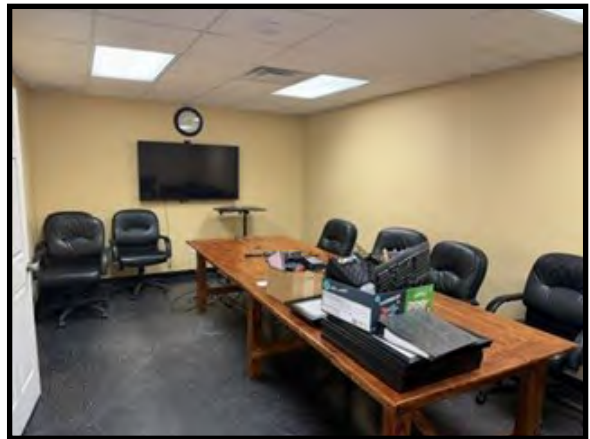
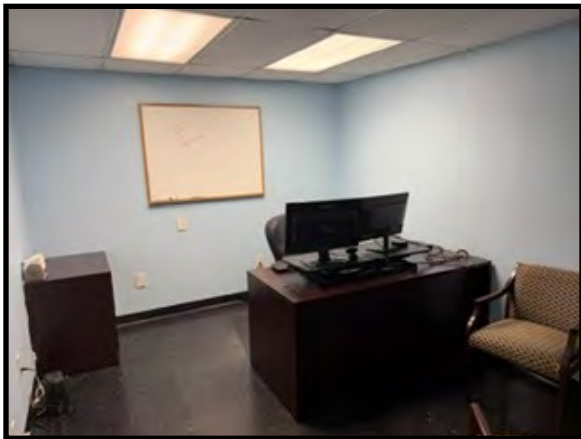
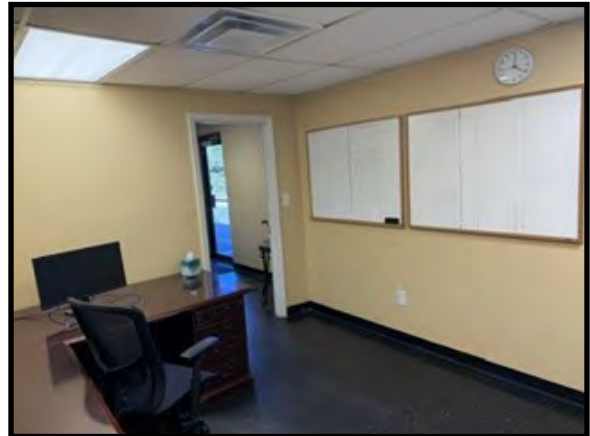
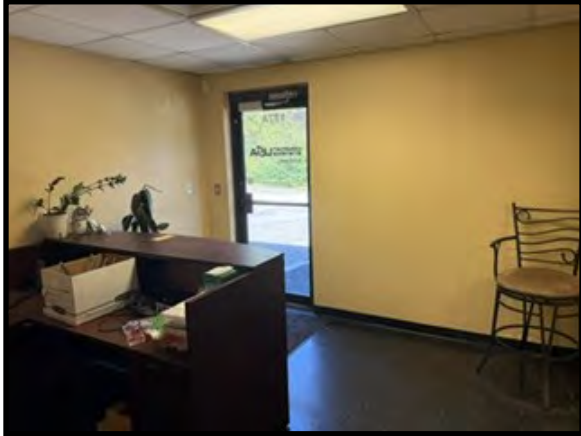


Measurements are approximate. For reference only.

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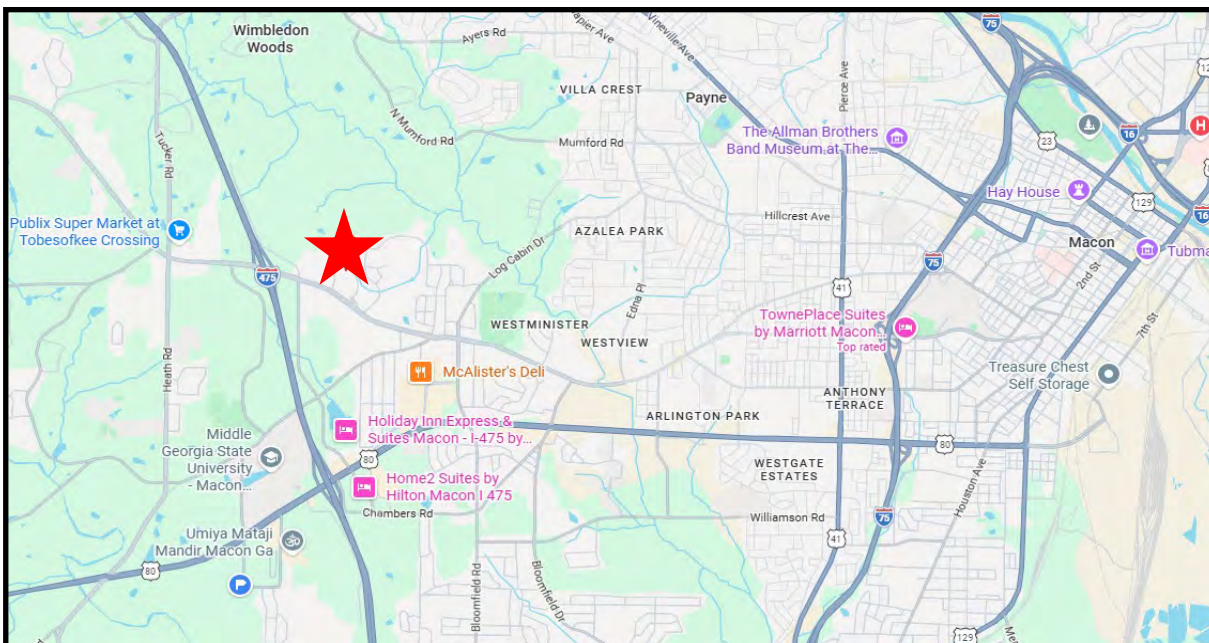
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AREA RETAILERS & INTERSTATE ACCESS



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